

Newport City Council  
Local Development Plan  
Revised Deposit Plan

**Sustainability Appraisal Report**

Appendices: Volume Two

June 2013

# Newport Local Development Plan Revised Deposit Plan

## Sustainability Appraisal incorporating Strategic Environmental Assessment

### Sustainability Appraisal Report

## Appendices: Volume Two

June 2013

#### Notice

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# Appendix G – Detailed Assessment Tables: SA of Deposit LDP (February 2012, updated December 2012; revised June 2013 (Revised Deposit LDP))

Table G.1 – Assessment Components for LDP Policy Assessment February 2012, Revised June 2013

Revised Strategic Policy (June 2013 changes shown in <u>Blue underline</u> )	General Policies (June 2013 changes shown in <u>Blue underline</u> )	Selected Text (June 2013 changes shown in <u>Blue underline</u> )	Commentary on changes (June 2013 assessment)
<b>1. Sustainability</b>			
<p><b>SP1 Sustainability</b> PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT <u>BY CONCENTRATING DEVELOPMENT IN SUSTAINABLE LOCATIONS ON BROWNFIELD LAND WITHIN THE SETTLEMENT BOUNDARY.</u> THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO:</p> <p>(i) THE EFFICIENT USE OF LAND;</p> <p>(ii) REUSING PREVIOUSLY DEVELOPED LAND AND EMPTY PROPERTIES <u>IN PREFERENCE TO GREENFIELD SITES;</u></p> <p>(iii) PROVIDING INTEGRATED TRANSPORTATION SYSTEMS, AS WELL AS ENCOURAGING THE CO-LOCATION OF HOUSING AND</p>	<p><b>GP1 General Development Principles – Climate Change</b> DEVELOPMENT PROPOSALS SHOULD:</p> <p>(i) BE DESIGNED TO REDUCE THE RISK OF FLOODING ON SITE AND ELSEWHERE, UNLESS THE RISK AND CONSEQUENCES OF FLOODING ARE DEMONSTRATED AS BEING ACCEPTABLY MANAGED, INCLUDING THE AVOIDANCE OF NON-PERMEABLE HARD SURFACES;</p> <p>(ii) BE DESIGNED TO MINIMISE ENERGY REQUIREMENTS AND INCORPORATE APPROPRIATE RENEWABLE, LOW OR ZERO CARBON ENERGY SOURCES, INCLUDING ON SITE ENERGY PROVISION WHERE <u>PRACTICABLE</u> POSSIBLE;</p> <p>(iii) BE DESIGNED TO REUSE OR RECYCLE EXISTING CONSTRUCTION MATERIALS PRESENT ON THE SITE;</p> <p>(iv) MEET THE RELEVANT BREEAM OR CODE FOR SUSTAINABLE HOMES LEVEL.</p>	<p>The use of Sustainable Drainage Systems (SuDS) is encouraged where appropriate. Policy SP4 sets out the plan’s consideration for the use of SuDS.</p> <p>Developers must ensure that flood flows and storage areas are not compromised. The impact of climate change and sea level rise will require continued and improved flood risk management schemes. Developments must reflect a lifetime appropriate standard of design <del>in line with the most up to date available information</del> <u>in case of residential development 100 year is required and for employment and industrial development 75 years.</u></p> <p>New developments may result in a substantial increase in surface water run-off as permeable surfaces are replaced by impermeable surfaces such as roofs and paving. As well as a consequent reduction in groundwater infiltration this can also result in risks of flooding downstream. Other consequential effects include increased pollution, silt deposition, damage to watercourse habitat and river channel instability. Developments will therefore only be permitted where the Council</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>OTHER USES, INCLUDING EMPLOYMENT, WHICH TOGETHER WILL MINIMISE THE OVERALL NEED TO TRAVEL, REDUCE CAR USAGE AND ENCOURAGE A MODAL SHIFT TO MORE SUSTAINABLE MODES OF TRANSPORT;</p> <p>(iv) REDUCING ENERGY CONSUMPTION, INCREASING ENERGY EFFICIENCY AND THE USE OF LOW AND ZERO CARBON ENERGY SOURCES;</p> <p>(v) THE MINIMISATION, RE-USE AND RECYCLING OF WASTE;</p> <p>(vi) MINIMISING THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE;</p>		<p>is satisfied that suitable mitigation measures and provision for the long term maintenance of these measures are included as an integral part of the development. All alleviation works must be detailed as part of the planning application.</p> <p>... Detailed guidance referring to standards and design advice on how to achieve energy efficiency in buildings and developments is set out in Planning Policy Wales<sup>1</sup>, TAN 8: Planning for Renewable Energy<sup>2</sup>, and TAN 22: Planning for Sustainable Buildings<sup>3</sup>. Government guidance sets out the level that is currently required.</p> <p>Green roofs and green walls are a sustainability measure that can provide social and economic benefits as they: help to soften the urban environs; mitigate for the urban heat island effect; filter airborne and gaseous pollutants; help to absorb noise pollution; provide a public amenity / green space; and are aesthetically pleasing. Green roofs and walls also benefit the sustainability of the building itself by helping to regulate internal building temperatures and recycle rainwater.</p>	

<sup>1</sup> Available at <http://wales.gov.uk/docs/desh/publications/110228ppwedition4en.pdf>

<sup>2</sup> Available at <http://wales.gov.uk/topics/planning/policy/tans/tan8/?lang=en>

<sup>3</sup> Available at <http://wales.gov.uk/docs/desh/publications/100609tan22weben.pdf>

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<p>(vii) IMPROVING FACILITIES, SERVICES AND OVERALL SOCIAL AND ENVIRONMENTAL EQUALITY OF EXISTING AND FUTURE COMMUNITIES;</p> <p>(viii) ENCOURAGING ECONOMIC DIVERSIFICATION AND IN PARTICULAR IMPROVING THE VITALITY AND VIABILITY OF THE CITY CENTRE <u>AND DISTRICT CENTRES</u>;</p> <p>(ix) <u>CONSERVING, ENHANCING AND LINKING GREEN INFRASTRUCTURE</u>, PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT;</p> <p>(x) CONSERVING AND ENSURING THE EFFICIENT USE OF RESOURCES SUCH AS WATER AND MINERALS.</p>		<p>They can also contribute to more innovative design scheme. They also contribute to green infrastructure more generally, which will help our environment adapt to the impacts of climate change, as well as helping to mitigate the causes.</p> <p>In order to ensure that finite resources are being used in a sustainable manner, developments should where possible use secondary and recycled aggregates as part of the construction process. Wherever possible this should be done without taking materials off site. This would complement the plan's strategic policies on Waste Management and Minerals (SP20 and SP21 respectively).</p>	
<b>2. Health and Amenity</b>			
<b>SP2 Health</b>	<b>GP2 General Development Principles – General Amenity</b>	... There is much that can be done to reduce	Appraisal

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<p>DEVELOPMENT PROPOSALS SHOULD SEEK TO MAXIMISE THEIR POSITIVE CONTRIBUTION TO HEALTH AND WELL-BEING, AND MINIMISE ANY NEGATIVE EFFECTS <u>BY BEING LOCATED IN THE MOST SUSTAINABLE LOCATIONS, CLOSE TO PUBLIC TRANSPORT LINKS AND PROVIDING EFFICIENT WALKING AND CYCLING ROUTES (GREEN INFRASTRUCTURE) AS PART OF DEVELOPMENT SCHEMES</u></p>	<p>DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:</p> <ul style="list-style-type: none"> <li>(i) THERE WILL NOT BE A SIGNIFICANT ADVERSE EFFECT ON LOCAL AMENITY, INCLUDING IN TERMS OF NOISE, DISTURBANCE, PRIVACY, OVERBEARING, LIGHT, ODOURS AND AIR QUALITY;</li> <li>(ii) THE PROPOSED USE AND FORM OF DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE VISUAL AMENITIES FO NEARBY OCCUPIERS OR THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA;</li> <li>(iii) THE PROPOSAL SEEKS TO DESIGN OUT THE OPPORTUNITY FOR CRIME AND ANTI-SOCIAL BEHAVIOUR;</li> <li>(iv) THE PROPOSAL PROMOTES INCLUSIVE DESIGN BOTH FOR THE BUILT DEVELOPMENT AND ACCESS WITHIN AND AROUND THE DEVELOPMENT.</li> <li>(v) <u>ADEQUATE AMENITY FOR FUTURE OCCUPIERS.</u></li> </ul> <p><b>GP7 General Development Principles – Environmental Protection and Public Health</b></p> <p>DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD CAUSE OR RESULT IN UNACCEPTABLE HARM TO HEALTH BECAUSE OF LAND CONTAMINATION, DUST, INSTABILITY OR SUBSIDENCE, AIR, HEAT, NOISE OR LIGHT POLLUTION, FLOODING, WATER POLLUTION, OR ANY OTHER IDENTIFIED RISK TO ENVIRONMENT, LOCAL AMENITY OR PUBLIC HEALTH AND SAFETY.</p> <p><b>CF6 7 Allotments</b></p>	<p>the potential for crime and anti-social behaviour, and opportunities should be taken to incorporate such measures in the design. Early discussion with the Architectural Liaison Officer at Heddlu Gwent Police is recommended.</p> <p>Access arrangements should be considered early in the design process to ensure that developments and the surrounding area allow all users to have equal and convenient access to it. Access arrangements for qualifying developments (exemptions are set out in <u>Article 4D of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009</u> 4C of the General Permitted Development Order) will need to be demonstrated in the production of a Design and Access Statement.</p> <p>The Council has produced two key strategies which set out its position and legislative requirements in terms of a Contaminated Land Inspection Strategy<sup>4</sup> and Air Quality Action Plan<sup>5</sup>. <u>In accordance with PPW (para 13.14), work is underway on the preparation of a Noise Action Plan and the identification of urban ‘quiet areas’, which will be protected against a significant increase in noise</u></p>	<p>updated to take account of policy changes.</p>

<sup>4</sup> Available at: [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/n\\_009584.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/n_009584.pdf)

<sup>5</sup> Available at: <http://www.newport.gov.uk/stellent/groups/public/documents/form/cont454907.pdf>

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	<p>THE DEVELOPMENT OF ALLOTMENTS FOR OTHER USES WILL NOT BE PERMITTED UNLESS ALTERNATIVE EQUIVALENT PROVISION CAN BE MADE IN THE VICINITY, OR IT CAN BE DEMONSTRATED THAT THE ALLOTMENTS ARE SURPLUS TO LONG TERM LOCAL REQUIREMENTS.</p>	<p><u>generated from development proposed nearby.</u> Developers of proposals that could cause or be affected by such harm will be required to demonstrate that the development can successfully mitigate against harmful effects.</p> <p>If existing sites are required for development, it is essential that additional provision is found of equivalent standard within the same vicinity, and that the terms of Section 23 of the 1908 Allotments Act as amended are met.</p>	
<b>3. Service Infrastructure</b>			
<p><b>No Strategic Policy</b></p>	<p><b>GP3 General Development Principles – <u>Service Infrastructure</u></b></p> <p>DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:</p> <p>(i) NECESSARY AND APPROPRIATE SERVICE INFRASTRUCTURE EITHER EXISTS OR CAN BE PROVIDED;</p> <p>(ii) IN AREAS SERVED BY THE PUBLIC FOUL SEWER, THERE IS CAPACITY FOR THE DEVELOPMENT WITHIN THE SYSTEM OR, IF NOT, SATISFACTORY IMPROVEMENTS ARE PROVIDED <u>BY THE DEVELOPER</u> PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT;</p> <p>IN AREAS SERVED BY THE PUBLIC FOUL SEWER, DEVELOPMENT WILL NOT BE PERMITTED WITH CONNECTIONS TO PRIVATE FACILITIES <u>UNLESS THERE ARE EXCEPTIONAL CURCUMSTANCES THAT PREVENT CONNECTION TO THE PUBLICSEWER.</u></p>	<p>New development proposals must not have an unacceptable impact on the existing or proposed level of service infrastructure provision. This includes power supplies, water, means of sewage disposal and telecommunications. In some instances it may be necessary for a developer to contribute to the cost of increasing or supplying adequate service infrastructure in an area where there is a shortage. <u>Applicants should contact Dŵr Cymru Welsh Water to agree an adoption agreement as set out in the Flood and Water Management Act 2010 (Section 42).</u></p> <p>... Welsh Office Circular 10/99 provides guidance on non-mains sewerage arrangements. The Environment Agency has a Drainage Assessment pro forma that must be submitted with any application where non</p>	<p>Component not reassessed - changes not considered to affect SA.</p>

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		mains drainage is proposed within a sewered area.	
<b>4. Energy</b>			
See SP1	<p><b>CE11 14 Renewable Energy</b></p> <p>RENEWABLE ENERGY SCHEMES WILL BE CONSIDERED FAVOURABLY, SUBJECT TO THERE BEING NO OVER-RIDING ENVIRONMENTAL AND AMENITY CONSIDERATIONS AND THE SPECIAL QUALITIES OF THE GWENT LEVELS ARE NOT COMPROMISED. PREFERENCE WILL BE GIVEN TO RENEWABLE ENERGY SCHEMES PROPOSED WITHIN THE DEFINED <u>SETTLEMENT</u> URBAN BOUNDARY AND IN CLOSE PROXIMITY TO THE REQUIRED INFRASTRUCTURE. THE CUMULATIVE IMPACTS OF OTHER RENEWABLE ENERGY SCHEMES WILL BE AN IMPORTANT CONSIDERATION.</p>	<p>In particular, care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas, such as areas of high landscape quality, and areas of nature conservation, or archaeological or historical importance. The Gwent Levels are recognised as an internationally important resource in terms of landscape and heritage and Nationally important for ecology. Proposals which affect the special qualities of the Gwent Levels, <u>or any other protected site</u>, will be resisted <u>unless it can be demonstrated that there will be no adverse effects</u>.</p> <p><u>The Council is undertaking a Renewable Energy Assessment. This will set the potential for renewable energy resources and technologies within Newport, and should be considered when assessing renewable energy proposals.</u></p> <p>Wind turbines can fulfil an important role in the creation of energy, but they can also have a visual, noise and ecology impact over a wide area that can be unacceptably damaging to the environment and amenity. A technical capacity study for wind turbines within Newport has been undertaken, the conclusions and recommendations of which will be taken into</p>	Appraisal updated to take account of policy changes.

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		<p>consideration in the determination of wind turbine applications.</p> <p>With regards to solar panels and solar panel farms, key considerations in their assessment will include the ecological, landscape and visual impact of a scheme. The potential for reflective 'glint and glare' will need to be explored as well as potential ecological and visual impacts from installation techniques such as cable trenches and the removal of hedgerows. Similarly the impact of associated infrastructure and security measures will need to be considered.</p> <p>Brownfield sites within the settlement boundary will be favourably considered and where possible, should be considered before greenfield options. The use of brownfield sites is <del>considered to be</del> a more sustainable option in terms of land take up and usually benefit from being surrounded by potential energy users or closer grid connections, <del>Renewable energy schemes proposed within the urban boundary could also</del> reducing the requirements and impact of associated infrastructure. The use of existing buildings, for example the fitting of solar panels, will be encouraged subject to it satisfying the policies of the plan and will generally be considered a more sustainable option to the use of greenfield sites.</p>	

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		<p>The positive contribution renewable energy schemes can make to sustainability and climate change must be balanced with the need to protect the environment and amenity. The cumulative impact of proposals, in both greenfield and brownfield locations will therefore be a careful consideration in the acceptability of a scheme. Developers will need to consider the number of other similar developments in the locality and the impact they would have collectively.</p> <p>Domestic scale renewable energy schemes will be encouraged especially within settlement boundaries. Installations on or within curtilages or dwelling houses should be of a scale and design appropriate to their surroundings and in accordance with General Development Polices of this plan. Particular regard should be had to design within conservation areas, on listed buildings and within the Gwent Levels Special Landscape Area. Domestic renewable energy schemes should be considered as an integral part of new build development schemes, being in compliance with the Code for Sustainable Homes. The regard had to the integrated design of renewable energy installations should be referred to in the relevant design and access statement.</p>	

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<b>5. Flood Risk, Coast and Water Resources</b>			
<p><b>SP3 Flood Risk</b></p> <p><u>NEWPORT'S COASTAL AND RIVERSIDE LOCATION NECESSITATES THAT DEVELOPMENT BE DIRECTED AWAY FROM AREAS WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT AND ENSURE THAT THE RISK OF FLOODING IS NOT INCREASED ELSEWHERE. DEVELOPMENT WILL ONLY BE PERMITTED IN FLOOD RISK AREAS <u>IN ACCORDANCE WITH NATIONAL GUIDANCE</u>, WHERE <u>APPROPRIATE</u>, A DETAILED TECHNICAL ASSESSMENT <u>WILL BE REQUIRED</u> <del>IN ACCORDANCE WITH NATIONAL GUIDANCE IS PROVIDED</del> TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANAGE FLOOD RISK SHOULD BE PRIORITISED.</u></p>	<p><b><u>CE10_13</u> Coastal Zone</b></p> <p>DEVELOPMENT WILL NOT BE PERMITTED IN THE COASTAL AREA OR ADJOINING THE TIDAL RIVER UNLESS:</p> <p>(i) IN THE UNDEVELOPED COASTAL AREA SUCH DEVELOPMENT IS REQUIRED TO BE ON THE COAST TO MEET AN EXCEPTIONAL NEED WHICH CANNOT REASONABLY BE ACCOMMODATED ELSEWHERE;</p> <p>(ii) THE AREA IS NOT ITSELF AT RISK NOR WILL THE PROPOSED DEVELOPMENT EXACERBATE RISKS FROM EROSION, FLOODING OR LAND INSTABILITY</p> <p>DEVELOPMENT WHICH REQUIRES A COASTAL LOCATION SHOULD BE SITED WITHIN THE DEVELOPED COASTAL ZONE.</p>	<p>A Strategic Flood Consequence Assessment (SFCA) has been undertaken to collate and refine the extensive amount of existing information on flood risk within Newport to inform policy production and site selection. There are a range of statutory and non-statutory plans and strategies which affect how flood risk is to be managed by the LDP. The development of coastal strategies (Shoreline Management Plan ) and catchment focused strategies (Catchment Flood Management Plans for River Usk and Eastern Valleys ) deal with a range of flooding issues and a consistent approach towards such a complex issue is required and will be brought together in the SFCA. The plan sets out its approach to planning within its Coastal Zone in Chapter 4.</p> <p>Sustainability is an overriding objective of the Plan with conservation and enhancement of water resources being a main element.</p> <p>... developers are required to ensure that they consider the impact of such a review on future water supply and that they are able to provide a sustainably sourced water supply and waste water treatment in line with any restrictions placed on abstractions set by the Environment Agency review. The developer must ensure that there is environmental capacity to support the development.</p>	<p>Appraisal updated.</p>

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<p><b>SP4 WATER RESOURCES</b></p> <p>DEVELOPMENT PROPOSALS SHOULD <del>REDUCE</del> <u>MINIMISE</u> WATER CONSUMPTION, PROTECT WATER QUALITY <u>DURING AND AFTER CONSTRUCTION</u> AND RESULT IN NO NET INCREASE IN SURFACE WATER RUN-OFF THROUGH THE SUSTAINABLE MANAGEMENT OF WATER RESOURCES BY:</p> <ul style="list-style-type: none"> <li>(I) THE USE OF SUSTAINABLE DRAINAGE SYSTEMS;</li> <li>(II) THE REUSE OF WATER AND REDUCTION OF SURFACE WATER RUN-OFF THROUGH HIGH QUALITY DESIGNED DEVELOPMENTS;</li> <li>(III) CAREFUL CONSIDERATION OF THE IMPACT UPON FINITE WATER RESOURCES, PARTICULARLY IN TERMS OF</li> </ul>		<p>Previously developed areas around the River Usk provide opportunities for redevelopment and regeneration. Here and on the coast, public access to the shore should be maintained or provided where consistent with operational requirements. Proposals which have the potential to increase recreational pressures and therefore have a direct or indirect impact on ecological designations will be required to undertake the relevant assessments, as required by policy GP5. Working docks and wharves are unlikely to be suitable for unrestricted public access. The safeguarding of wharves and rail for aggregate purposes is set out in Policy M4, proposals which affect the future workings of wharves and rail will be resisted.</p> <p>The undeveloped areas of the coast and tidal rivers of the County Borough include sites of international and national importance for nature conservation and of significance for natural and historic landscape value. These areas will rarely be appropriate for major development. Proposals for such development will need to demonstrate that such a location is essential and that the proposal is acceptable having regard to other policies of this plan. Sufficient information will be required to demonstrate that the proposed development can be carried out without significant adverse</p>	

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<p>INCREASED PRESSURES ON ABSTRACTION AND THE IMPACT OF CLIMATE CHANGE.</p> <p>(IV) ENSURING DEVELOPMENT IS APPROPRIATELY LOCATED AND PHASED SO THAT THERE IS CAPACITY IN THE WASTE WATER, SEWERAGE AND WATER SUPPLY AS WELL AS THE PROTECTION OF WATER QUALITY.</p>		<p>effects. Such developments are unlikely to be appropriate where expensive engineering works would be required to protect against inundation by the sea.</p> <p>... SMP2 proposes that coast defences within policy units to the South of the M4 including the levels for Newport reflect the policy option to Hold the Line and the defences to the North of the M4 to the authority's boundary policy option is for No active intervention. <u>The policy option to Hold the Line at the coast means that the impact of coastal squeeze and the potential loss of coastal habitat have been accounted for within the development of SMP2; however, this is an area where potential alternative action may be considered in the future.</u> The Environment Agency has developed a <u>draft</u> Severn Estuary Flood Risk Management Strategy (SEFRMS) which covers management of tidal flood risk for the Severn Estuary over a 100 year period. This sets out the Agency's approach to tidal flood and coastal erosion measures.</p>	
<p><b>6. Green Belt, Landscape and Countryside Development</b></p>			
<p><b>SP5 Countryside</b></p> <p>DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT</p>	<p><b>CE1 Development in the Green Belt and Green Wedge</b></p> <p>IN ORDER TO PROTECT THE OPEN CHARACTER OF THE GREEN BELT <u>AND GREEN WEDGES</u>, DEVELOPMENT, INCLUDING CHANGE OF USE OF EXISTING BUILDINGS, WILL ONLY BE PERMITTED FOR:</p> <p>i) AGRICULTURAL OR FORESTRY USES;</p> <p>ii) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR</p>	<p>The Council recognises the importance of protecting the countryside both for its own sake and because it provides a vital landscape setting for the urban area and transport corridors. The countryside has value for landscape, natural resources, agriculture, ecology, geology, history, archaeology and</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>BOUNDARIES SHOWN ON THE PROPOSALS <u>AND INSET MAPS</u>) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS AND ENHANCES THE LANDSCAPE CHARACTER AND BIODIVERSITY OF THE IMMEDIATE AND SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN. <u>HOUSING DEVELOPMENT, RURAL DIVERSIFICATION AND RURAL ENTERPRISE USES, BEYOND SETTLEMENT BOUDARIES, WILL ONLY BE APPROPRIATE WHERE THEY COMPLY WITH NATIONAL PLANNING POLICY</u></p> <p><b>SP6 Green Belt</b> THE EXISTING GREEN BELT IS MAINTAINED ALONG THE NEWPORT – CARDIFF BOUNDARY AND EXTENDED NORTHWARDS TO THE M4</p>	<p>RECREATION;</p> <p>iii) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS WITHIN THEIR EXISTING CURTILAGE;</p> <p>iv) OTHER USES OF LAND WHICH MAINTAIN THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT;</p> <p>v) BUILDING REUSES THAT ARE IN KEEPING WITH THE SURROUNDINGS;</p> <p>vi) MINERAL WORKING PROVIDED THAT HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED.</p> <p>PROPOSALS SHOULD NOT PREJUDICE THE PURPOSES OF THE GREEN BELT/<u>GREEN WEDGE</u> BY REASON OF THEIR SCALE, SITING, MATERIALS OR DESIGN. THE VISUAL AMENITIES OF THE GREEN BELT/<u>GREEN WEDGE</u> SHOULD NOT BE <del>INJURED</del> <u>HARMED</u> BY PROPOSALS FOR DEVELOPMENT WITHIN OR CONSPICUOUS FROM THE <u>M</u> GREEN BELT.</p> <p><b>CE2 — Development in Green Wedges</b> <del>IN ORDER TO PROTECT THE OPEN NATURE OF GREEN WEDGES, DEVELOPMENT, INCLUDING CHANGE OF USE OF EXISTING BUILDINGS, WILL ONLY BE PERMITTED FOR;</del></p> <p><del>i) — AGRICULTURAL OR FORESTRY USES;</del></p> <p><del>ii) — ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION;</del></p> <p><del>iii) — LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS WITHIN THEIR EXISTING CURTILAGE;</del></p> <p><del>iv) — OTHER USES OF LAND WHICH MAINTAIN THE OPENNESS OF THE GREEN WEDGE AND WHICH DO NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT;</del></p>	<p>outdoor recreation. It will rarely be the appropriate location for development, except where this is for the specific benefit of the rural economy. <del>Policies elsewhere in this plan provide guidance on the particular considerations relevant to each type of development, but the underlying principle is of protection of the countryside.</del></p> <p>The Newport – Cardiff gap, being only about 3 miles wide in places, and sitting between two of the only five cities of Wales, is crucial to the maintenance of urban form. There is no appetite for the cities to merge, and indeed much public support for the maintenance of this gap and the separate identity of the cities.</p> <p>The prime purpose of Green Wedges is to prevent coalescence between urban areas. The designation is not made necessarily on the basis of the physical quality of the landscape, but rather to maintain their openness.</p> <p>Within Special Landscape Areas, priority will be given to landscape conservation and enhancement. The designation of a SLA does not preclude development but any proposals must demonstrate that they have been designed to respect the valued characteristics of the recognised landscape as well as being in accordance with other policies of this plan.</p>	

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<p><del>MOTORWAY. <u>WITHIN THIS AREA DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED.</u></del></p> <p><b>SP7 Green Wedges</b> GREEN WEDGES HAVE BEEN IDENTIFIED IN ORDER TO PREVENT COALESCENCE BETWEEN SETTLEMENTS AT THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> <li>(i) NEWPORT AND CARDIFF;</li> <li>(ii) ROGERSTONE AND RISCA;</li> <li>(iii) BETTWS, MALPAS AND CWMBRAN;</li> <li>(iv) CAERLEON AND CWMBRAN.</li> </ul> <p>WITHIN THESE AREAS DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED.</p> <p><b>SP8 Special Landscape Areas</b> SPECIAL LANDSCAPE</p>	<p><del>v) BUILDING REUSES THAT ARE IN KEEPING WITH THE SURROUNDINGS;</del></p> <p><del>vi) MINERAL WORKING PROVIDED THAT HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED.</del></p> <p><del>PROPOSALS SHOULD NOT PREJUDICE THE PURPOSES OF THE GREEN WEDGE BY REASON OF THEIR SCALE, SITING, MATERIALS OR DESIGN.</del></p> <p><b>H10 Conversions in the Countryside</b> BEYOND THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS FOR THE CONVERSION <del>OR REHABILITATION</del> OF BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED IF THE FOLLOWING CRITERIA ARE MET:</p> <ul style="list-style-type: none"> <li>(i) THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE <del>MORE</del> <u>A</u> SUITABLE BUSINESS RE-USE, AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE;</li> <li>(ii) THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE LAST 30 YEARS;</li> <li>(iii) PARTICULARLY IN ISOLATED OR SENSITIVE LOCATIONS, THE BUILDINGS SHOULD HAVE ARCHITECTURAL OR HISTORIC MERIT <del>IF CONVERSION</del> IN ORDER TO SECURE RETENTION <del>IS TO BE JUSTIFIED</del>;</li> <li>(iv) A DETAILED STRUCTURAL SURVEY <del>HAS BEEN CARRIED OUT AND SHOWS</del> THE BUILDING TO BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT ADVERSELY AFFECTING THE STRUCTURE OR REQUIRING THE SUBSTANTIAL RECONSTRUCTION OF THE EXTERNAL WALLS;</li> <li>(v) ANY ALTERATIONS SHOULD NOT HAVE AN UNACCEPTABLY ADVERSE EFFECT IN TERMS OF THE INTEGRITY OF THE</li> </ul>	<p>Developers will be required to ensure that proposals do not impact or affect the intrinsic character quality, feature <del>and</del> <u>or</u> conservation value of the SLA. Designs will be required to be of a high standard, appropriate in scale and massing, integrated sympathetically into the landscape as well as ensuring long term management. <del>Each SLA will be complemented with Supplementary Planning Guidance which will provide</del> <u>detail</u> <del>guidance</del> concerning the value, management and maintenance of the areas.</p> <p>Any proposals should respect the environmental policies of this plan, and an increase in size of dwelling of more than 30% of the volume of the original size of a dwelling, or as existed in 1948, will not be approved. The new use should not result in a greater impact on the openness of the Green Belt. Where development is permitted, high quality of design will be required, bearing in mind visibility, especially from the urban area and major routes.</p>	

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<p>AREAS (SLAs) ARE DESIGNATED AS FOLLOWS WITHIN WHICH PROPOSALS WILL BE REQUIRED TO CONTRIBUTE POSITIVELY TO THE AREA THROUGH HIGH QUALITY DESIGN, MATERIALS AND MANAGEMENT SCHEMES THAT DEMONSTRATE A CLEAR APPRECIATION OF THE AREA'S SPECIAL FEATURES:</p> <ul style="list-style-type: none"> <li>i) NORTH OF BETTWS</li> <li>ii) WEST OF RHIWDERIN</li> <li>iii) WENTLOOGE LEVELS</li> <li>iv) RIVER USK</li> <li>v) CALDICOT LEVELS</li> <li>vi) WENTWOOD</li> <li>vii) TREDEGAR PARK</li> </ul>	<p>ORIGINAL STRUCTURE, INCLUDING INTERNAL FEATURES, EXTERNAL CLADDING, EXTERNAL OPENINGS, SKYLINE, SILHOUETTE, ROOF PLANES AND THE IMMEDIATE LANDSCAPE OF THE BUILDING; <del>THERE IS A CONDITION ATTACHED TO THE APPLICATION TO PREVENT EXTENSIONS TO THE BUILDING;</del></p> <ul style="list-style-type: none"> <li>(vi) THE PROPOSED USE IS NOT DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA OR GROUP VALUE OF ADJOINING BUILDINGS AND DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE;</li> <li>(vii) THERE IS STRICT CONTROL OVER THE CURTILAGE AND SETTING OF THE BUILDINGS IN TERMS OF AMENITY SPACE, VEHICULAR ACCESS AND PARKING;</li> <li>(viii) THE INTERESTS OF PROTECTED WILDLIFE SPECIES INHABITING THE STRUCTURE ARE SAFEGUARDED;</li> <li>(ix) THE PROPOSED USE SHOULD NOT CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA.</li> </ul> <p><b>H11 <u>Outbuildings and Extensions to Conversions</u></b> BEYOND SETTLEMENT BOUNDARIES, EXTENSIONS <u>AND EXTENSIVE OUTBUILDINGS</u> WILL NOT BE PERMITTED TO BUILDINGS THAT HAVE BEEN CONVERTED TO RESIDENTIAL USE.</p> <p><b>H12 <u>Replacement Dwellings in the Countryside</u></b> BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO REPLACE A DWELLING WITH A NEW DWELLING WILL BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> <li>(i) THE VOLUME OF THE NEW DWELLING IS NOT MORE THAN 30% LARGER THAN <del>THE</del> THAT OF THE ORIGINAL DWELLING, <u>OR AS EXISTED IN 1948</u>, TO BE REPLACED;</li> </ul>		

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	<p>(ii) THERE IS A CONDITION ATTACHED TO THE PLANNING PERMISSION TO PREVENT SUBSEQUENT EXTENSION OR <u>OUTBUILDINGS</u>;</p> <p>(iii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE;</p> <p>(iv) THE NEW DWELLING IS SITED TO PRECLUDE THE RETENTION OF THE DWELLING IT IS TO REPLACE, OR THERE IS A CONDITION OR PLANNING OBLIGATION TO ENSURE THE DEMOLITION OF THE ORIGINAL DWELLING ON COMPLETION OF THE NEW DWELLING;</p> <p>(v) <u>ANY EXISTING AGRICULTURAL TIE SHALL BE ATTACHED TO THE NEW DWELLING.</u></p> <p><b>H13 Extensions to Dwellings in the Countryside</b> BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO EXTEND A DWELLING WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) THE VOLUME OF THE EXTENSION IS NOT MORE THAN 30% OF THE ORIGINAL DWELLING, <u>OR AS EXISTED IN 1948</u>;</p> <p>(ii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE.</p>		
<b>7. Conservation of the Natural Environment</b>			
<p><b>SP9 Conservation of the Natural, Historic and Built Environment</b> THE CONSERVATION, ENHANCEMENT AND</p>	<p><b>GP5 – General Development Principles – Natural Environment</b> DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:</p> <p>i) THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION</p>	<p>... Local advice is found in the Supplementary Planning Guidance on Wildlife and Development<sup>8</sup>.</p> <p>Developers should consider wildlife at the pre</p>	<p>Appraisal updated to take account of policy changes.</p>

<sup>8</sup> Available at: [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont419814.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419814.pdf)

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<p>MANAGEMENT OF <u>RECOGNISED SITES</u> <u>WITHIN</u> THE NATURAL, HISTORIC AND BUILT ENVIRONMENT WILL BE SOUGHT IN ALL PROPOSALS.</p>	<p>OF NEW FEATURES ON OR OFF SITE TO FURTHER THE UK, WELSH AND/OR NEWPORT BIODIVERSITY ACTION PLANS;</p> <p>ii) THE PROPOSALS DEMONSTRATE HOW THEY AVOID, <u>OR AND</u> MITIGATE <u>AND COMPENSATE</u> NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 42<sup>6</sup> AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY;</p> <p>iii) THE PROPOSAL WILL NOT RESULT IN ANY UNACCEPTABLE IMPACT ON WATER QUALITY;</p> <p>iv) THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OR REDUCTION IN QUALITY OF HIGH QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A);</p> <p>v) THERE WOULD BE NO UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY;</p> <p>vi) THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS;</p> <p>vii) THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOODLAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.</p>	<p>application stage and must <del>principally</del> seek to avoid impacting on wildlife features in line with the relevant statutory and non-statutory provisions. Developments should also seek to provide biodiversity enhancement, whatever is the current level. The Council has produced Supplementary Planning Guidance on Wildlife and Development to advise developers how to achieve high quality natural environments while addressing statutory duties. Development proposals must be accompanied by appropriate ecological surveys and appraisals as requested by the Council. <u>Please note that mitigation measures might have been identified within the Habitat Regulations Assessment of Supplementary Planning Guidance.</u></p> <p>... Where proposals have the potential to impact upon a European protected designation, the competent authority<sup>9</sup> will be required to undertake a Habitat Regulations Assessment. Where the potential impacts are not known a precautionary approach is required. Where development is permitted planning conditions or legal agreements will be used in order to secure the necessary mitigation.<sup>10</sup> Development will not be approved if mitigation is not possible for a proposal</p>	

<sup>6</sup> Defined under the Natural Environment and Rural Communities Act, available at [http://www.legislation.gov.uk/ukpga/2006/16/pdfs/ukpga\\_20060016\\_en.pdf](http://www.legislation.gov.uk/ukpga/2006/16/pdfs/ukpga_20060016_en.pdf)

<sup>9</sup> The 'Competent Authority' is a body with the authority to grant consent (or with the authority to undertake projects themselves). Newport City Council, as a local planning authority, is a competent authority.

<sup>10</sup> Further guidance is found in TAN5 available at: <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf>

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	<p><b>CE4 5 Environmental Spaces <u>and Corridors</u></b></p> <p>IN AND ADJOINING THE URBAN AND VILLAGE AREAS, AND IN AREAS IDENTIFIED FOR COMPREHENSIVE DEVELOPMENT, SITES HAVING EXISTING IMPORTANCE FOR THEIR VISUAL QUALITIES, AS WILDLIFE HABITATS OR FOR RECREATIONAL OR AMENITY PURPOSES, WILL BE SAFEGUARDED AS “ENVIRONMENTAL SPACES <u>AND CORRIDORS</u>”. DEVELOPMENT IN THESE SPACES WILL BE PERMITTED ONLY WHERE:</p> <ul style="list-style-type: none"> <li>(i) THE EXISTING OR POTENTIAL ENVIRONMENTAL QUALITIES OF THE SITE WILL BE IMPROVED OR COMPLEMENTED;</li> <li>(ii) <del>NO SITE RECOGNISED BY THE COUNCIL AS HAVING AN</del> <u>THERE IS NO ADVERSE IMPACT ON</u> INTERNATIONAL, EUROPEAN, NATIONAL, REGIONAL OR LOCAL NATURE CONSERVATION INTEREST <del>IS ADVERSELY AFFECTED</del>;</li> <li>(iii) THERE IS NOT A LOSS, WITHOUT APPROPRIATE REPLACEMENT, OF A RECREATIONAL, OPEN SPACE, OR AMENITY RESOURCE FOR THE IMMEDIATE LOCALITY UNLESS IT CAN BE DEMONSTRATED THAT THERE IS AN EXCESS OF PROVISION OR FACILITIES CAN BE ENHANCED THROUGH DEVELOPMENT OF A SMALL PART OF THE SITE.</li> </ul> <p>PROPOSALS TO ENHANCE OR IMPROVE EXISTING ENVIRONMENTAL SPACE PROVISION WILL BE ENCOURAGED WHERE PRACTICABLE. ADDITIONAL PROVISION WILL BE SOUGHT IN AREAS WHERE A DEFICIT HAS BEEN IDENTIFIED<sup>7</sup>.</p>	<p>which may have a detrimental effect on an internationally designated ecological site. Proposals likely to have significant effect upon the European sites will be considered contrary to the ethos of this Plan.</p> <p><u>The network of national sites within Newport including Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR) have been identified on the constraints map and are protected under the Wildlife and Countryside Act (1981). SSSIs and NNRS</u> <del>These sites</del> require the fullest regard to the intrinsic value of the site and their nature conservation value. Development with the potential to affect a recognised site will be closely scrutinised for any direct or indirect effects. The developer must demonstrate the case for development and why it could not be located on a site of less significance for nature conservation.<sup>11</sup></p> <p>...The Severn Estuary River Basin Management Plan<sup>12</sup> sets out the current conditions and future requirements to comply with the European Directive [WFD]. Levels of impact and risk to water resources will be</p>	

<sup>7</sup> Documents include The Draft Assessment of Outdoor Play Space Provision in Newport, August 2006 and Draft Identification and Assessment of Accessible & Natural Greenspace in Newport, June 2011.

<sup>11</sup> Further information is available in TAN5.

<sup>12</sup> Available at: <http://publications.environment-agency.gov.uk/PDF/GEMI0910BSSK-E-E.pdf>

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	<p><b>CE9 42 Locally Designated Nature Conservation and Geological Sites</b>                      PROPOSALS AFFECTING LOCALLY DESIGNATED SITES WILL ONLY BE PERMITTED WHERE:</p> <p>(i) THERE WOULD BE NO OVERALL LOSS OF THE NATURE CONSERVATION RESOURCE FOR WHICH THE SITE HAS BEEN DESIGNATED;</p> <p>(ii) THERE WOULD BE NO SIGNIFICANT ADVERSE EFFECT ON THE GEOLOGICAL INTEREST OF THE SITE;  <del>IT CAN BE DEMONSTRATED THAT THERE IS NO ALTERNATIVE SITE AVAILABLE AND THAT THERE ARE DEMONSTRABLE REASONS FOR THE PROPOSALS WHICH OUTWEIGH THE NEED TO SAFEGUARD THE NATURE CONSERVATION AND/OR GEOLOGICAL VALUE OF THE SITE AND</del></p> <p><b>(iii) APPROPRIATE MITIGATION OR COMPENSATORY MEASURES CAN BE ACHIEVED.</b></p>	<p>assessed through consultation with Environment Agency Wales.</p> <p>Land identified as being of higher agricultural quality (Grades 1, 2 and 3a) will be protected from development unless there is no alternative site and the developer demonstrates that there is a proven need for the proposal.</p> <p>A high standard landscape scheme is expected to complement development sites. Landscape schemes should use native species and should be designed as an integral part of the development rather than as a later addition or after thought to be fitted in and around it, and should respect and complement the character of the local landscape and the features within it. Landscape schemes should seek to create new habitats, promote biodiversity and facilitate opportunities for ecological connectivity.</p> <p>Details should clearly show the areas to be planted, and should contain details of planting densities, species, aftercare, ground preparation, any proposed changes in levels or earth sculpting, and the location and design of any watercourses or ponds.</p> <p><del>3.36 ...It is Newport City Council's policy to class all trees in Council ownership as being</del></p>	

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		<p><del>protected by a Tree Preservation Order.</del></p> <p>... The Council may request detailed assessments, including topographical surveys, tree surveys/categorisation, tree constraints plans and arboricultural implication assessments.</p> <p>... Where a proposed development would lead to the removal of trees and hedgerows, the developer must justify the removal and propose suitable mitigation measures.</p> <p>Environmental Spaces <u>and corridors</u> form a valuable part of Newport's green infrastructure provision. They provide a network of connected, accessible, multi-functional sites including parks, woodland, informal open spaces, amenity areas, footpaths and bridleways, hedgerows, commons and village greens, and nature reserves as well as linkages such as river corridors, <del>and</del> wildlife corridors <u>and the Monmouthshire &amp; Brecon Canal</u>, that can bring about multiple social, health, economic and environmental benefits to the area. The sites are multi-functional in that apart from their ecological value they can be used for various purposes, for example, leisure activities and promoting tourism with associated benefits in terms of health and the economy.</p> <p><u>A number of Environmental Spaces have also been identified as urban 'quiet areas' in the preparation of a Noise Action Plan.</u></p>	

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		<p><u>Such areas are protected against an increase in noise generated from development proposed on the site or nearby...</u></p> <p>One of the reasons for allocating many of the Environmental Spaces is their recreational value. Some sites will also therefore be protected under Policy CF1 – Protection of Playing Fields and Areas of Play. These sites can be viewed in the Council’s Assessment of Outdoor Play Space Provision<sup>13</sup>.</p> <p>To safeguard green infrastructure resources Environmental Spaces should be protected from severance as the value of isolated areas is much less in wildlife and amenity terms than if the areas are linked. Further information can be found in Supplementary Planning Guidance – Wildlife and Development<sup>14</sup>.</p> <p>Through masterplanning processes incorporated within the Design and Access Statement, opportunities could exist to safeguard existing open features and to create new areas for amenity, nature conservation and recreation provision within key development sites. Opportunities may also arise to enhance existing provision, either through specific improvement schemes or through the redevelopment of neighbouring or nearby land. An <u>Environmental Space</u> master</p>	

<sup>13</sup> Available at [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont081689.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont081689.pdf)

<sup>14</sup> Available at [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont419814.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419814.pdf)

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		<p>plan approach will be taken to the Pillgwenlly playing fields<sup>15</sup> following consultation with the local community.</p> <p>The Countryside Council for Wales (CCW) has developed a toolkit to help ensure everyone in Wales has access to natural greenspace. In accordance with CCW’s guidance, an assessment of accessible natural greenspace has been undertaken<sup>16</sup>. This analysis together with the Assessment of Outdoor Play Space and other related documents, such as the Local Biodiversity Action Plan will be used to help inform decisions relating to opportunities to increase or enhance existing levels of provision. This could be achieved through design measures such as improved access points and link routes into an existing site or enhanced landscape and environmental improvements, such as tree planting. Additional provision will be sought on new development sites, where there are known deficiencies in an area.</p> <p>Proposals for local food/plant production, <u>in the form of community gardens</u> on environmental spaces will be supported provided that they link with other relevant council policies and that the <u>proposal</u> <del>proposed development</del> would enhance the social amenities and economic well being of</p>	

<sup>15</sup> This area of land is shown as environmental space on the proposals map and as area 3 on the Pillgwenlly environmental spaces inset maps as part of the (LDP) Environmental Spaces Background Paper

<sup>16</sup> Available from Countryside Services

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		<p>the neighbourhood and the proposal will be used by nearby residents. Furthermore, in order to safeguard the continued value of the land to the community, it will be important to work with the Council's <u>Streetscene Green Team</u> council's Grounds and Countryside Service Area in determining whether the natural and physical characteristics of the site are conducive to successful community gardening<sup>17</sup>.</p> <p>A proposal which affects a local designation should in the first stage seek to find an alternative site, and if none is available, then <u>seek</u> to avoid any impact on the recognised value of the site. Where a developer can demonstrate that it is not possible or appropriate to avoid adverse ecological impacts on the site, mitigation and/or compensation measures will be required to ensure that there is no overall loss to the valuable ecological resource for which the site is designated or to the wider ecological network of which it is part and on which it may depend.</p>	
<b>8. Design</b>			
See SP1 and SP9	<p><b>GP6 General Development Principles – Quality of Design</b> GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE,</p>	... Supplementary planning guidance will also be used to amplify the requirements of the	Appraisal updated to take account of policy

<sup>17</sup> New allotments, or community growing spaces, should also be developed using guidelines from recognised bodies such Federation of City Farms and Community Gardens to ensure compliance with current thinking and good practice.

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	<p>ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:</p> <ul style="list-style-type: none"> <li>i) CONTEXT OF THE SITE: ALL DEVELOPMENT SHOULD BE SENSITIVE TO THE UNIQUE QUALITIES OF THE SITE AND RESPOND POSITIVELY TO THE CHARACTER OF THE AREA;</li> <li>ii) ACCESS AND PERMEABILITY: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS, AND CONNECTIVITY <u>AND LAID OUT SO AS TO MINIMISE NOISE POLLUTION.</u></li> <li>iii) PRESERVATION AND ENHANCEMENT: WHERE POSSIBLE DEVELOPMENT SHOULD REFLECT THE CHARACTER OF THE LOCALITY BUT AVOID THE REPLICATION OF NEIGHBOURING ARCHITECTURAL STYLES. THE DESIGNER IS ENCOURAGED TO DISPLAY CREATIVITY AND INNOVATION IN DESIGN;</li> <li>iv) SCALE AND FORM OF DEVELOPMENT: NEW DEVELOPMENT SHOULD APPROPRIATELY REFLECT THE SCALE OF ADJACENT TOWNSCAPE. CARE SHOULD BE TAKEN TO AVOID OVER-SCALED DEVELOPMENT;</li> <li>v) MATERIALS AND DETAILING: HIGH QUALITY, DURABLE AND PREFERABLY RENEWABLE MATERIALS SHOULD BE USED TO COMPLEMENT THE SITE CONTEXT. DETAILING SHOULD BE INCORPORATED AS AN INTEGRAL PART OF THE DESIGN AT AN EARLY STAGE;</li> <li>vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT, <u>FLOOD RESILIENT</u> AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE RE-USE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.</li> </ul>	<p>policy and interpret them on a more detailed basis for specific subject areas and sites.</p> <p>Discussions with prospective developers or their agents are encouraged at an early stage in the development process. <u>Design codes will be sought for significant regeneration projects.</u></p>	<p>changes.</p>
<b>9. Historic Environment</b>			

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<p>See Natural Environment</p>	<p><del>GP8</del> <del>General Development Principles – Archaeology</del></p> <p><del>DEVELOPMENT PROPOSALS WILL BE REQUIRED TO CONSIDER THE ARCHAEOLOGICAL IMPACT PRIOR TO DETERMINATION.</del></p> <p><b>CE5 8 Historic Landscapes, Parks, Gardens and Battlefields</b></p> <p>SITES INCLUDED IN THE REGISTER OF LANDSCAPES, PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND HISTORIC BATTLEFIELDS SHOULD BE PROTECTED, CONSERVED, ENHANCED AND WHERE APPROPRIATE, RESTORED. ATTENTION <u>WILL</u> SHOULD ALSO BE GIVEN TO THEIR SETTING.</p> <p><b>CE6 9 Locally Listed Buildings and Sites</b></p> <p>BUILDINGS AND SITES OF LOCAL SIGNIFICANCE FOR THEIR ARCHITECTURAL OR HISTORIC INTEREST WILL BE INCLUDED ON A LOCAL LIST AND SHOULD BE PROTECTED FROM DEMOLITION OR INAPPROPRIATE DEVELOPMENT.</p> <p><b>CE7 10 Archaeologically Sensitive Areas</b></p> <p><del>DEVELOPMENT PROPOSALS WITHIN THE ARCHAEOLOGICALLY SENSITIVE AREAS OF CAERLEON, THE LEVELS, LOWER MACHEN AND THE CITY CENTRE WILL BE REQUIRED TO UNDERTAKE AN ARCHAEOLOGICAL IMPACT ASSESSMENT BEFORE THE PROPOSAL IS DETERMINED.</del></p> <p><u>DEVELOPMENT PROPOSALS WILL NORMALLY BE REQUIRED TO UNDERTAKE AN ARCHAEOLOGICAL IMPACT ASSESSMENT BEFORE THE PROPOSAL IS DETERMINED:</u></p> <p>i) <u>WHERE GROUNDWORKS AND/OR THE INSTALLATION OF SERVICES ARE PROPOSED WITHIN THE ARCHAEOLOGICALLY SENSITIVE AREAS OF CAERLEON, THE LEVELS, LOWER MACHEN AND THE CITY CENTRE, OR;</u></p> <p>ii) <u>WITHIN OTHER AREAS OF RECOGNISED ARCHAEOLOGICAL INTEREST.</u></p>	<p>...The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality.</p> <p><del>3.45 Where heritage assets with archaeological interest are, or are potentially, affected by a development proposal, sufficient information will be required on the assets affected, their significance, and the extent of the development impact on them, in order to enable the application to be determined. This information must be submitted with the application. The Historic Environment Record should be consulted at an early stage. For advice and information developers are encouraged to consult at an early stage with the relevant Welsh Archaeological Trust, for Newport this is the Glamorgan Gwent Archaeology Trust.</del></p> <p>There will be a presumption in favour of the retention, safeguarding, conservation and enhancement of sites recognised as being of archaeological or historic interest including, listed buildings, scheduled ancient monuments, conservation areas, locally listed buildings, historic parks &amp; gardens, historic landscapes and the setting of such sites, buildings and areas.</p> <p><del>4.22 Conservation areas will be appraised on an ongoing basis with a view to furthering their conservation and enhancement, and to review their boundaries. Newport currently has two Conservation Area Appraisal documents for</del></p>	<p>Appraisal updated to take account of policy changes.</p>

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	<p><b>CE8 14 Conservation Areas</b></p> <p>DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:</p> <ul style="list-style-type: none"> <li>I) BE DESIGNED TO PRESERVE OR ENHANCE THE <u>ARCHAEOLOGICAL OR HISTORIC OR APPEARANCE</u> OF THE AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.</li> <li>II) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.</li> <li>III) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.</li> <li>IV) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.</li> <li>V) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.</li> <li>VI) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA</li> </ul>	<p><del>the areas at Redwick and Lower Dock Street. In line with Cadw's advice it is anticipated that Supplementary Planning Guidance is produced for the Caerleon area, to include a review of the Conservation Area, to advise development proposals which have the potential to affect the extensive areas of Roman remains and medieval settlement.</del></p> <p>The Register of Landscapes of Outstanding Historic Interest in Wales identifies the Gwent Levels as an area which is uniquely rich in archaeological and historical resource, <del>as identified on the proposals map.</del> The Register does not preclude development but as advised in Welsh Office Circular 61/96, it should be used in determining planning applications where the development is of a sufficient scale to have more than a local impact on the historic landscape. Such developments generally require an Environmental Impact Assessment. <u>Therefore an Assessment of the Significance of the Impact of Development on Historic Landscape (ASIDOHL2) will be required for those developments deemed to have more than a local impact on the historic landscape.</u></p> <p><u>Where heritage assets within archaeological interest are, or are potentially, affected by a development proposal, sufficient information will be required on the assets affected, their significant, and the extent of the development impact on them, in order to enable the application to be determined. This information must be submitted within</u></p>	

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		<p><u>the application...</u></p> <p><u>Under the Ancient Monuments and Archaeological Area Act 1979, 67 sites have been granted statutory protection within Newport and are formally recognised as being of national importance...In addition to those recognised scheduled sites there are unscheduled sites within Newport which may be of national importance and therefore there will be a presumption in favour of their preservation in situ. Where archaeological remains have a lesser significance the proposed development will need to be weighed against the relative importance of the archaeology.</u></p>																									
<b>10. Housing Supply</b>																											
<p><b>SP10 House Building Requirement</b></p> <p><u>PROVISION IS MADE FOR 11,622 UNITS TO DELIVER A HOUSING REQUIREMENT OF 10,350 UNITS ADDITIONAL OVER THE PLAN PERIOD. THE AFFORDABLE HOUSING REQUIREMENT FOR THE PLAN PERIOD IS SET AT 8,901 UNITS AND THE AFFORDABLE HOUSING TARGET FOR THE PLAN PERIOD IS SET AT 2,541 UNITS. AS FOLLOWS:</u></p>	<p><b>H1 Housing Sites</b></p> <p>THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE EXISTING COMMITMENTS FOR RESIDENTIAL DEVELOPMENT:</p> <table border="1" data-bbox="495 1074 1317 1420"> <thead> <tr> <th>LDP Ref</th> <th>Site Name</th> <th>Ha</th> <th>Estimated units not started at 1 October 2012</th> <th>Estimated units likely to be produced by 1 April 2026</th> <th>Total Affordable Units Not Started at 1 October 2012</th> </tr> </thead> <tbody> <tr> <td>H1</td> <td>Adj, McReadys Ponthir Road</td> <td>2.51</td> <td>54</td> <td>54</td> <td><u>0</u></td> </tr> <tr> <td>H2</td> <td>Hanbury Garage</td> <td>0.17</td> <td>12</td> <td><u>0-12</u></td> <td><u>0</u></td> </tr> <tr> <td>H3</td> <td>Eastern</td> <td>44.00</td> <td>1100</td> <td>1100</td> <td><u>253</u></td> </tr> </tbody> </table>	LDP Ref	Site Name	Ha	Estimated units not started at 1 October 2012	Estimated units likely to be produced by 1 April 2026	Total Affordable Units Not Started at 1 October 2012	H1	Adj, McReadys Ponthir Road	2.51	54	54	<u>0</u>	H2	Hanbury Garage	0.17	12	<u>0-12</u>	<u>0</u>	H3	Eastern	44.00	1100	1100	<u>253</u>	<p>The supply of housing land is focused on brownfield sites in accordance with the strategy of the plan, and includes many sites that were identified in the previously adopted UDP. Many of these sites now have planning permission and are partly complete. Because of their size, many of them have substantial parts not started, with the economic recession having slowed progress generally at the end of the adopted UDP period (2009-11).</p> <p>The policy seeks to contain development within existing built up areas and those sites specifically allocated under Policy SP11 (Eastern Expansion Area- component 11) and H1. The only exceptions that will be allowed to</p>	<p>Appraisal updated to take account of policy changes.</p>
LDP Ref	Site Name	Ha	Estimated units not started at 1 October 2012	Estimated units likely to be produced by 1 April 2026	Total Affordable Units Not Started at 1 October 2012																						
H1	Adj, McReadys Ponthir Road	2.51	54	54	<u>0</u>																						
H2	Hanbury Garage	0.17	12	<u>0-12</u>	<u>0</u>																						
H3	Eastern	44.00	1100	1100	<u>253</u>																						

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<p>2011 – 2016 ——— ————— 2,500</p> <p>2016 – 2021 ——— ————— 3,250</p> <p>2021 – 2026 ——— ————— 3,000</p> <p>EACH PERIOD IS TO BE REGARDED AS SELF-CONTAINED, WITH EXCESSES OR DEFICITS OF HOUSE BUILDING NOT BEING CARRIED OVER INTO THE NEXT PERIOD. THE LAND WILL BE PROVIDED PRIMARILY ON PREVIOUSLY DEVELOPED LAND IN THE FOLLOWING WAYS:</p> <p>(i) SITES WITH PLANNING PERMISSION, INCLUDING SITES UNDER CONSTRUCTION;</p> <p>(ii) THE EASTERN EXPANSION AREA;</p> <p>(iii) ALLOCATIONS SET OUT IN POLICY H1; AND</p> <p>(iv) INFILL, WINDFALL <u>AND SMALL SITES</u>. HOUSING DEVELOPMENT</p>		Expansion Area						
	H4	Pirelli	10.50	200	200	=		
	H5	Glebelands	2.83	153	153			
	H6	254 Cromwell Road	0.08	15	15 <u>0</u>	<u>0</u>		
	H7	North of the Villa, Somerton Lane	0.40	40	40	=		
	H8	The Seven Stiles	0.30	23	23			
	H9	Frobisher Road	0.51	10	10 <u>0</u>	<u>0</u>		
	H10	Pencoed Castle	9.60	12	12			
	H11	Laburnum Drive	0.13	20	20			
	H12	Former Tredegar Park Golf Course	5.20	150	150			
	H13	Allt yr Yn Campus	5.71	200 <u>125</u>	200 <u>125</u>	<u>0</u>		
	H14	Monmouthshire Bank Sidings	11.30	545 <u>575</u>	545 <u>575</u>	<u>35</u>		
	H15	Edward Ware, Old Town Dock <u>Victoria Wharf, Old Town Dock</u>	1.16	227	0 <u>130</u>	<u>0</u>		
	H16	Penmaen Wharf	0.83	160	160	<u>0</u>		
	H17	Former Hurrans Garden Centre	2.05	60	60	=		
	H18	Newport Athletic Club	3.71	472	200 <u>0</u>	<u>0</u>		
	H19	Hartridge High	2.54	400 <u>65</u>	400 <u>65</u>	<u>10</u>		

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<p>OUTSIDE SETTLEMENT BOUNDARIES WILL NOT BE PERMITTED <u>UNLESS COMPLIANT WITH POLICY H5 OR NATIONAL PLANNING POLICY.</u></p>		School					<p><u>over the remaining Plan period (13.5 years), is 513 units.</u></p> <p><b>INFILL AND WINDFALL SITES</b></p> <p>Another main source of housing land is infill and windfall sites. This is an estimated figure as by definition these sites are not specifically allocated. The plan has estimated a <del>50</del> <u>75</u> units per annum figure for infill allowance totalling a further <del>750</del> <u>1,125</u> units over the plan period. <u>Past completion rates on infill and windfall sites over the 5 years averaged 158 units per annum. This has been decreased to reflect a more realistic rate of supply due to the tightening of settlement boundaries and the allocation of residential sites on sustainable and available sites. The total number of infill and windfall completions anticipated over the remaining Plan period (13.5 years) is 1,013 units.</u></p>			
	H20	Former Robert Price	1.36	406	406	:				
	H21	Former Floors 2 Go	0.12	<del>40</del> <u>12</u>	10	<u>0</u>				
	H22	Albany Chambers	0.02	14	14	<u>0</u>				
	H23	35 Bassaleg road	0.15	14	0	<u>0</u>				
	H24	30-33 High Street	0.06	24	24 <u>0</u>	<u>0</u>				
	H25	Taylors Garage	2	<del>79</del> <u>85</u>	79 <u>85</u>	<u>15</u>				
	<u>H7</u>	<u>Bethesda Close</u>	<u>1.01</u>	<u>22</u>	<u>22</u>	<u>0</u>				
	<u>H23</u>	<u>Traston Lane</u>	<u>0.76</u>	<u>21</u>	<u>21</u>	<u>0</u>				
	<u>H28</u>	<u>Church Street</u>	<u>0.15</u>	<u>16</u>	<u>16</u>	<u>16</u>				
	<u>H33</u>	<u>Rear 1-13 Caerleon Road</u>	<u>0.06</u>	<u>11</u>	<u>11</u>	<u>0</u>				
	<u>H29</u>	<u>Former Durham Road School Site</u>	<u>0.37</u>	<u>45</u>	<u>45</u>	<u>14</u>				
	<b>TOTAL EXISTING COMMITMENTS</b>		<del>106.94</del> <u>95.13</u>	<del>3770</del> <u>3423</u>	<del>3245</del> <u>2793</u>	<u>354</u>				
	(Note: these sites have received planning permission)									
	THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE EXISTING COMMITMENTS SUBJECT TO SECTION 106 AGREEMENT FOR RESIDENTIAL DEVELOPMENT:									
LDP Ref	Site Name	Hectares	Estimated units not started at 1 October	Estimated units likely to be produced	<u>Total Affordable Units Not Started 1</u>					

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				<b>2012</b>	<b>by 1 April 2026</b>	<b><u>October 2012</u></b>		
	<b>H4</b>	<b><u>Pirelli</u></b>	<b><u>10.50</u></b>	<b><u>200</u></b>	<b><u>200</u></b>	<b><u>60</u></b>		
	H26	Ty Du Works, Tregwilym Road	0.41	40 <b><u>11</u></b>	0 <b><u>11</u></b>	<b><u>0</u></b>		
	H27	21 Kelvedon Street	0.25	24 <b><u>25</u></b>	24 <b><u>25</u></b>	<b><u>0</u></b>		
	H28	Church Street	0.15	24	24	<b><u>:</u></b>		
		Gaer Park Garage			14 <b><u>0</u></b>	<b><u>0</u></b>		
	H30	The King Hotel	0.22	32	32	<b><u>:</u></b>		
	H31	Roman Lodge Hotel	0.17	43 <b><u>10</u></b>	43 <b><u>10</u></b>	<b><u>0</u></b>		
	H32	Existing <b><u>Former</u></b> Sainsburys	2.10	140	100 <b><u>140</u></b>	<b><u>42</u></b>		
	H33	Rear of 1-13 Caerleon Road	0.06	48	48	<b><u>:</u></b>		
	H34	Bankside, Coverack Road	0.49	38	38	<b><u>0</u></b>		
	<b>TOTAL HOUSING SITES SUBJECT TO SECTION 106 AGREEMENT</b>		<b><u>3.97</u></b> <b><u>14.04</u></b>	<b><u>313</u></b> <b><u>444</u></b>	<b><u>263</u></b> <b><u>424</u></b>	<b><u>102</u></b>		
	<p>(Note: The planning permission given in principle for these sites will not become valid until the section 106 agreement is signed).</p> <p>THE FOLLOWING SITES OF 10 OR MORE DWELLINGS WERE UNDER CONSTRUCTION AT 1<sup>st</sup> OCTOBER 2012:</p>							

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	LDP Ref	Site Name	Number of Units Not Complete at 1 October 2012	Likely Completions by 1 April 2026	<u>Total Affordable Units Not Complete 1 October 2012</u>		
	<u>H17</u>	<u>Formers Hurrans Garden Centre</u>	<u>60</u>	<u>60</u>	<u>12</u>		
	<u>H20</u>	<u>Former Robert Price</u>	<u>122</u>	<u>122</u>	<u>18</u>		
	H35	Clarence Place	66	66	-		
	H36	Farmwood Close	108	0	<u>0</u>		
	H37	City Vizion	313 <u>394</u>	313 <u>394</u>	<u>65</u>		
	H38	Lysaghts Village (Orb Works)	495 <u>434</u>	495 <u>434</u>	<u>25</u>		
	H39	Former Bettws Comprehensive	484 <u>163</u>	484 <u>163</u>	<u>0</u>		
	H40	Westmark, Old Town Dock	454 <u>90</u>	454 <u>90</u>	<u>0</u>		
	H41	Trinity View	49 <u>10</u>	49 <u>10</u>	<u>0</u>		
	H42	Black Clawson	441 <u>113</u>	441 <u>63</u>	<u>0</u>		
	H43	Portskewett Street	45	45	<u>0</u>		
	H44	Eglwys Park	82	82	-		
	H45	Lysaghts	100	100	<u>0</u>		
	H46	Former Westfield School	24 <u>15</u>	24 <u>15</u>	<u>0</u>		
	H47	Glan Llyn (Former Llanwern Steelworks)	3997 <u>3990</u>	2997 <u>2724</u>	<u>800</u>		

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	H48	Gerddi Rhywderin (Gloch Wen)	40 <u>12</u>	40 <u>12</u>	<u>10</u>		
	<u>H44</u>	<u>Turner Street</u>	<u>20</u>	<u>20</u>	<u>16</u>		
	<b>TOTAL HOUSING SITES UNDER CONSTRUCTION</b>		<b>5738 <u>5676</u></b>	<b>4630 <u>4095</u></b>	<b><u>940</u></b>		
	THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE NEW ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT:						
	<b>LDP Ref</b>	<b>Site Name</b>	<b>Ha</b>	<b>Estimated units not started at 1 October 2011</b>	<b>Estimated units likely to be produced by 1 April 2026</b>	<b><u>Total Affordable Units</u></b>	
	H49	Mill Street	0.4	12 <u>7</u>	12 <u>7</u>	<u>0</u>	
	H50	Herbert Road & Enterprise House	2.4	62	62	<u>19</u>	
	H51	Whiteheads Works	18.7	400	400	<u>120</u>	
	H52	Old Town Dock Remainder	13.9	556 <u>300</u>	556 <u>300</u>	<u>0</u>	
	H53	Bideford Road	1.1	35	35	<u>11</u>	
	H54	Former Alcan Site	40	700 <u>925</u>	700 <u>780</u>	<u>278</u>	
	H55	Crindau	11.7	420	420	:	
	<u>H2955</u>	Woodland Site, Ringland	7.8	300	300	<u>90</u>	
	H57	Hartridge Farm	9.7	290	290	:	

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		Road						
	<u>H30</u>	<u>Rear of South Wales Argus</u>	<u>2.30</u>	<u>80</u>	<u>80</u>	<u>24</u>		
	<u>H35</u>	<u>East Usk Yard</u>	<u>4.63</u>	<u>100</u>	<u>100</u>	<u>30</u>		
	<b>TOTAL NEW HOUSING SITE ALLOCATIONS</b>		<b>105.7</b> <u>91.23</u>	<b>2775</b> <u>2209</u>	<b>2775</b> <u>2064</u>	<b>572</b>		
<b>11. Eastern Expansion Area</b>								
<p><b>SP11 Eastern Expansion Area</b></p> <p>LAND TO THE EAST OF THE CITY, CENTRED ON THE REDUNDANT PART OF THE LLANWERN STEELWORKS, IS IDENTIFIED AS A MIXED USE, SUSTAINABLE URBAN EXPANSION AREA AND WILL BE REQUIRED TO PROVIDE A RANGE AND CHOICE OF HOUSING, EMPLOYMENT LAND AND COMMUNITY USES.</p>							<p>...The Newport Unitary Development Plan 1996 – 2011 designated the former 'heavy end' of the steelworks and other land in the vicinity as the Eastern Expansion Area.</p> <p>The steelworks land has since received planning consent for a mixed use development known as Glan Llyn, which includes 4,000 dwellings, 39.5 hectares of employment land and related community uses. Additional greenfield land to the north, in the Llanwern village area, has received consent for 1,100 dwellings with related community uses. The Glan Llyn s106 agreement provides for 20% affordable housing (800 units), and the greenfield development 23% (253 units).</p> <p>Other land is also included within the Eastern Expansion Area, and further detail can be found in the <del>adopted East Newport Development Framework Plan</del> supplementary planning guidance<sup>18</sup>.</p>	<p>Appraisal updated to take account of policy changes.</p>

<sup>18</sup> Adopted in May 2007 and available at [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont115277.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf)

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		<p>This area enjoys good access to the city centre via the Southern Distributor Road and Usk Way, which facilitates good public transport opportunities. Development of this area is seen to have much more potential benefit to the city centre than development to the north, which could lead to loss of trade to Cwmbran, or to the west, where trade could be drawn to Cardiff. The area also includes a proposed station, including a park-and-ride, at Llanwern, which is included in the regional transport strategy<sup>19</sup>. A north-south link across the railway will provide access to the station, a second main access for the Llanwern Village development, and assist the provision of good bus services to residential areas, north and south. The improvement and opening up to public traffic of Queensway will improve access to the motorway to the east for all of South East Newport and beyond.</p>	
<b>12. Housing Standards</b>			
<p><b>No strategic policy</b></p>	<p><b>H2 Housing Standards</b> RESIDENTIAL DEVELOPMENT SHOULD BE BUILT TO HIGH ENVIRONMENTAL STANDARDS, TAKING INTO ACCOUNT THE WHOLE LIFE OF THE DWELLING.</p> <p><b>H3 Housing Mix and Density</b> RESIDENTIAL DEVELOPMENT SHOULD BE DESIGNED TO PROVIDE A MIX OF HOUSING TYPES AND DENSITIES TO MEET A RANGE OF</p>	<p>... Lifetime Homes can also be valuable in terms of enabling people not to have to move if their abilities alter. The Code for Sustainable Homes provides a national standard that is endorsed by the Welsh Government. Supplementary Planning Guidance will provide further information on the application of these standards, or of any future ones introduced by the Government. Dwellings that are provided</p>	<p>Component not reassessed - changes not considered to affect SA.</p>

<sup>19</sup> See the South East Wales Transport Alliance <http://sewta.net/>

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	<p>NEEDS.</p> <p><b>H4 Affordable Housing<sup>20</sup></b> RESIDENTIAL DEVELOPMENTS OF <u>0.33 HECTARES OR 10 OR MORE DWELLINGS, <del>WHATEVER THE SIZE OF THE SITE, WITHIN THE SETTLEMENT BOUNDARY</del> OR OF 0.33 HECTARES IN THE URBAN AREA, OR 3 OR MORE DWELLINGS OR 0.2 HECTARES <del>OR 3 OR MORE DWELLINGS, WHATEVER THE SIZE OF THE SITE, WITHIN THE</del> DEFINED VILLAGE AREAS <u>BOUNDARIES</u> WILL BE REQUIRED TO INCLUDE UP TO 30% AFFORDABLE DWELLINGS. <u>PROVISION WILL BE SET TO REFLECT SITE VIABILITY.</u></u></p> <p><b>H5 Affordable Housing Rural Exceptions</b> FAVOURABLE CONSIDERATION WILL BE GIVEN TO PROPOSALS FOR THE PROVISION OF AFFORDABLE HOUSING ON SITES IN OR ADJOINING SETTLEMENTS, THAT WOULD NOT OTHERWISE BE RELEASED FOR DEVELOPMENT PROVIDED THAT:</p> <ul style="list-style-type: none"> <li>(i) THERE IS A GENUINE LOCAL NEED IDENTIFIED;</li> <li>(ii) THERE ARE ARRANGEMENTS IN PLACE TO ENSURE THAT THE BENEFIT OF LOW COST IS MAINTAINED FOR ALL SUBSEQUENT OCCUPANTS.</li> </ul> <p><b>H6 Sub-division of Curtilages, Infill and Backland Development</b> THE SUB-DIVISION OF RESIDENTIAL CURTILAGES, INFILL WITHIN EXISTING RESIDENTIAL AREAS, AND THE DEVELOPMENT OF BACKLAND TO EXISTING RESIDENTIAL PROPERTIES WILL ONLY BE</p>	<p>with any form of Government grant will need to meet the particular requirements specified in the grant (Code level 4)</p> <p>Care should be taken in the design and layout of new dwellings to ensure that they will not require replacement before the end of their physical life because they are no longer fit for purpose. This would not be sustainable in terms of whole life costing of the dwelling.</p> <p>While it may not be appropriate for small sites (of less than 10 dwellings) to provide a range of housing types and densities, the normal pattern should be for a mix of units to be provided. In this way the range and choice of housing opportunities available to people should be made as comprehensive as possible.</p> <p>The Local Housing Market Assessment indicates an ongoing requirement for affordable housing in excess of 30%. Many people are not able either to access and/or to afford open market housing. Therefore in accordance with Planning Policy Wales and Technical Advice Note 2, new development will</p>	

<sup>20</sup> Affordable housing includes intermediate housing as well as social housing. It is provided to specified eligible households whose needs are not met by the market. It includes transitional housing, non-market rental (also known as social or subsidised housing), formal and informal rental, indigenous housing and affordable home ownership.

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	<p>PERMITTED WHERE THIS DOES NOT REPRESENT AN OVER-DEVELOPMENT OF LAND.</p> <p><b>H7 Annexes to Residential Dwellings</b> ANNEXES TO RESIDENTIAL DWELLINGS THAT ARE CAPABLE OF OCCUPATION AS SELF-CONTAINED ACCOMMODATION WILL BE CONSIDERED AS IF THEY WERE NEW DWELLINGS.</p> <p><b>H8 Self Contained Accommodation and Houses in Multiple Occupation</b> WITHIN THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO SUBDIVIDE A PROPERTY INTO SELF CONTAINED ACCOMMODATION, BEDSITE OR A HOUSE IN MULTIPLE OCCUPATION WILL BE ONLY PERMITTED IF:</p> <ul style="list-style-type: none"> <li>i) THE SCALE AND INTENSITY OF USE DOES NOT HARM THE CHARACTER OF THE BUILDING OR LOCALITY AND WILL NOT CAUSE AN UNACCEPTABLE REDUCTION IN THE AMENITY OF NEIGHBOURING OCCUPIERS OR RESULT IN ON STREET PARKING PROBLEMS</li> <li>ii) THE PROPOSAL DOES NOT CREATE AN OVER CONCENTRATION OF HOUSES IN MULTIPLE OCCUPATION IN ANY ONE AREA OF THE CITY WHICH WOULD CHANGE THE CHARACTER OF THE NEIGHBOURHOOD OR CREATE AN IMBALANCE IN THE HOUSING STOCK; <del>THE PRIVACY AND AMENITY OF INTENDED AND ADJACENT OCCUPIERS IS NOT COMPROMISED;</del></li> <li>iii) ADEQUATE NOISE INSULATION IS PROVIDED.</li> </ul>	<p>be required to include <del>elements of</del> affordable housing. Further information will be provided in the Affordable Housing Supplementary Planning Guidance.</p> <p>... More detailed guidance is available in the Design Guide for Infill and Backland Development Supplementary Planning Guidance<sup>21</sup>.</p> <p>Specific detail on matters to be taken into account in flat conversions is found in <del>the adopted Flat Conversions and Houses in Multiple Occupation</del> Supplementary Planning Guidance<sup>22</sup>.</p> <p>H14 does not apply to Gypsy and Traveller caravan accommodation.</p> <p>Although the nature of such developments, including Park Homes (prefabricated housing units), is that they are non-permanent, they are often capable of use over many years. They should therefore be treated as for any other residential development. Because of their lightweight construction, there are particular risks to their occupation in flood risk areas</p>	

<sup>21</sup> Available at [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont374049.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont374049.pdf)

<sup>22</sup> Available at [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont064549.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont064549.pdf)

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	<p>iv) <u>ADEQUATE AMENITY FOR FUTURE OCCUPIERS.</u></p> <p><b>H14 Caravans</b> PROPOSALS FOR STATIC CARAVANS, MOBILE HOMES AND PARK HOMES WILL BE TREATED AS FOR ANY OTHER APPLICATION FOR RESIDENTIAL USE.</p>		
<b>13. Existing and New Community Facilities</b>			
<p><b>SP12 Community Facilities and Requirements</b> THE DEVELOPMENT OF NEW COMMUNITY FACILITIES <u>IN SUSTAINABLE LOCATIONS</u> WILL BE ENCOURAGED INCLUDING:</p> <p>i. PLACES OF WORSHIP AND CHURCH HALLS, CEMETERIES, COMMUNITY CENTRES, HEALTH CENTRES, DAY NURSERIES, CLINICS AND CONSULTING ROOMS;</p> <p>ii. MUSEUMS, PUBLIC HALLS, LIBRARIES, ART GALLERIES, EXHIBITION HALLS,</p>	<p><b>CF12 3 Protection of Existing Community Facilities</b> PROPOSALS THAT WOULD RESULT IN THE LOSS OR CHANGE OF USE OF BUILDINGS CURRENTLY USED FOR COMMUNITY FACILITIES WILL ONLY BE PERMITTED IF:</p> <p>(i) ALTERNATIVE PROVISION CAN BE MADE IN THE VICINITY OF AT LEAST AN EQUAL BENEFIT TO THE LOCAL POPULATION; OR</p> <p>(ii) IT CAN BE DEMONSTRATED THAT THE EXISTING PROVISION IS SURPLUS TO THE NEEDS OF THE COMMUNITY.</p> <p><del><b>CF14 — Protection of Existing School Sites</b> EXISTING SCHOOL SITES AND ASSOCIATED PLAYING FIELDS ARE PROTECTED FOR EDUCATIONAL PURPOSES UNLESS IT CAN BE DEMONSTRATED THAT CURRENT PROVISION IS SURPLUS TO THE REQUIREMENTS OF THE COMMUNITY.</del></p> <p><b>CF1 Protection of Playing Fields, Land <u>and Buildings</u> Used for <u>Leisure, Sport and Recreation and Areas of Play</u></b> THE REDEVELOPMENT FOR OTHER PURPOSES OF PLAYING FIELDS, OTHER LAND <u>AND BUILDINGS</u> USED FOR SPORT AND RECREATION, AND AREAS OF PLAY <u>AND COMMUNITY USES</u> WILL ONLY BE PERMITTED WHERE:</p>	<p>The re-use of existing buildings is also a potential source of increasing provision of community facilities, and in some locations, such as rural areas is preferable to new build.</p> <p>In areas of new housing development it may be appropriate to secure the provision of community facilities through a planning agreement.</p> <p>Planning Policy Wales (5th Edition, November 2012) notes the importance of providing access to a range of facilities including health, education, community and open spaces, and maximising opportunities for community development and social welfare. Proposals that help achieve this aim, through the provision of new facilities will be encouraged. There is also a need to reduce further inequalities between communities and access to facilities. Existing facilities should therefore be retained or enhanced to help ensure that all parts of the community, including rural areas, have affective access to services and</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>iii. EDUCATION AND TRAINING CENTRES; CINEMAS, MUSIC AND CONCERT HALLS, THEATRES, DANCE AND SPORT HALLS, SWIMMING BATHS, SKATING RINKS, GYMNASIUMS;</p> <p>iv. OUTDOOR AND INDOOR SPORT AND LEISURE USES INCLUDING ALLOTMENTS AND COMMUNITY/ CITY GARDENS.</p> <p>DEVELOPMENT THAT AFFECTS EXISTING COMMUNITY FACILITIES SHOULD BE DESIGNED TO RETAIN OR ENHANCE THOSE <u>ESSENTIAL</u> FACILITIES.</p>	<p>(i) ALTERNATIVE PROVISION OF THE SAME <del>COMMUNITY</del> BENEFIT IS MADE AVAILABLE IN THE IMMEDIATE LOCALITY; OR</p> <p>(ii) THE LAND <u>OR BUILDING</u> IS SURPLUS TO LONG TERM REQUIREMENTS.</p> <p><del><b>CF2 — Protecting Sub-Regional Sport and Leisure Facilities</b></del> <del>LEISURE AND SPORTS FACILITIES INCLUDING OUTDOOR STADIA WILL BE SAFEGUARDED. ANY DEVELOPMENT WHICH WOULD RESULT IN THE LOSS OF ALL OR PART OF THE PRINCIPAL USE OF THE SITE FOR OTHER USES WILL NOT BE PERMITTED.</del></p> <p><b>CF2.3 Outdoor Play Space Requirements</b> PROVISION OF OPEN SPACE IN ACCORDANCE WITH THE FIELDS IN TRUST STANDARD <u>(OR AS AMENDED)</u> WILL BE SOUGHT ON ALL NEW HOUSING DEVELOPMENTS, AND THE DEVELOPER WILL BE REQUIRED TO PAY A COMMUTED SUM TO COVER FUTURE MAINTENANCE.</p> <p><b>CF13.5 School Sites</b> NEW OR ENLARGED SCHOOLS ARE REQUIRED AT:</p> <p>(i) FORMER WHITEHEADS WORKS, CARDIFF ROAD</p> <p>(ii) FORMER NOVELIS SITE, ROGERSTONE</p> <p>(iii) GLAN LLYN (2 PRIMARY SCHOOLS), LLANWERN</p> <p>(iv) LLANWERN VILLAGE</p> <p>(v) DUFFFRYN HIGH</p> <p>(vi) DUFFFRYN JUNIORS AND INFANTS</p> <p>(vii) SOUTH OF PERCOED LANE, DUFFFRYN</p>	<p>community facilities.</p> <p>Proposals for new facilities should be situated in sustainable locations, particularly those that attract a high numbers of visitors, such as community centres, leisure centres and theatres, etc. Such facilities need to be accessible by a choice of transport modes and should <del>where practicable</del> be situated within the defined urban and village settlements, close to the population it is to serve. The re-use of existing buildings is preferable to new build particularly in the village areas.</p> <p>... Allotments and community gardens can also create better access to the environment for all groups and contribute to health, both physically and socially and are calming influences in otherwise sometimes frenetic urban areas. The Council will support proposals that help to achieve these principles. Where such proposals affect environmental spaces additional criteria will apply (see Policy CE2).</p> <p>The Council manages three cemeteries in Newport – St Woolos, Christchurch and Caerleon. Combined these cater for traditional methods of burial as well as green burials. Green burial is an environmentally friendly alternative to traditional styles of burial and is becoming more popular. The provision of new</p>	

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		<p>cemeteries and burial sites will be favourably considered by the Council, particularly where additional need can be demonstrated. Given the scale and nature of burial sites, consideration will be given to sites beyond the settlement boundary, subject to the detailed policies of the plan including the General Development Principles policies.</p> <p>A masterplan approach will be taken to the regeneration of the Pillgwenlly playing fields area to link with the Pillgwenlly Playing Fields Community Focussed Consultation Exercise carried out in May 2011 and to sit alongside the Pillgwenlly Regeneration Framework 2009.</p> <p>The Outdoor Play Space Provision Supplementary Planning Guidance and Planning Obligations Supplementary Planning Guidance set out detailed guidance on how the provision of outdoor play space from new residential developments will be assessed and managed.</p>	
<b>14. Developer Contributions</b>			
<p><b>SP13 <u>Planning Obligations</u> Community Infrastructure Levy</b></p> <p>DEVELOPMENT WILL BE REQUIRED TO HELP DELIVER MORE SUSTAINABLE COMMUNITIES BY MAKING</p>	None identified	<p>Development places demands on existing infrastructure, and it may also require new infrastructure to be provided. Development should therefore contribute to costs. Contributions will be secured through a variety of means, including conditions attached to planning consents, section 106 legal agreements, and the Community Infrastructure Levy (CIL). The appropriate level of</p>	Component not reassessed - changes not considered to affect SA.

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<p>CONTRIBUTIONS TO LOCAL AND REGIONAL INFRASTRUCTURE IN PROPORTION TO ITS SCALE AND THE SUSTAINABILITY OF ITS LOCATION THROUGH THE COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 AGREEMENTS.</p>		<p>contributions will be set out in the Planning Obligations Supplementary Planning Guidance and in the Community Infrastructure Levy Charging Schedule, which will reflect the contents of the Infrastructure Plan, which in turn will be based upon the LDP <u>and financial viability study</u>. Some elements of infrastructure may be jointly provided from contributions from more than one local authority area where the infrastructure is of more than local significance.</p>	
<b>15. Transport</b>			
<p><b>SP14 Transport Proposals</b></p> <p>TRANSPORT PROPOSALS WILL BE SUPPORTED WHERE THEY:</p> <p>(i) PROVIDE FOR TRAFFIC-FREE WALKING AND CYCLING FACILITIES AND EXPANSION OF THE NETWORK;</p> <p>(ii) ENCOURAGE THE USE OF PUBLIC TRANSPORT AND OTHER MODES WHICH REDUCE ENERGY CONSUMPTION AND</p>	<p><b>GP4 General Development Principles – Highways and Accessibility</b></p> <p>DEVELOPMENT PROPOSALS SHOULD:</p> <p>(i) PROVIDE APPROPRIATE ACCESS FOR PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT IN ACCORDANCE WITH NATIONAL GUIDANCE;</p> <p>(ii) BE ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT;</p> <p>(iii) BE DESIGNED TO AVOID OR REDUCE TRANSPORT SEVERANCE, NOISE AND AIR POLLUTION;</p> <p>(iv) MAKE ADEQUATE PROVISION FOR CAR PARKING <u>AND CYCLE STORAGE</u>;</p> <p>(v) PROVIDE SUITABLE <u>AND SAFE</u> ACCESS ARRANGEMENTS;</p> <p>(vi) DESIGN AND BUILD NEW ROADS WITHIN PRIVATE DEVELOPMENT IN ACCORDANCE WITH THE HIGHWAY AUTHORITY'S <del>ESTATE DEVELOPMENT</del> DESIGN GUIDE AND RELEVANT NATIONAL GUIDANCE;</p> <p>(vii) ENSURE THAT DEVELOPMENT WOULD NOT BE DETRIMENTAL TO HIGHWAY <u>OR PEDESTRIAN</u> SAFETY OR RESULT IN TRAFFIC GENERATION EXCEEDING THE CAPACITY OF THE HIGHWAY</p>	<p>Transport schemes will be supported that bring benefits to the economy, health and wellbeing of the community. The provision of choice of transport modes is seen as important in achieving sustainable development, as is the integration of all modes of transportation. <u>Policy GP5 provides guidance on the obligations on developers of schemes in the Gwent Levels.</u></p> <p>Proposals for new road infrastructure will be required to consider the needs of sustainable modes of transport, and include walking and cycling facilities where appropriate. Road schemes triggered by urban regeneration proposals will be considered for their economic benefits and should have full regard for sustainable travel, road safety, congestion and quality of life.</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>POLLUTION;</p> <p>(iii) IMPROVE ROAD SAFETY;</p> <p>(iv) IMPROVE THE QUALITY OF LIFE OF RESIDENTS;</p> <p>(v) ASSIST THE LOCAL ECONOMY;</p> <p>(vi) ASSIST URBAN REGENERATION;</p> <p>(vii) PROVIDE ACCESS TO NEW DEVELOPMENT AREAS WHICH INCORPORATE SUSTAINABLE TRANSPORT MODES;</p> <p>(viii) RELIEVE TRAFFIC CONGESTION IN THE LONG TERM;</p> <p>(ix) RESULT IN OTHER ENVIRONMENTAL IMPROVEMENTS, INCLUDING AIR QUALITY, NOISE REDUCTION, SUSTAINABLE DRAINAGE AND ENHANCED BIODIVERSITY.</p>	<p>NETWORK.</p> <p><b>T1 Railways</b></p> <p>THE RAILWAY SYSTEM WILL BE SAFEGUARDED AND DEVELOPED BY:</p> <p>(i) THE PROVISION OF NEW STATIONS AT:</p> <p style="padding-left: 40px;">a. LLANWERN;</p> <p style="padding-left: 40px;">b. CAERLEON;</p> <p style="padding-left: 40px;">c. COEDKERNEW; AND</p> <p style="padding-left: 40px;">d. PYE CORNER, BASSALEG;</p> <p>(ii) THE PROMOTION OF EARLY IMPLEMENTATION OF TRAIN SERVICES ON THE EBBW VALLEY LINE INTO NEWPORT;</p> <p>(iii) THE PROMOTION OF EARLY IMPLEMENTATION OF ELECTRIFICATION OF THE LONDON – SOUTH WALES MAINLINE;</p> <p>(iv) THE PROTECTION OF DISUSED LINES FROM DEVELOPMENT;</p> <p>(v) PROTECTING AND ENCOURAGING RAIL ACCESS TO INDUSTRIAL DEVELOPMENT, ESPECIALLY ON THE LINES TO NEWPORT DOCKS AND USKMOUTH;</p> <p>(vi) SUPPORTING APPLICATIONS FOR GOVERNMENT GRANT FOR NEW RAIL FACILITIES;</p> <p>(vii) SUPPORTING AND PROGRESSING SCHEMES FOR PARK AND RIDE.</p> <p><b>T2 Heavy Commercial Vehicle Movements</b></p> <p>DEVELOPMENTS WHICH GENERATE HEAVY COMMERCIAL VEHICLE MOVEMENTS WILL BE FAVOURED IN THOSE LOCATIONS WHICH ALLOW ACCESS TO A RAILWAY LINE, WHARF OR DOCK. WHERE IT CAN BE DEMONSTRATED THAT THIS IS NOT APPROPRIATE, LOCATIONS READILY ACCESSIBLE TO STRATEGIC AND PRINCIPAL</p>	<p>All new development that may be visited by people should be highly accessible and encourage walking, cycling and access to public transport, in the first instance. Adverse effects of traffic and parking on people and the environment should be minimised. The mobility and access requirements of those with increased needs should be fully considered.</p> <p>Development proposals should look to enhance permeability and to improve existing connectivity. The design and layout of a scheme should prevent barriers to movement by integrated means.</p> <p>Developments must be of a scale that the adjacent road network has the capacity to serve, without detriment to the highway network or the environmental characteristics of the road. Developers will be required to fund improvements to the highway network which are necessary to accommodate the development, on construction, on year of opening and in future years as required. Transport Assessments will be required for proposals likely to generate significant additional journeys.</p> <p>Appropriate levels of car parking will be required depending on the type of development, the location and existing</p>	

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<p><b>SP15 Integrated Transport</b></p> <p>INTEGRATED TRANSPORT WILL BE IMPLEMENTED IN LINE WITH THE SEWTA REGIONAL TRANSPORT PLAN, INCLUDING:</p> <p>(i) A CO-ORDINATED PEDESTRIAN NETWORK, INCLUDING SCHEMES SUCH AS “SAFE ROUTES IN COMMUNITIES”;</p> <p>(ii) IMPLEMENTATION OF THE CYCLING STRATEGY;</p> <p>(iii) INNOVATIVE FORMS OF PUBLIC TRANSPORT SUCH AS BUS PRIORITY, SAFEGUARDING AND ENHANCEMENT OF RAIL ROUTES AND IDENTIFICATION OF NEW STATIONS;</p> <p>(iv) DESIGNATION OF TRANSPORT INTERCHANGES FOR PARK AND RIDE, AND ROAD TO RAIL FREIGHT CENTRES;</p>	<p>ROUTES WILL BE FAVOURED. ELSEWHERE, SUCH DEVELOPMENT WILL NOT BE PERMITTED.</p> <p><b>T5 Walking and Cycling</b></p> <p>A NETWORK OF SAFE WALKING AND CYCLING ROUTES WILL CONTINUE TO BE DEVELOPED AND PROTECTED, <u>ESPECIALLY ALONG RIVER BANKS, WATERCOURSES AND THE COAST</u>. THEY WILL INCLUDE;</p> <p>(i) NATIONAL CYCLE ROUTE NUMBER 47, CWMCARN TO NEWPORT.</p> <p>(ii) NATIONAL CYCLE ROUTE 4 CAERPHILLY TO NEWPORT AND CHEPSTOW</p> <p>(iii) NATIONAL COASTAL ROUTE 88 CAERLEON TO NEWPORT AND CARDIFF.</p> <p><b>T6 Public Rights of Way Improvement</b></p> <p>PROPOSALS TO IMPROVE AND EXTEND THE PUBLIC RIGHTS OF WAY NETWORK ARE ENCOURAGED WITH AN EMPHASIS ON SUSTAINABILITY AND ACCESS FOR ALL.</p> <p><b>T7 Public Rights of Way and New Development</b></p> <p>ANY PUBLIC FOOTPATH, BRIDLEWAY OR CYCLEWAY AFFECTED BY DEVELOPMENT PROPOSALS WILL REQUIRE RETENTION OR THE PROVISION OF A SUITABLE ALTERNATIVE. PROVISION OF ADDITIONAL ROUTES, WHERE APPROPRIATE, WILL BE SOUGHT IN NEW DEVELOPMENTS, WITH LINKAGES TO THE EXISTING NETWORK. <u>THE FOLLOWING CRITERIA WILL ALSO APPLY;</u></p> <p>(i) <u>ENSURE THAT THE FREE FLOW AND SAFE PASSAGE OF PEDESTRIANS, CYCLISTS AND DISABLED USERS ARE NOT ADVERSELY AFFECTED ON FOOTWAYS/CYCLEWAYS;</u></p>	<p>provision. The Council’s Car Parking Standards are set out in Supplementary Planning Guidance.</p> <p>The Council will generally wish to adopt and maintain all new roads within developments. New roads will therefore need to comply with appropriate standards of design and construction, capacity, safety and amenity. Currently the Council embraces the use of Manual for Streets 1 and 2 in its approach to the design of new developments. Specific standards for the design of new roads etc are found in The Council’s design guide for residential and industrial estate roads and the Department for Transport’s Design Manual For Roads and Bridges.</p> <p>The re-opening of the Western Valley line between Ebbw Vale and Newport is seen as an important strategic link for commuters to the City area. The current service runs from Ebbw Vale to Cardiff and has been hailed as successful, and it is therefore important to open up the route between Ebbw Vale and Newport to encourage sustainable travel to the City from these valley areas. Along with this improvement will be the provision of a new station at Pye Corner (Bassaleg).</p> <p>The need for stations at Coedkernew and Caerleon had been identified as far back as 1990 in the Gwent Rail Study produced for the former Gwent County Council. Newport City</p>	

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<p>(v) A CENTRAL AREA PARKING STRATEGY CO-ORDINATED WITH AND IN CO-OPERATION WITH LOCAL AUTHORITIES IN THE SEWTA REGION;</p> <p>(vi) FACILITIES FOR PUBLIC TRANSPORT, WALKING AND CYCLING IN MAJOR NEW DEVELOPMENT;</p> <p>(vii) INTERCHANGE BETWEEN BUS, BICYCLE AND CAR TO ENABLE SUSTAINABLE USE OF THE COUNTRYSIDE.</p> <p><b><u>(viii) SIGNIFICANT DEVELOPMENT PROPOSALS SHALL BE ACCOMPANIED BY TRAVEL PLANS.</u></b></p>	<p><del>(ii) ENSURE THAT THERE IS NO INTERFERENCE WITH THE SAFE APPROACH TO, OR OPERATION OF, DROPPED CROSSING OR BUS STOPS ETC;</del></p> <p><del>(iii) ENSURE THAT THE LEGIBILITY AND VISIBILITY OF ROAD OR DIRECTION SIGNS ARE NOT OBSTRUCTED;</del></p> <p><del>(iv) ENSURE THAT THERE ARE NO VISIBILITY ISSUES FOR DRIVERS (E.G JUNCTIONS ETC);</del></p> <p>(v) <u>HIGHWAY SAFETY IS NOT OTHERWISE COMPROMISED.</u></p>	<p>Council will continue to promote the provision of these stations as contributors to sustainable and integrated transport.</p> <p>Stations at Llanwern and Coedkernew are located within major employment areas and will be served by strategic highway schemes (Queensway and the Duffryn Link). The stations therefore provide the opportunity for sustainable access to the employment areas, and for park and ride developments to serve the City and elsewhere.</p> <p>Developments which attract a large number of people and trips for example housing, business/offices and retail schemes should incorporate sustainable transport options into the design. It is important to create a network of routes, in and around the proposal as well as to the wider network. Proposals located on the urban fringe or in the countryside should explore the potential to incorporate bridleways into the development. These should be designed to link up to the existing wider network, to improve connectivity and increase the number of bridleways available to use.</p> <p>Opportunities for new Public Rights of Way, footpaths, cycle routes and bridleways should be clearly described in the Design and Access Statement submitted as part of a planning application.</p> <p>Many types of development can generate significant numbers of heavy goods vehicle</p>	

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		<p>movements, and these can give rise to problems, especially in suburban areas or in rural areas off the main roads. The capacity and safe operation of the highway network and the implications for other uses, especially residential, will be taken into account when determining such applications.</p>	
<b>16. Recreational Accessibility</b>			
<p><b>No strategic Policy</b></p>	<p><b>T8 All Wales Coast Path</b> DEVELOPMENT PROPOSALS SHOULD PROTECT AND ENHANCE THE ALL WALES COAST PATH. THE PROVISION OF ADDITIONAL ROUTES TO LINK TO THE COAST PATH WILL BE ENCOURAGED.</p> <p><b>CF4 5 Riverfront Access</b> ACCESS TO THE RIVERFRONT IN THE FORM OF MANAGED FOOTPATHS AND CYCLE ROUTES WILL BE ENCOURAGED WHERE PRACTICABLE.</p> <p><b>CF5 6 Usk and Sirhowy Valley Walks</b> DEVELOPMENT PROPOSALS THAT WOULD AFFECT THE ROUTES OF THE USK VALLEY AND SIRHOWY VALLEY WALKS OR THAT WOULD SIGNIFICANTLY REDUCE THEIR RECREATIONAL VALUE WILL NOT BE PERMITTED.</p>	<p>The Newport stretch of the coastal path will be safeguarded from development having been carefully selected to ensure no significant impacts on European sites occur as a consequence of the chosen route. The Council will seek to make meaningful connections to the coastal path from settlement areas and beyond to improve connectivity between Newport's urban area and its countryside and coastal parts. Connections to other access routes will also be encouraged, such as the National Cycle Route. Proposals for additional connections to the coast path will need to ensure that anticipated user numbers are within the agreed parameters approved as part of The Wales Coast Path – Appropriate Assessment under Article 6(3) of Habitats and Species Directive in relation to the Severn Estuary SAC, SPA and RAMSAR (May 2011).</p> <p>The riverfront has experienced significant regeneration over the last decade, with a</p>	<p>Component not reassessed - changes not considered to affect SA.</p>

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		<p>number of large scale developments taking place. The incorporation of a cycleway/footpath has been successfully negotiated as part of these developments, resulting in significant progress being made towards a continuous walkway/cycleway along the river's edge.</p> <p>Links will also be sought to existing and proposed non-riverfront routes to encourage movement between the urban, rural and riverfront areas, and contribute to Newport wide network coverage. Additional details on gaps and design considerations are set out in the River Usk Strategy, July 2009.</p>	
<b>17. Highways Infrastructure</b>			
<p><b>SP16 Major Road Schemes</b></p> <p>LAND WILL BE SAFEGUARDED FOR THE FOLLOWING STRATEGIC HIGHWAY SCHEMES:</p> <p>(i) M4 MOTORWAY JUNCTION 28 TREDEGAR PARK INTERCHANGE IMPROVEMENT;</p> <p>(ii) EASTERN EXTENSION OF THE SOUTHERN DISTRIBUTOR ROAD ALONG QUEENSWAY</p>	<p><b>CE2-3 Routeways, Corridors and Gateways</b></p> <p>DEVELOPMENT PROPOSALS SHOULD PROTECT AND ENHANCE THE APPEARANCE AND CONNECTIVITY OF EXISTING AND FUTURE MAIN ROUTE CORRIDORS AND GATEWAYS INTO THE CITY. THE ROUTES INCLUDE:</p> <p>iii) THE M4 MOTORWAY;</p> <p>iv) THE LONDON TO SOUTH WALES RAILWAY;</p> <p>v) THE A449 (T);</p> <p>vi) THE A4042 (T) MALPAS BYPASS AND BRYNGLAS TUNNELS RELIEF ROAD;</p> <p>vii) THE A455, THE SOUTHERN DISTRIBUTOR ROAD, THE A4042 DOCKS WAY AND THE USK WAY;</p> <p>viii) THE A48;</p> <p>ix) THE A48(M);</p>	<p>Environmental Assessments and where necessary Habitat Regulations Assessments will be undertaken on all major road schemes and impacts of proposals will be minimised and where required properly mitigated.</p> <p>... It is important that development proposals that are located or highly visible along these routes seek to improve the general environment and help create attractive routeways into the city. The type of enhancement will vary depending on the routeway in question and may involve landscaping improvements, which will also help create wildlife corridors, or built forms of</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>THROUGH THE GLAN LLYN REGENERATION AND LLANWERN STEELWORKS SITES;</p> <p>(iii) WESTERN EXTENSION OF THE SOUTHERN DISTRIBUTOR ROAD AS THE DUFFRYN LINK ROAD BETWEEN MAESGLAS AND COEDKERNEW;</p> <p>(iv) OLD GREEN JUNCTION REMODELLING;</p> <p>(v) NORTH SOUTH LINK – LLANWERN.</p>	<p>x) <u>THE MONMOUTHSHIRE AND BRECON CANALS;</u></p> <p>xi) OTHER PRINCIPAL TRANSPORT ROUTES IN THE URBAN AREA.</p> <p><b>T3 Road Hierarchy</b></p> <p>IN ORDER TO FACILITATE THE EFFECTIVE AND SAFE USE OF THE HIGHWAY NETWORK A HIERARCHY OF ROADS WILL BE ESTABLISHED. THIS ROAD HIERARCHY WILL BE USED TO DETERMINE THE PRINCIPLE OF ACCESS FOR NEW DEVELOPMENTS, IT COMPRISES THE FOLLOWING:</p> <p>(i) STRATEGIC ROUTES – THESE CONSIST OF THE M4 MOTORWAY, TRUNK ROADS AND THE A4051 FROM THE M4 TO THE WOODLANDS ROUNDABOUT. THESE ROADS CARRY A SUBSTANTIAL ELEMENT OF TRAFFIC TO AND AROUND THE CITY TO MAJOR CENTRES OF POPULATION AND COMMERCE ELSEWHERE. TO FACILITATE THE FREE MOVEMENT OF THROUGH TRAFFIC, STRATEGIC ROUTES SHOULD HAVE A LIMITED NUMBER OF JUNCTIONS WITH PARKING LIMITED TO DESIGNATED LAYBYS OR SERVICE AREAS. ONLY IN EXCEPTIONAL CIRCUMSTANCES AND HAVING REGARD TO THE STRATEGIC IMPORTANCE OF A DEVELOPMENT WILL NEW DIRECT ACCESS BE PERMITTED.</p> <p>(ii) PRINCIPAL ROUTES – THESE CONSIST OF ALL PRINCIPAL ROUTES WHICH LINK THE MAJOR POPULATION AND EMPLOYMENT AREAS IN THE SUB-REGION TO EACH OTHER AND TO THE STRATEGIC ROUTES. AS A GENERAL PRINCIPLE, THE PROVISION FOR ON-STREET PARKING, NEW FRONTAGE ACCESS AND TURNING MOVEMENTS WILL BE RESTRICTED IN THE INTERESTS OF ROAD SAFETY AND THE EFFICIENT MOVEMENT OF TRAFFIC.</p> <p>(iii) LOCAL ROADS – THESE PROVIDE FOR THE MAIN MOVEMENTS WITHIN URBAN AND RURAL AREAS, AS WELL AS GIVING ACCESS TO THE STRATEGIC AND PRINCIPAL</p>	<p>development such as shop front improvements.</p> <p>Proposals along main routeways or gateway sites should enhance biodiversity and wildlife connectivity through the use of appropriate species. Similarly, consideration of other links for pedestrians and cyclists should be designed into proposals to encourage the connectivity of the wider road, cycle and footpath network.</p> <p>Improvements to the Strategic and Principal Road networks will be encouraged where they assist in reducing traffic congestion, promote road safety and accident reduction and increase accessibility for Public Transport. Particular regard will also be paid to the role of strategic and principal routes in supporting the economy.</p> <p>Large development sites such as Glan Llyn (Llanwern) and Monmouthshire Bank Sidings (Cardiff Road) will be required to provide a hierarchy of roads within their sites, and will be subject to masterplanning to set out facilities for walking, cycling, road users and public transport. Where possible, developments should provide permeable layouts that link in to existing urban areas. Large cul de sac type developments that do not provide adequate permeability and therefore restrict access to</p>	

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	<p>ROAD NETWORK. WHERE APPROPRIATE, AND ESPECIALLY IN ORDER TO FACILITATE PUBLIC TRANSPORT, PARKING AND TURNING MOVEMENTS MAY BE RESTRICTED AND THE NUMBER OF FRONTAGE ACCESSES LIMITED <u>IN THE INTERESTS OF ROAD SAFETY AND THE EFFICIENT MOVEMENT OF TRAFFIC.</u></p> <p>(iv) ACCESS ROUTES – THESE PROVIDE ACCESS TO RESIDENTIAL AREAS, INDUSTRIAL AREAS, THE CITY CENTRE AND SMALL RURAL COMMUNITIES AND BUSINESSES. IF NECESSARY, AND FOR REASONS OF SAFETY AND AMENITY, TRAFFIC MOVEMENTS AND SPEED WILL BE RESTRICTED. WALKING, CYCLING AND BUS ROUTES WILL BE INCORPORATED INTO LAYOUTS WHERE APPROPRIATE. THESE ROADS WILL OFTEN GIVE GREATER PRIORITY TO PEDESTRIANS AND CYCLISTS.</p> <p><b>T4 Parking</b> CAR PARKING IN DEVELOPMENT PROPOSALS SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET OUT IN THE REGIONALLY BASED SUPPLEMENTARY PLANNING GUIDANCE.</p>	<p>public transport, walking and cycling networks will be considered undesirable.</p> <p>The [parking] approach seeks to manage traffic and reduce car dependency, while ensuring that development, including changes of use, is accompanied by sufficient parking space for private cars and service vehicles to avoid the need for vehicles to park on street and thereby cause congestion, danger and visual intrusion.</p> <p>Supplementary planning guidance will be used to define the zones and set the relevant standards for each type of development.</p>	
<b>18. Employment</b>			
<p><b>SP17 Employment Land Requirement</b> PROVISION WILL BE MADE FOR APPROXIMATELY <u>168</u> 465 HECTARES OF EMPLOYMENT LAND FOR THE PERIOD 2011 - 2026.</p> <p><b>SP18 Employment Sites</b> NEW INDUSTRIAL AND</p>	<p><b>EM1 Employment Land Allocations</b> IN ADDITION TO REDEVELOPMENT SITES WITHIN THE URBAN AREA, MAJOR EMPLOYMENT LAND ALLOCATIONS ARE MADE AS FOLLOWS:</p> <p>(i) DUFFRYN - <del>78</del> <u>65</u> HECTARES FOR <u>B1 AND B2 USES</u> LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES PROVIDED THAT:</p> <p>a) <del>THE NATIONAL ECONOMIC BENEFITS OF THE PROPOSAL OUTWEIGH THE ENVIRONMENTAL</del></p>	<p><u>...office development can be supported at City Centre locations and Celtic Springs Business Park, heavier industry will be more suited to locations south of Llanwern and east of Queensway Meadows, whilst medium sized prestige business park development can be supported at Duffryn and larger units for distribution located at Gwent Europark.</u></p> <p>Newport Docks provide a particular opportunity</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>BUSINESS DEVELOPMENT WILL BE LOCATED MAINLY IN THE FOLLOWING AREAS WITHIN THE <u>URBAN SETTLEMENT</u> BOUNDARY:</p> <p>(i) WEST NEWPORT AT COEDKERNEW <u>DUFFRYN</u>;</p> <p>(ii) SOUTH EAST NEWPORT WITHIN THE EASTERN EXPANSION AREA;</p> <p>(iii) URBAN AREA, RIVER USK CORRIDOR, AND DOCKS.</p>	<p><del>IMPACTS, INCLUDING VISUAL INTRUSION AND LOSS AND DAMAGE TO HABITATS AND/OR SPECIES, ESPECIALLY WITHIN THE ST BRIDES SSSI;</del></p> <p>b) <del>THE DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USES;</del></p> <p>e) <del>THERE ARE NO SUITABLE ALTERNATIVE SITES;</del></p> <p>d) <del>FULL MITIGATION AND/OR COMPENSATION IS PROVIDED BY THE DEVELOPER FOR ADVERSE IMPACTS ON THE SSSI;</del></p> <p>(iii) EAST OF QUEENSWAY MEADOWS, SOUTH OF GLAN LLYN – 142-<u>34</u> HECTARES FOR <u>B1, B2 AND B8 USES</u> LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES PROVIDED THAT:</p> <p>e) <del>THE NATIONAL ECONOMIC BENEFITS OF THE PROPOSAL OUTWEIGH THE ENVIRONMENTAL IMPACTS, INCLUDING VISUAL INTRUSION AND LOSS AND DAMAGE TO HABITATS AND/OR SPECIES, ESPECIALLY WITHIN THE NASH AND GOLDCLIFF SSSIs;</del></p> <p>f) <del>THE DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USES;</del></p> <p>g) <del>THERE ARE NO SUITABLE ALTERNATIVE SITES;</del></p> <p>h) <del>FULL MITIGATION AND/OR COMPENSATION IS PROVIDED BY THE DEVELOPER FOR ADVERSE IMPACTS ON THE SSSIs;</del></p> <p>(iii) CELTIC SPRINGS – 6 HECTARES PRIMARILY FOR B1 USE;</p> <p>(iv) SOLUTIA – 58 <u>45</u> HECTARES FOR B1, B2 AND B8 USE AND LEISURE USE;</p> <p><del>NEWPORT DOCKS – 204 HECTARES FOR B1, B2 AND B8 USES;</del></p> <p>(v) GWENT EUROPARK – 16 HECTARES FOR B8 DISTRIBUTION USES;</p>	<p>to provide for port related employment. One aspect of this is in energy generation, where it has certain locational advantages, including accessibility for fuel and distance from residential or other uses upon which there might be an impact. The existing Uskmouth Power Station is of course just across the river.</p> <p>The sites in west Newport are close to major arterial routes, which make them well-connected nationally, regionally and locally. Substantial development has already occurred in this area, and there are business advantages in locating near to other similar uses. The proposal for a railway station at Coedkernew enhances the potential accessibility of this area. Where development may impinge upon the Site of Special Scientific Interest (SSSI), particular care will be needed to ensure the protection of the features of importance. These are primarily to be found in the reens.</p> <p>South East Newport is one of the older industrial areas of the city, but there are <del>also</del> opportunities for further development and redevelopment. This area is also well connected to the transport network, and also includes a new railway station proposal at Llanwern. With major housing growth proposed locally, there will be clear benefits in the provision of employment in this area.</p>	

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	<p><del>PORT ROAD, MAESGLAS – 10 HECTARES FOR B1, B2 AND B8 USES;</del></p> <p>(vi) LAND OFF CHARTIST DRIVE, ROGERSTONE – 2 HECTARES FOR B1, B2 AND B8 USES.</p> <p><u>EM3 Newport Docks</u> <u>AN EMPLOYMENT LAND ALLOCATION IS MADE FOR THE EXISTING EMPLOYMENT SITE OF NEWPORT DOCKS - 204 HECTARES FOR B1, B2 AND B8 USES.</u></p> <p><b>EM 4 3 Alternative uses of Employment Land</b> PROPOSALS FOR ALTERNATIVE SITES OF EMPLOYMENT LAND WILL BE ASSESSED AGAINST:</p> <p>(i) THE LIKELY EMPLOYMENT LEVEL OF THE ALTERNATIVE PROPOSAL;</p> <p>(ii) THE REMAINING SUPPLY OF EMPLOYMENT LAND, PARTICULARLY RESISTING THE LOSS OF PRESTIGIOUS LAND WHICH HAS GOOD ACCESS TO TRANSPORT LINKS;</p> <p>(iii) THE AVAILABILITY OF OTHER LAND OR BUILDINGS FOR THE PROPOSED ALTERNATIVE USE.</p> <p>(iv) <u>INFORMATION THAT DEMONSTRATES THAT THE SITE AND PROPERTY HAS BEEN MARKETED FOR A NEW EMPLOYMENT USE AND THAT AN ON-GOING USE IS NO LONGER AVAILABLE.</u></p>	<p>Again, Where development may impinge upon a Site of Special Scientific Interest (SSSI), particular care will be needed to ensure the protection of the features of importance. These are primarily to be found in the reens.</p> <p>In addition to the potential impact on the River Usk Special Area of Conservation (SAC), developments must consider their potential impact on the Severn Estuary Natura 2000 sites. The extent of bird activity, that are features of the Severn Estuary Special Protecting Area (SPA) and Ramsar site, is unknown. Therefore developers will be responsible for carrying out a suitable bird survey to determine likely significant effects, if any. A sensitive working programme must be compiled to minimise disturbance to this species. <del>In accordance with Policy GP5 the developer will be expected to carry out a Habitat Regulation Assessment of these works as part of the planning process.</del> <u>Employment Sites may also result in the loss of habitat (and disturbance of adjacent habitats) in particular it may impact upon Reens. Paragraph 2.55 sets out how this will need to be addressed. In accordance with Policy GP5 the developer will be expected to provide sufficient information to enable a Habitat Regulation Assessment of these works to be carried out as part of the planning process.</u></p>	

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		<p><i>Supporting text for specific sites referenced in Policy EM1 includes details of internationally and nationally protected species and habitats that could potentially be affected by development and highlights the need for development proposals to be supported by HRA In addition to satisfying the requirements of GP5.</i></p> <p><u>To help operate Policy EM4, a new Employment Land SPG will be written. The purpose of the SPG will be to help define the role of Newport’s existing stock of employment land and outline the level of evidence the Council will expect to support planning applications in employment areas.</u></p>	
<b>19. Regeneration</b>			
<p><b>SP19 Urban Regeneration</b></p> <p>PROPOSALS WILL BE FAVOURED WHICH ASSIST THE REGENERATION OF THE URBAN AREA, PARTICULARLY WHERE THEY CONTRIBUTE TO:</p> <p>(i) THE VITALITY, VIABILITY AND QUALITY OF THE ENVIRONMENT OF</p>	<p><b>CE3 4 Waterfront Development</b></p> <p>DEVELOPMENT IN A WATERSIDE LOCATION SHOULD INTEGRATE WITH THE WATERWAY AND NOT TURN ITS BACK ON IT, AND SHOULD TAKE ACCOUNT OF THE INTERESTS OF REGENERATION, LEISURE, NAVIGATION, <u>WATER QUALITY AND FLOW</u>, AND NATURE CONSERVATION.</p> <p><b>H9 Housing Estate Regeneration</b></p> <p>PROPOSALS FOR THE REGENERATION OR IMPROVEMENT OF HOUSING AREAS WILL BE FAVOURABLY CONSIDERED WHERE THEY:</p> <p>(i) ARE UNDERTAKEN IN A COMPREHENSIVE MANNER;</p>	<p><u>Employment Sites may also result in the loss of habitat (and distribution of adjacent habitats) in particular it may impact on Reens, paragraph 2.61 sets out how this will be addressed. The developer will be expected to carry out a Habitat Regulations Assessment of these works, in addition to satisfy relevant requirement of GP5.</u></p> <p>New development in or near to the city centre, such as the university campus opened in 2011, can help to support improvements to the city centre through the enhanced footfall and</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>THE CITY CENTRE;</p> <p>(ii) THE PROVISION OF RESIDENTIAL AND BUSINESS OPPORTUNITIES WITHIN THE URBAN AREA;</p> <p>(iii) REUSE OF VACANT, UNDERUSED OR DERELICT LAND;</p> <p>(iv) <u>ENCOURAGE THE DEVELOPMENT OF COMMUNITY USES WHERE APPROPRIATE.</u></p>	<p>(ii) PROTECT AND ENHANCE OPEN SPACE AND THE SETTING OF THE ESTATE;</p> <p>(iii) WIDEN TENURE OPTIONS WHERE THESE ARE LIMITED;</p> <p>(iv) <u>ENCOURAGE THE DEVELOPMENT OF COMMUNITY USES WHERE APPROPRIATE.</u></p> <p><b>EM2 Regeneration Sites</b></p> <p>REGENERATION SCHEMES WILL BE ENCOURAGED, INCLUDING AS FOLLOWS:</p> <p><del>GLAN LLYN, LLANWERN 194 HECTARES FOR RESIDENTIAL, COMMUNITY, COMMERCIAL AND LEISURE USES;</del></p> <p>(i) LLANWERN FORMER STEELWORKS EASTERN END <del>54</del> <u>39.5</u> HECTARES FOR B1, B2 AND B8 USE;</p> <p>(ii) LLANWERN FORMER TIPPING AREA SOUTH OF QUEENSWAY - 122 HECTARES FOR B1, B2 AND B8 USE;</p> <p>(iii) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD - 2 HECTARES FOR B1, B2 AND ANCILLARY USES;</p> <p>(iv) OLD TOWN DOCK / GEORGE STREET/ <u>PENMAEN WHARF</u> <del>27</del> <u>32.75</u> HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</p> <p><del>LOWER DOCK STREET (REMAINDER OF FORMER CATTLE MARKET SITE) 0.2 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</del></p> <p>(v) RIVER FRONT <del>4.3</del> <u>0.3</u> HECTARES FOR INSTITUTIONAL, COMMERCIAL AND LEISURE USES;</p> <p>(vi) GODFREY ROAD (REAR OF STATION) 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;</p>	<p>expenditure that they bring.</p> <p>There may be wide ranging ecological value on brownfield sites that have laid vacant for some time. Intensive survey requirements will be essential in such instances. Mitigation and management will follow where necessary.</p> <p>It is important that new development proposals that come forward throughout the plan period fully incorporate the River and its important features. Further information on the special features and considerations of the River are set out in the River Usk Management Strategy – July 2009<sup>23</sup>.</p> <p><u>Development proposals in a waterside location will be expected to be of a high quality design, incorporate footpaths/cycleways and towpaths, wherever possible, as part of the scheme and improve the overall amenity of the area.</u></p> <p>The comprehensive regeneration required will need to address issues such as physical housing decay, lack of usable open space, lack of on-site facilities, and poor highway</p>	

<sup>23</sup> River Usk Strategy July 2009 [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont419715.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419715.pdf)

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	<p>(vii) CRINDAU 10 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</p> <p>(viii) WHITEHEAD WORKS 21 HECTARES FOR RESIDENTIAL, B1, B8 AND HEALTH TRUST USES;</p> <p>(ix) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) <del>1.26</del> <u>1.2</u> HECTARES B1, B8 AND HEALTH TRUST USES;</p> <p>(x) NOVELIS (ALCAN), ROGERSTONE <del>37</del> <u>40</u> HECTARES FOR B1, COMMERCIAL, LEISURE, RESIDENTIAL AND COMMUNITY USES.</p> <p><b>CF3 4 Water Based Recreation</b> THE PROVISION AND ENHANCEMENT OF WATER BASED RECREATIONAL ACTIVITIES AND ESSENTIAL ANCILLARY FACILITIES ARE ENCOURAGED ESPECIALLY WITH THE RESTORATION OF THE MONMOUTHSHIRE AND BRECON CANALS.</p>	<p>layout and car parking provision. The primary objective will be to create a desirable community. Widening of tenure options will be encouraged. A development strategy and detailed planning briefs will be required, and master plans and an implementation strategy will need to be put in place for larger estates.</p>	
<b>20. Rural Economy</b>			
	<p><b>CF7 8 Horse Related Developments</b> HORSE RELATED DEVELOPMENTS, BOTH RECREATIONAL AND COMMERCIAL, INCLUDING STABLES, SHELTERS AND RIDING SCHOOLS WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) THE SCALE, DESIGN, SITING AND MATERIALS DO NOT DETRACT FROM THE CHARACTER AND APPEARANCE OF THE LOCALITY;</p> <p>(ii) THE PROPOSAL DOES NOT RESULT IN AN EXCESSIVE NUMBER OF BUILDINGS OR INAPPROPRIATE ANCILLARY STRUCTURES;</p> <p>(iii) THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE PROVISION OF A NEW DWELLING <u>UNLESS CLASSIFIED AS A RURAL ENTER DWELLING</u>;</p> <p>(iv) THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE</p>	<p>The design of stables, shelters and other structures should reflect the surrounding area. The use of natural materials such as timber, natural stone and slate will be encouraged. The use of more permanent materials such as rendered concrete blocks and tiles should be resisted as they can be visually intrusive in a rural setting and can result in a more urbanised form of development.</p> <p>The impact on the landscape should be carefully considered and where possible existing buildings should be used or new development should be sited in close proximity to existing groups of buildings. Shelters,</p>	<p>Component not reassessed - changes not considered to affect SA.</p>

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	<p>PROVISION OF UNSIGHTLY INFRASTRUCTURE.</p>	<p>stables and other structures can benefit from the natural folds in the land and existing surrounding tree belts, to both minimise impact and maximise the protection offered.</p> <p>Developers will be expected to demonstrate that the buildings / structures proposed are directly related and necessary to the horse activities proposed.</p> <p>Services such as water and electricity are often required on site and care should be taken that unsightly overhead wires are not allowed unless no other alternative is available. Where underground cabling is considered, advice should be sought from the Council's tree officer on the impact on any existing trees. The provision of lighting, for example with ménages, should be strictly controlled to avoid light pollution.</p> <p>Where horse related developments are proposed, opportunities to create new bridleways should be fully explored. Routes in and around the proposals as well as to the wider network of bridleways should be considered to improve connectivity and increase the number of bridleways to use.</p>	
<b>21. Tourism</b>			
	<p><b>CF8 9 Tourism</b> NEW AND IMPROVED TOURISM RELATED DEVELOPMENTS,</p>	<p>... Regeneration areas can provide</p>	<p>Appraisal updated to take</p>

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	<p>INCLUDING HOTEL AND OTHER VISITOR ACCOMMODATION, CONFERENCE AND EXHIBITION FACILITIES, <del>AND</del> HERITAGE INTERPRETATION FACILITIES, <u>AND RURAL TOURISM AND ACTIVITY TOURISM IN THE COUNTRYSIDE</u> WILL BE PERMITTED, PARTICULARLY WHERE REGENERATION OBJECTIVES WILL BE COMPLEMENTED, <del>SUBJECT TO THE GENERAL DEVELOPMENT PRINCIPLES OF THIS PLAN.</del></p> <p><b>CF9 40 Celtic Manor</b> A LEISURE AREA IS DESIGNATED IN THE USK VALLEY AROUND THE CELTIC MANOR RESORT. WITHIN THIS, FURTHER DEVELOPMENT OF LEISURE USES WILL BE APPROVED SUBJECT TO:</p> <ul style="list-style-type: none"> <li>(i) CONSISTENCY WITH AN OVERALL MASTERPLAN TO BE AGREED WITH THE COUNCIL;</li> <li>(ii) THE PROPOSED DEVELOPMENT RESPECTING THE RURAL CHARACTER OF THE USK VALLEY, WHICH IS TO BE MAINTAINED;</li> <li>(iii) ANY BUILT DEVELOPMENT BEING ESSENTIAL TO THE FUNCTIONING OF THE PROPOSED USE;</li> <li>(iv) ANY BUILT DEVELOPMENT BEING CAREFULLY LOCATED SO AS NOT TO BE VISUALLY INTRUSIVE, ESPECIALLY WHEN VIEWED FROM MAJOR ROUTEWAYS.</li> </ul> <p><b>CF10 4 Commercial Leisure Developments</b> PROPOSALS FOR COMMERCIAL LEISURE DEVELOPMENTS OUTSIDE THE CITY AND DISTRICT CENTRES WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:</p> <ul style="list-style-type: none"> <li>(i) <u>AN ASSESSMENT OF NEED IF NOT IN A DEFINED CENTRE;</u></li> <li>(ii) THERE ARE NO SUITABLE CITY, DISTRICT OR EDGE OF CENTRE SITES (THE SEQUENTIAL TEST);</li> </ul>	<p>opportunities for tourist facilities, and Conservation Areas also often contain valuable attractions, such as at Caerleon. Care will be needed that any development complements and does not detract from the characteristics of the area concerned.</p> <p><u>...In developing countryside related development, it will be important to ensure that it is sustainable, resulting in a low impact on the environment and local culture, while helping to generate income, employment and conservation.</u></p> <p>Attention is also drawn to the nature conservation interests of the area [Celtic Manor] and particularly of the River Usk, which is of European significance as a Special Area of Conservation under the Habitats Directive, <u>which is covered in Policy GP5 of the Plan.</u> The area also includes a Flood Zone and an Archaeologically Sensitive Area, and these and all other relevant policies of this plan should also be taken into account.</p> <p>In determining proposals for leisure developments, careful consideration will need to be given to the relationship between the proposed use of the land and the interests of conservation. An Environmental Impact Assessment will be required if the proposed development would be likely to have significant environmental effects. The countryside, areas designated for their nature conservation or</p>	<p>account of policy changes.</p>

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	<p>(iii) THE PROPOSALS EITHER SINGULARLY OR CUMULATIVELY WITH OTHER EXISTING OR APPROVED DEVELOPMENTS DO NOT UNDERMINE THE VITALITY, VIABILITY AND ATTRACTIVENESS OF THE CITY AND DISTRICT CENTRES;</p> <p>(iv) THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE AFFECT ON THE SUPPLY OF EMPLOYMENT LAND.</p> <p><b>CF11 2 Outdoor Leisure Developments</b></p> <p>PROPOSALS THAT HAVE A SIGNIFICANT OUTDOOR LEISURE ELEMENT WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) EXISTING BUILDINGS ARE REUSED WHEREVER POSSIBLE;</p> <p>(ii) <del>IN THE COUNTRYSIDE,</del> <u>WHERE A COUNTRYSIDE LOCATION IS ESSENTIAL,</u> ANCILLARY BUILDINGS ARE DIRECTLY RELATED TO THE PRIMARY LEISURE USE.</p>	<p>landscape value, and higher quality agricultural land (Grades 1,2 and 3A) will be protected from development unless there is no alternative site and there is a proven need for the proposal. Proposals will need to ensure that they are not unduly prominent when viewed from the wider area and Public Rights of Way. The enjoyment of those using Public Rights of Way should not be restricted.</p> <p>The Council will require extensive details to be submitted with each application [for Golf Courses], including the following items: golf course layout and topographical and landscape analysis; siting, size and proposed use of buildings; highway impact and car parking provision; an ecological impact statement; landscape impact; and service provision including water supply. In appropriate cases, the Council will also require applications to be accompanied by an archaeological impact statement or formal Environmental Impact Assessment.</p> <p>Golf course proposals may be accompanied by, or followed by, submissions for associated development such as hotels, further sports facilities and conference centres. These proposals will be considered on their own merits under the appropriate policies of the plan. The impact of associated development may be greater than the golf course itself and could be unacceptable. Floodlighting, for example, can result in significant light pollution, introducing a further urban intrusion into the countryside.</p>	

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<b>22. Waste</b>			
<p><b>SP21 Waste Management</b></p> <p>THE SUSTAINABLE MANAGEMENT OF WASTE ARISING IN NEWPORT WILL BE FACILITATED BY PROMOTING AND SUPPORTING ADDITIONAL TREATMENT FACILITIES, MEASURES AND STRATEGIES THAT REPRESENT THE BEST PRACTICABLE ENVIRONMENTAL OPTION, HAVING REGARD TO THE WASTE HIERARCHY AND THE PROXIMITY PRINCIPLE.</p>	<p><b>W1 Waste Site Allocations</b></p> <p>LAND IS SAFEGUARDED FOR WASTE DISPOSAL PURPOSES AT DOCKSWAY WASTE DISPOSAL SITE.</p> <p><del>LAND IS ALLOCATED FOR REGIONALLY SCALED WASTE MANAGEMENT FACILITIES ON LAND SOUTH OF LLANWERN STEELWORKS (4 Ha).</del></p> <p><b>W2 Sites for Waste Management Facilities</b></p> <p>ALL ALLOCATED, PERMITTED AND EXISTING B2 INDUSTRIAL SITES ARE IDENTIFIED AS POTENTIALLY SUITABLE LOCATIONS FOR NEW WASTE MANAGEMENT FACILITIES, SUBJECT TO DETAILED ASSESSMENTS, TO MEET THE ESTIMATED LAND REQUIREMENT OF UP TO <del>42.6</del> <u>8.6</u> HECTARES.</p> <p><b>W3 Waste Management Proposals</b></p> <p>DEVELOPMENT PROPOSALS FOR SUSTAINABLE WASTE MANAGEMENT FACILITIES WILL BE PERMITTED SUBJECT TO:</p> <ul style="list-style-type: none"> <li>(i) MEETING NATIONAL PLANNING POLICY CONSIDERATIONS;</li> <li>(ii) THE NEED FOR PROPOSALS FOR DISPOSING OF THE TYPE, QUANTITY AND SOURCE OF WASTE ASSESSED AGAINST THE LOCAL AND REGIONAL REQUIREMENTS BEING ESTABLISHED.</li> </ul> <p><b>W4 Provision for Waste Management Facilities in Development</b></p> <p>WHERE APPROPRIATE, PROVISION WILL BE SOUGHT IN ALL NEW DEVELOPMENT FOR FACILITIES FOR THE STORAGE, RECYCLING AND OTHER MANAGEMENT OF WASTE.</p>	<p>... The choice of waste management option for a particular waste stream will be guided by the “Best Practicable Environmental Option (BPEO) taking into account the environmental and economic costs and benefits of different options. The Welsh Government also supports the “proximity principle” requiring that waste should be disposed of, or otherwise managed close to the point at which it is generated, and the principle of “regional self-sufficiency”, each region aiming to provide, as far as possible, sufficient capacity for managing the waste which arises within it.</p> <p>Developments should where possible use secondary and recycled aggregates as part of the construction process in accordance with SP22 - Minerals. Wherever possible this should be done without taking materials off site. It is good practice to produce Site Waste Management Plans to encourage resource efficiency and to reduce, recycle and re-use waste on site and as sustainably as possible. The Welsh Government is currently looking at developing regulations requiring the preparation of SWMPs in Wales on construction sites. It is likely that such regulations will be enforced through Building Control and the Environment Agency.</p>	<p>Appraisal updated to take account of policy changes.</p>

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		<p>Docksway Waste Disposal site accommodates a number of waste management facilities in addition to its landfill element. Facilities include household waste recycling centre, open windrow composting facility, landfill gas engines and a waste transfer station.</p> <p><del>11.6 The South of Llanwern site is one of the 2 shortlisted Proiect Gwyrdd preferred bidders (the only one in Newport). Proposals for a waste management facility on this site would need to be of a high design standard reflecting its position along the Queensway route. Environmental considerations would need to be addressed with specific regard to the Nash and Goldcliff SSSI. Proposals would need to accord with relevant national guidance and regulations, as well as other policies of the Plan including the General Development Principles Policies. The Council will liaise with the Environment Agency Wales to assess the proposals put forward for the site.</del></p> <p>Further detailed guidance on matters such as the types of facilities required and their design will be set out in Supplementary Planning Guidance.</p>	
<b>23. Minerals</b>			
<p><b>SP22 Minerals</b></p> <p>THE PLAN WILL FULFIL ITS CONTRIBUTION TO THE REGIONAL DEMAND BY:</p>	<p><b>M1 Safeguarding of Mineral Resource</b> DEVELOPMENT THAT WOULD STERILISE OR HINDER EXTRACTION OF IDENTIFIED MINERAL RESOURCES WILL NOT BE PERMITTED.</p> <p><b>M2 Mineral Development</b></p>	<p>Mineral extraction can have significant consequences for the environment and amenity of local communities. The need for the particular mineral must therefore be weighed against the impact of the extraction and associated operations.</p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>(i) SAFEGUARDING LOCALISED POTENTIAL <u>HARDROCK AND SAND AND GRAVEL RESOURCE BLOCKS</u>;</p> <p>(ii) PROTECTING EXISTING AND POTENTIAL WHARVES AND EXISTING RAIL INFRASTRUCTURE AT NEWPORT DOCKS TO ENSURE THE CONTINUED SUSTAINABLE TRANSPORTATION OF AGGREGATE;</p> <p>(iii) ENCOURAGING THE USE OF SECONDARY AND RECYCLED AGGREGATES WHERE APPROPRIATE;</p> <p>(iv) CONSIDERING PROPOSALS FOR THE WINNING AND WORKING OF MINERALS IN THE REGIONAL CONTEXT, WHILST HAVING CLEAR REGARD TO LOCAL FACTORS.</p>	<p>PROPOSALS FOR MINERAL EXTRACTION OR SIMILAR DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA AS APPROPRIATE:</p> <p>i) EVIDENCE OF LOCAL, REGIONAL OR NATIONAL NEED; <u>PRIORITY TO THE USE OF SECONDARY MATERIALS; THE POTENTIAL TO ACHIEVE A HIGH STANDARD OF RESTORATION AND AFTERCARE.</u></p> <p>ii) <u>ANY ADVERSE IMPACT ON POLLUTION, DRAINAGE, LANDSCAPE, THE NATURAL AND HISTORIC ENVIRONMENT, AGRICULTURAL LAND QUALITY AND LAND STABILITY IS ADEQUATELY MANAGED;</u></p> <p>iii) <u>ADJOINING AREAS ARE NOT ADVERSELY IMPACTED IN TERMS OF NOISE, DUST, VIBRATION AND TRAFFIC GENERATION LEVELS.</u></p> <p><b>M3 Oil and Gas</b></p> <p>PROPOSALS FOR EXPLORATION, <u>APPRAISAL AND OR PRODUCTION OF OIL AND GAS CAN HAVE ADVERSE ENVIRONMENTAL IMPACTS. THE SITING AND CONTROL OF SUCH DEVELOPMENT WILL NEED TO ENSURE SENSITIVE AREAS AND POTENTIAL IMPACTS ON ADJOINING AREAS ARE AVOIDED, MANAGED AND RESTORED.</u> <del>WILL BE CONSIDERED AGAINST POLICY M2.</del> EXPLORATION PROPOSALS WILL NORMALLY BE SUBJECT TO A ONE YEAR TIME LIMIT.</p> <p><b>M4 Wharves and Rail</b></p> <p>THE SUSTAINABLE TRANSPORTATION OF AGGREGATE WILL BE FAVOURED. EXISTING WHARVES AND RAIL INFRASTRUCTURE WILL BE SAFEGUARDED.</p>	<p>In the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment, prepared under the provisions of the relevant statutory Regulations. Proposals for extensions to mineral workings, including deepening, will be assessed against this policy. It should be noted that soil stripping is a mineral operation and will be covered by this policy.</p> <p>Mineral activity can have a significant effect on neighbouring properties and their amenities, and the presence of other uses also therefore has implications for the carrying out of mineral operations. An appropriately sized buffer zone should therefore be maintained around mineral workings; MPPW and MTAN1 provide details on mineral buffer zones. Mineral operations disturb and damage the environment by consuming land. It is therefore appropriate that such disturbance is kept to a minimum, by restoring progressively and at the earliest opportunity. Appropriate restoration and management will be required as a matter of course as the creation of dereliction is no longer acceptable.</p> <p>The production of minerals in the Newport area is mainly for construction purposes comprising hard rock and marine dredged sand and</p>	

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		<p>gravel. There are no known mineral energy sources (oil, gas or coal) within Newport.</p> <p>The existing and prospective wharves will be safeguarded to enable the continued import of marine dredged sand and gravel and the future possibility of other mineral flow into the area. The existing wharves have been identified on the proposals map.</p> <p>The rail sidings at Newport Docks also require safeguarding to maintain existing and potential use for the transportation of aggregates by rail. Broader rail infrastructure also has the capacity to assist the sustainable movement of aggregate at a regional scale.</p> <p>Where proposals have the potential to impact on these sites developers will be required to demonstrate that their proposals do not have an impact on the viability of the transportation of aggregates through more sustainable modes of transport.</p>	
<b>24. City Centre</b>			
<p><b>SP20 Assessment of Retail Need</b></p> <p>PROPOSALS FOR RETAIL DEVELOPMENT WILL BE SUBJECT TO THE APPLICATION OF THE SEQUENTIAL TEST, AND</p>	<p><b>CE6 — Shopfronts</b></p> <p>A NEW SHOPFRONT WILL ONLY BE PERMITTED IF IT:</p> <p>(i) — RELATES WELL TO THE BUILDING, TAKING INTO ACCOUNT UPPER FLOORS, SCALES, PROPORTIONS, VERTICAL ALIGNMENT, ARCHITECTURAL STYLE AND MATERIALS;</p> <p>(ii) — PRESERVES ANY EXISTING SEPARATE ACCESS TO THE</p>	<p><u>Planning Policy Wales (Ed 5, Nov 2012) is clear in promoting a hierarchical approach to the consideration of retail, leisure proposals and other uses associated with a town centre location.</u></p>	<p>Appraisal updated to take account of policy changes.</p>

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<p>IF NOT IN A DEFINED CENTRE, <u>WITHIN THE CITY CENTRE OR DISTRICT CENTRE</u>, TO AN ASSESSMENT OF NEED.</p> <p><u>RETAIL AND ASSOCIATED USES BEST LOCATED IN A CITY CENTRE WILL BE SUBJECT TO AN ASSESSMENT OF NEED IF NOT WITHIN A DEFINED CENTRE, AND APPLICATION OF THE SEQUENTIAL TEST IF NOT WITHIN THE CITY CENTRE.</u></p> <p><u>DEVELOPMENT WILL BE LOCATED ACCORDING TO THE FOLLOWING HIERARCHY OF RETAIL CENTRES:</u></p> <ol style="list-style-type: none"> <li><u>1. NEWPORT CITY CENTRE</u></li> <li><u>2. DISTRICT CENTRES (AS REFERENCED UNDER POLICES R6 &amp; R7)</u></li> <li><u>3. LOCAL CENTRES</u></li> <li><u>4. OUT OF CENTRE RETAIL SITES</u></li> </ol>	<p>FLOORS ABOVE;</p> <p><del>(iii) TAKES ACCOUNT OF THE DESIGN FEATURES OF NEIGHBOURING SHOPFRONTS SO THAT THE DEVELOPMENT WILL FIT IN WITH THE CHARACTER OF THE STREET SCENE;</del></p> <p><del>(iv) USES MATERIALS WHICH COMPLEMENT THE STREET SCENE.</del></p> <p><b>CE7 — Signs and Advertisements</b></p> <p>SIGNS AND ADVERTISEMENTS MUST BE WELL DESIGNED AND SENSITIVELY LOCATED WITHIN THE STREET SCENE AND SHOULD BE CAREFULLY RELATED TO THE CHARACTER, SCALE AND ARCHITECTURAL FEATURES OF THE BUILDING ON WHICH THEY ARE PLACED. SHOP SIGNS, INCLUDING PROJECTING SIGNS, SHOULD BE LOCATED AT FASCIA LEVELS.</p> <p><b>R1 City Centre Schemes</b></p> <p>REDEVELOPMENT SCHEMES OR OTHER PROPOSALS TO ENHANCE THE PROVISION OF RETAIL FACILITIES WITHIN THE CITY CENTRE SHOPPING AREA WILL BE FAVOURED PROVIDED THAT THE SCALE, DESIGN AND LAYOUT OF THE PROPOSALS ARE COMPATIBLE WITH THE OVERALL FUNCTIONING OF THE CITY CENTRE, ITS ARCHITECTURAL CHARACTER AND VISUAL ENVIRONMENT.</p> <p><b>R2 Primary Shopping Frontage</b></p> <p>WITHIN THE PRIMARY SHOPPING FRONTAGE AREAS IDENTIFIED, PROPOSALS FOR THE CHANGE OF USE OF GROUND FLOOR RETAIL PREMISES TO NON-RETAIL USES WILL ONLY BE PERMITTED PROVIDED THAT:</p> <ol style="list-style-type: none"> <li>(i) THE PROPOSAL, EITHER IN ITS OWN RIGHT OR IN CONJUNCTION WITH OTHER EXISTING AND APPROVED NON-RETAIL USES, WOULD NOT RESULT IN A BREAK IN THE RETAIL FRONTAGE WHICH EXCEEDS 15 METRES;</li> <li>(ii) THE PROPOSAL IS NOT ADJACENT TO ANOTHER NON-RETAIL UNIT;</li> </ol>	<p><u>In order to maintain and improve the retail and mix of uses on offer in the City Centre, a strong City Centre first approach will be taken. The sequential test will be strictly applied to ensure that the development proposed is appropriate for the site in relation to the retail hierarchy and if the proposal is not within the City Centre or a defined District Centre, need will have to be demonstrated.</u></p> <p><u>Providing a good mix of uses in the City Centre is an important factor in achieving a vibrant and attractive City Centre. Planning Policy Wales (Ed 5, 2012) establishes that uses which need to be accessible to a large number of people are best located in town centres. Other associated uses best located in the City Centre could include tertiary and higher education facilities, central libraries, central and local government offices and larger A3 uses such as family restaurants. Such uses need to be accessible to a large number of people and therefore have the potential to impact on the attractiveness of the City Centre if located elsewhere. The Council will require a sequential approach to be taken to such proposals and, where required, and assessment of need undertaken.</u></p>	

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	<p>(iii) 80% OF THE TOTAL LENGTH OF FRONTAGE IS MAINTAINED IN RETAIL USE;</p> <p>(iv) THE PROPOSAL DOES NOT INVOLVE A PROMINENT OR CORNER UNIT;</p> <p>(v) DESIGN ASPECTS ARE ACCEPTABLE, PARTICULARLY WITH REGARD TO THE INTENDED SHOPFRONT TREATMENT;</p> <p>(vi) PROPOSED USES ARE WITHIN CLASS A (AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 <u>OR AS AMENDED</u>) OR OTHER SUI GENERIS USES AS MAY BE ACCEPTABLE;</p> <p>(vii) ANY ANTICIPATED ENVIRONMENTAL DISTURBANCE CAN BE EFFECTIVELY CONTROLLED THROUGH THE USE OF PLANNING CONDITIONS OR NOISE ABATEMENT ZONE CONTROLS.</p> <p><b>R3 Non-Retail Uses in Secondary City Centre Shopping Areas</b></p> <p>PROPOSALS FOR NON-RETAIL USES IN NEWPORT CITY CENTRE AT GROUND FLOOR LEVEL IN THE SECONDARY FRONTAGES IDENTIFIED WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) THE PROPOSAL, EITHER ON ITS OWN OR IN CONJUNCTION WITH ADJOINING UNITS, WOULD NOT RESULT IN A BREAK IN THE RETAIL FRONTAGE OF MORE THAN 20 METRES;</p> <p>(ii) THE PROPOSAL WOULD NOT RESULT IN A GAP IN THE RETAIL FRONTAGE OF MORE THAN 2 UNITS;</p> <p>(iii) AT LEAST 60% OF ANY FRONTAGE LENGTH IS MAINTAINED IN RETAIL USE;</p> <p>(iv) THE PROPOSAL DOES NOT INVOLVE A PROMINENT OR CORNER UNIT;</p> <p>(v) THE PROPOSED DEVELOPMENT WOULD NOT ADVERSELY AFFECT LOCAL RESIDENTIAL AMENITY, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER USES;</p>	<p><del>2.82 — Planning Policy Wales is clear in promoting a city centre first approach to the consideration of retail proposals. This is important in sustainability terms, as city centres are usually the most accessible to the population as a whole, and by the greatest range of transport options. Out of town retailing tends to be highly car-dependent, and therefore also has a low level of accessibility to those without ready access to a car.</del></p> <p><del>2.84 — This approach should help to ensure that Newport residents, and people who work in the city or visit it, will have ready access to as good a range of shops as possible, and without having to make extended journeys to do so. Newport currently loses 55% of expenditure on non-bulky comparison goods, which represents a serious economic loss, as well as a practical loss to shoppers who cannot get what they want locally. The cost in CO<sub>2</sub> emissions from the extended journeys undertaken is a serious consideration in terms of climate change and environmental concerns more generally.</del></p> <p><del>4.14 ... Additional advice is available in Supplementary Planning Guidance — Security Measures for Shopfronts and Commercial Premises, and Town Centre Shopfront Policy.</del></p> <p><del>4.15 ... Within conservation areas and residential areas illuminated box signs and projecting signs will not be permitted unless</del></p>	

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	<p>(vi) ANY ANTICIPATED ENVIRONMENTAL DISTURBANCE CAN BE EFFECTIVELY CONTROLLED THROUGH THE USE OF PLANNING CONDITIONS OR NOISE ABATEMENT ZONE CONTROLS;</p> <p>(vii) THE DEVELOPMENT IS ACCESSIBLE IN TERMS OF PUBLIC TRANSPORT PROVISION, AND ASSOCIATED PEDESTRIAN MOVEMENT FOLLOWING OPERATING HOURS WILL NOT BE DIRECTED THROUGH RESIDENTIAL AREAS.</p> <p><b>R4 Non-Retail Uses in Other City Centre Shopping Areas</b></p> <p>PROPOSALS FOR NON-RETAIL USES IN NEWPORT CITY CENTRE OUTSIDE THE DESIGNATED PRIMARY AND SECONDARY SHOPPING FRONTAGE AREAS WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) THE PROPOSED DEVELOPMENT WOULD NOT ADVERSELY AFFECT LOCAL RESIDENTIAL AMENITY, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER USES;</p> <p>(ii) ANY ANTICIPATED ENVIRONMENTAL DISTURBANCE CAN BE EFFECTIVELY MITIGATED THROUGH THE USE OF PLANNING CONDITIONS OR NOISE ABATEMENT ZONE CONTROLS;</p> <p>(iii) THE DEVELOPMENT IS ACCESSIBLE IN TERMS OF PUBLIC TRANSPORT PROVISION, AND ASSOCIATED PEDESTRIAN MOVEMENT FOLLOWING OPERATING HOURS WILL NOT BE DIRECTED THROUGH RESIDENTIAL AREAS.</p> <p><u>R5 Café Quarter</u></p> <p><u>OUTDOOR SEATING AREAS AS EXTENSIONS TO EXISTING A3 FOOD AND DRINK USES (AS DEFINED BY THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 OR AS AMENDED) WILL BE ENCOURAGED IN THE DEFINED CAFÉ QUARTER.</u></p>	<p><del>they can be successfully related to the design and detail of the building and do not detract from the special character of a group of buildings or a street.</del></p> <p>Supplementary planning guidance is available on Shopfronts and Shopfront Security Measures.</p>	
<b>25. District Centres</b>			

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	<p><b><u>R6 5</u> Retail Proposals in District Centres</b>            WITHIN AND ADJACENT TO THE FOLLOWING DISTRICT SHOPPING CENTRES:</p> <ul style="list-style-type: none"> <li>- BEECHWOOD DISTRICT CENTRE</li> <li>- CAERLEON DISTRICT CENTRE</li> <li>- CAERLEON ROAD DISTRICT CENTRE</li> <li>- COMMERCIAL ROAD DISTRICT CENTRE</li> <li>- CORPORATION ROAD DISTRICT CENTRE</li> <li>- HANDPOST DISTRICT CENTRE</li> <li>- MAINDEE DISTRICT CENTRE</li> <li>- MALPAS DISTRICT CENTRE</li> </ul> <p>IMPROVED SHOPPING FACILITIES WILL BE FAVOURED PROVIDED THAT:</p> <ul style="list-style-type: none"> <li>(i) THE PROPOSAL IS OF A SCALE APPROPRIATE TO THE PARTICULAR CENTRE;</li> <li>(ii) THE PROPOSAL WOULD NOT HAVE AN ADVERSE IMPACT ON THE VITALITY AND VIABILITY OF THE CITY CENTRE;</li> <li>(iii) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT;</li> <li>(iv) SATISFACTORY CAR PARKING, ACCESS AND SERVICING ARRANGEMENTS EXIST OR CAN BE PROVIDED.</li> </ul> <p><b><u>R7 6</u> Newport Retail Park District Centre</b>  <del>NO ADDITIONAL RETAIL SALES FLOORSPACE WILL BE PERMITTED AT NEWPORT RETAIL PARK DISTRICT CENTRE.</del>  <u>NEWPORT RETAIL PARK IS A DISTRICT CENTRE, AS DEFINED BY TAN 4, TO PROVIDE LOCAL SHOPPING FACILITIES FOR THE</u></p>	<p>Opportunities may exist for redevelopment schemes in or well related to district centres which could result in a strengthening of the retail function of that centre. New proposals should, however, be at an appropriate scale for the district centre in question, and the range of goods sold should not directly compete with the city centre to the detriment of its vitality and viability. Accessibility and parking considerations will be assessed against the General Development Principle Policies of this plan.</p> <p>Additional guidance on acceptable shopfront shutters design can be found in Supplementary Planning Guidance.</p> <p>Newport Retail Park has now developed to such an extent that it has more than sufficient floorspace and types of traders present to fulfil a role as District Centre, even allowing for the significant development planned to occur in the Eastern Expansion Area of the city (see Newport Retail Study and Capacity Assessment, Colliers International, July 2010 <u>and Newport Retail Park Supplement, January 2013</u>). Given its location and critical mass, further development of the retail park will pose a threat to the viability and vitality of the city centre, not only in terms of any additional development itself, but also in terms of increasing the cumulative attraction of the retail park, and therefore restrictions are placed on its further development.</p> <p><u>The Colliers Study (July 2010) also recommends a restriction on the range of</u></p>	<p>Appraisal updated to take account of policy changes.</p>

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	<p><u>EASTERN EXPANSION AREA. THE SCALE OF EXISTING RETAILING AND OTHER FACILITIES IN AND AROUND THE NEWPORT RETAIL PARK HAS THE CAPACITY TO PERFORM A MUCH WIDER ROLE. IN ORDER TO ACHIEVE THE POLICY OBJECTIVE, THE BOUNDARY OF THE DISTRICT CENTRE HAS BEEN DEFINED. EXISTING FACILITIES OUTSIDE OF THIS BOUNDARY WILL BE REGARDED AS BEING OUT OF CENTRE.</u></p> <p><u>PROPOSALS IN NEWPORT RETAIL PARK WILL BE PERMITTED PROVIDED THAT EACH OF THE FOLLOWING CRITERIA ARE MET WHERE APPLICABLE:</u></p> <ul style="list-style-type: none"> <li><u>i) THERE WILL BE NO MORE THAN ONE LARGE CONVENIENCE STORE WITH A FLOORSPACE IN EXCESS OF 929 SQ M RETAIL SALES FLOORSPACE IN THE DISTRICT CENTRE; OTHER SMALLER CONVENIENCE STORES SERVING A LOCAL FUNCTION WILL BE ACCEPTABLE;</u></li> <li><u>ii) CLASS A1 RETAIL DEVELOPMENT WHICH INCREASES THE TOTAL NET FLOORSPACE IN THE DISTRICT CENTRE (AS MEASURED IN JANUARY 2013) BY MORE THAN 500 SQ M WILL BE REQUIRED TO DEMONSTRATE THAT THEY ACCORD WITH THE STRATEGIC OBJECTIVE OF PROVIDING LOCAL SERVICES FOR THE EASTERN EXPANSION AREA, COMPLY WITH THE SEQUENTIAL TEST AND DO NOT HAVE A HARMFUL IMPACT ON OTHER CENTRES;</u></li> <li><u>iii) THE TYPE OR RANGE OF GOODS SOLD DOES NOT THREATEN THE VITALITY OR VIABILITY OF THE CITY CENTRE;</u></li> <li><u>iv) THE INTRODUCTION OF OTHER CLASS'A' SERVICES AND RELATED COMMUNITY FACILITIES WILL BE SUPPORTED WHERE THEY WILL PRIMARILY SERVE THE EASTERN EXPANSION AREA AND WILL BE SUBJECT TO CONTROL TO</u></li> </ul>	<p><u>goods sold at the Newport Retail Park District Centre to avoid it evolving in a way which impacts adversely on the city centre.</u></p> <p><u>The primary purpose of the Newport Retail Park District Centre is to serve the Eastern Expansion area. Proposals for non-retail Class A uses will be encouraged provided they are of an appropriate scale to serve the local area.</u></p>	

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	<p><u>PREVENT THEIR CHANGE OF USE TO CLASS A1 USE;</u></p> <p>v) <u>THE SITING AND DESIGN OF THE PROPOSALS SHOULD ENHANCE AND IMPROVE LINKS TO THE ADJOINING RESIDENTIAL DEVELOPMENT, PARTICULARLY FOR PEDESTRIANS AND CYCLISTS;</u></p> <p>vi) <u>THE SURROUNDING HIGHWAY AND TRANSPORTATION NETWORK HAS CAPACITY TO SERVE THE DEVELOPMENT, AND THAT ACCESS AND SERVICING ARRANGEMENTS CAN BE ACCOMMODATED IN A SATISFACTORY MANNER;</u></p> <p>vii) <u>THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT;</u></p> <p>viii) <u>SATISFACTORY CAR PARKING ARRANGEMENTS EXIST OR CAN BE PROVIDED.</u></p> <p><u>RETAIL SALES FLOORSPACE IS DEFINED AS FOLLOWS: THE AREA WITHIN THE SHOP OR STORE WHICH IS VISIBLE TO THE PUBLIC AND TO WHICH THE PUBLIC HAS ACCESS, INCLUDING FITTING ROOMS, CHECKOUTS, THE AREA IN FRONT OF CHECKOUTS, SERVING COUNTERS AND THE AREA BEHIND USED BY SERVING STAFF, AREA OCCUPIED BY RETAIL CONCESSIONAIRES, CUSTOMER SERVICE AREAS, INTERNAL LOBBIES IN WHICH GOODS ARE DISPLAYED, CUSTOMER CAFÉS AND TOILET. FOR THE APPLICATION OF POLICIES IN THIS PLAN, THE RETAIL SALES FLOORSPACE OF SHOP UNITS WITH A SMALL CUSTOMER AREA WITH LIMITED DISPLAY BUT A LARGE BACK OF HOUSE STORAGE AREA (SUCH AS CATALOGUE SHOWROOMS) WILL BE TREATED AS COMPRISING 80% OF THE GROSS INTERNAL FLOORSPACE (GIA) OF THE UNIT.</u></p> <p><b>R7 — Newport Retail Park District Centre Proposals</b></p> <p>IF POLICY R6 IS SATISFIED, PROPOSALS IN NEWPORT RETAIL PARK</p>		

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	<p><del>DISTRICT CENTRE WILL BE PERMITTED PROVIDED THAT:</del></p> <ul style="list-style-type: none"> <li><del>(i) NO NEW CONVENIENCE RETAIL FLOORSPACE IS INCLUDED;</del></li> <li><del>(ii) ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M;</del></li> <li><del>(iii) THE TYPE OR RANGE OF GOODS SOLD DOES NOT THREATEN THE VITALITY AND VIABILITY OF THE CITY CENTRE;</del></li> <li><del>(iv) THE SITING AND DESIGN OF THE PROPOSALS ENHANCE AND IMPROVE LINKS TO THE ADJOINING RESIDENTIAL DEVELOPMENT, PARTICULARLY FOR PEDESTRIANS AND CYCLISTS;</del></li> <li><del>(v) THE SURROUNDING HIGHWAY AND TRANSPORTATION NETWORK HAS CAPACITY TO SERVE THE DEVELOPMENT, AND THAT ACCESS AND SERVICING ARRANGEMENTS CAN BE ACCOMMODATED IN A SATISFACTORY MANNER;</del></li> <li><del>(vi) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT;</del></li> <li><del>(vii) SATISFACTORY CAR PARKING ARRANGEMENTS EXIST OR CAN BE PROVIDED.</del></li> </ul> <p><b>R8 Non-Retail Uses In District Centres</b></p> <p>IN DISTRICT CENTRES ACTIVITIES IN USE CLASSES A2 (FINANCIAL AND PROFESSIONAL OFFICES), A3 (FOOD AND DRINK) AND VARIOUS LEISURE AND COMMUNITY USES WILL BE PERMITTED ONLY WHERE:</p> <ul style="list-style-type: none"> <li>(i) THE CONCENTRATION OF SUCH USES AT GROUND FLOOR LEVEL WOULD NOT PREJUDICE THE VIABILITY OF THE CENTRE'S RETAILING ROLE;</li> <li>(ii) SATISFACTORY CAR PARKING AND ACCESS ARRANGEMENTS EXIST OR CAN BE PROVIDED;</li> <li>(iii) THERE WOULD BE NO UNACCEPTABLE EFFECT ON THE LOCAL</li> </ul>		

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	RESIDENTIAL AMENITIES OR THE GENERAL CHARACTER OF THE AREA IN TERMS OF NOISE AND DISTURBANCE OR EXTRA TRAFFIC GENERATED.		
<b>26. Large Scale Out of Centre Retailing</b>			
	<p><b>R11 New Out of Centre Retail Sites</b>                      PROPOSALS FOR LARGE SCALE RETAIL DEVELOPMENT ON SITES OUTSIDE THE CITY CENTRE OR DISTRICT CENTRES WILL NOT BE PERMITTED UNLESS:</p> <ul style="list-style-type: none"> <li>(i) NEED IS IDENTIFIED;</li> <li>(ii) THE PROPOSED DEVELOPMENT WOULD NOT, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER OUT OF CENTRE DEVELOPMENTS, HAVE AN ADVERSE EFFECT ON <del>TRADITIONAL</del> <u>DEFINED</u> RETAIL CENTRES AS A CONSEQUENCE OF THE TYPE OR RANGE OF GOODS SOLD;</li> <li>(iii) THE LOCATION IS ACCEPTABLE IN SEQUENTIAL TERMS, OR THE PROPOSAL INVOLVES THE RELOCATION OF AN EXISTING OUT OF CENTRE RETAIL FACILITY TO A SEQUENTIALLY ACCEPTABLE SITE WHERE AGREEMENTS CAN CONTROL FUTURE RETAIL USES ON THE VACATED LAND;  <del>ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M;</del></li> <li>(iv) THE SURROUNDING HIGHWAY AND TRANSPORTATION NETWORK HAS CAPACITY TO SERVE THE DEVELOPMENT, AND THAT ACCESSING AND SERVICING ARRANGEMENTS CAN BE ACCOMMODATED IN A SATISFACTORY MANNER;</li> <li>(v) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT.</li> </ul> <p><b>R12 Development of Existing Out-of-Centre Retail Sites</b>                      OUTSIDE THE CITY CENTRE <u>AND</u> DISTRICT CENTRES <del>AND</del> <del>NEWPORT RETAIL PARK</del>, PROPOSALS FOR EXTENSIONS TO LARGE</p>		Component not reassessed - changes not considered to affect SA.

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	<p>RETAIL OUTLETS, INCLUDING GARDEN CENTRES, REFURBISHMENT OR REDEVELOPMENT OF EXISTING STORES AND EXTENSIONS TO EXISTING OUTLETS, AND INCREASES IN FLOORSPACE TO PREVIOUS CONSENTS WILL ONLY BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> <li>(i) NEED IS IDENTIFIED;</li> <li>(ii) THE PROPOSED DEVELOPMENT WOULD NOT, EITHER IN ITS OWN RIGHT, OR CUMULATIVELY WITH OTHER OUT-OF-CENTRE DEVELOPMENTS AND OUTSTANDING PLANNING PERMISSIONS, HAVE AN ADVERSE EFFECT ON <u>DEFINED TRADITIONAL</u> RETAIL CENTRES AS A CONSEQUENCE OF THE TYPE OR RANGE OF GOODS SOLD;</li> <li>(iii) THE SEQUENTIAL TEST CAN BE SATISFIED HAVING REGARD TO THE AVAILABILITY, SUITABILITY AND VIABILITY OF <u>CITY TOWN</u> AND DISTRICT CENTRE SITES, OR EDGE-OF-CENTRE SITES WHICH COULD ACCOMMODATE THE PROPOSED RETAIL USES;</li> <li>(iv) THE PROPOSAL WOULD NOT INCREASE THE AREA OF THE SITE; <del>ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M;</del></li> <li>(v) THE SURROUNDING HIGHWAY AND TRANSPORTATION NETWORK HAS CAPACITY TO SERVE THE DEVELOPMENT, AND THAT ACCESSING AND SERVICING ARRANGEMENTS CAN BE ACCOMMODATED IN A SATISFACTORY MANNER;</li> <li>(vi) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT.</li> </ul>		
<b>27. Other Retail</b>			
	<p><b>R9 Small Scale Retail Proposals</b> PROPOSALS FOR NEW LOCAL RETAIL FACILITIES, EXTENSION OF FLOORSPACE OF EXISTING RETAIL OUTLETS OR THE CHANGE OF USE OF EXISTING BUILDINGS TO RETAILING OUTSIDE THE <u>CITY</u></p>		No changes required.

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	<p><del>TOWN AND DISTRICT CENTRES</del>, WILL BE PERMITTED ONLY WHERE:</p> <ul style="list-style-type: none"> <li>(i) NEW RESIDENTIAL DEVELOPMENT WOULD BE SERVED OR THE PROVISION WOULD CATER FOR UNDER-PROVISION IN THE AREA;</li> <li>(ii) THE PROPOSAL IS OF A SCALE APPROPRIATE TO THE LOCALITY;</li> <li>(iii) THERE WOULD BE NO ADVERSE EFFECTS ON THE VIABILITY AND VITALITY OF ANY DEFINED CENTRE;</li> <li>(iv) THERE WOULD BE NO UNACCEPTABLE EFFECT ON THE LOCAL RESIDENTIAL AMENITIES OR THE GENERAL CHARACTER OF THE AREA IN TERMS OF NOISE AND DISTURBANCE OR EXTRA TRAFFIC GENERATED.</li> </ul> <p><b>R10 Change of Use to Non-Retail Uses <u>Inside Local Centres</u> <del>Outside City and District Centres</del></b></p> <p>PROPOSALS FOR CHANGE OF USE OF EXISTING SHOP PREMISES TO FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2), FOOD AND DRINK USES (USE CLASS A3), AND LEISURE AND COMMUNITY USES <u>WITHIN LOCAL CENTRES</u> <del>OUTSIDE THE CITY</del></p> <p><del>TOWN AND DISTRICT CENTRES</del> WILL BE PERMITTED ONLY WHERE:</p> <ul style="list-style-type: none"> <li>(i) THE CONCENTRATION OF SUCH USES AT GROUND FLOOR LEVEL WOULD NOT PREJUDICE THE VIABILITY OF THE CENTRE'S RETAILING ROLE;</li> <li>(ii) THERE WILL BE NO UNACCEPTABLE ADVERSE EFFECTS ON THE LOCAL HIGHWAY NETWORK; AND</li> <li>(iii) THERE WILL BE NO UNACCEPTABLE EFFECTS ON LOCAL RESIDENTIAL AMENITY OR THE GENERAL CHARACTER OF THE AREA IN TERMS OF NOISE AND DISTURBANCE OR EXTRA TRAFFIC GENERATED.</li> </ul>		
<b>28. Gypsy and Traveller Accommodation</b>			

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	<p><b>H15 7 Gypsy and Traveller Transit Accommodation</b> SITES ARE ALLOCATED FOR GYPSY AND TRAVELLER TRANSIT ACCOMMODATION AT:</p> <ul style="list-style-type: none"> <li>i. <u>LAND AT CELTIC WAY, COEDKERNEW; AND</u></li> <li>ii. <u>CONTINGENCY SITE AT FORMER RINGLAND ALLOTMENTS FOR EITHER TRANSIT OR RESIDENTIAL ACCOMMODATION.</u></li> </ul> <p>(i) <del>COEDKERNEW;</del> (ii) <del>QUEENSWAY MEADOWS.</del></p> <p><b>H16 8 Gypsy and Traveller Residential Accommodation</b> SITES ARE ALLOCATED FOR PERMANENT GYPSY AND TRAVELLER RESIDENTIAL ACCOMMODATION AT:</p> <ul style="list-style-type: none"> <li>i. <u>HARTRIDGE FARM ROAD, RINGLAND; AND</u></li> <li>ii. <u>CONTINGENCY SITE AT FORMER RINGLAND ALLOTMENTS FOR EITHER TRANSIT OR RESIDENTIAL ACCOMMODATION.</u></li> </ul> <p>i) <del>ROAD SAFETY CENTRE, HARTRIDGE FARM ROAD, LLANWERN;</del> ii) <del>CONTINGENCY SITE AT FORMER RINGLAND ALLOTMENTS;</del> iii) <del>CONTINGENCY SITE AT FIELD AND BRICKYARD LANE.</del></p> <p>(i) <del>YEW TREE COTTAGE, BETTWS;</del> (ii) <del>FORMER ARMY BARRACKS, PYE CORNER, NASH;</del> (iii) <del>FORMER ARMY CAMP SITE, PYE CORNER, NASH.</del></p> <p><b>H17 Gypsy and Traveller Accommodation Proposals</b> PROPOSALS FOR GYPSY AND TRAVELLER CARAVAN SITES, INCLUDING ON LAND OUTSIDE DEFINED SETTLEMENT BOUNDARIES, WILL BE PERMITTED PROVIDED:</p> <ul style="list-style-type: none"> <li>i) THE SITE IS WELL RELATED TO SUITABLE COMMUNITY</li> </ul>	<p>Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation as an exception to normal policies. There must be evidence to show that there is a genuine need in the local area concerned; a general statement on the overall need for affordable housing will not be sufficient. Sites will also need to be suitable for housing in all other respects.</p> <p>5.30 <del>...</del> A Newport Gypsy and Traveller Accommodation Needs Assessment was carried out by Fordham Consultants in 2009. The need for transit accommodation will be updated accordingly. In providing transit sites at various locations across Newport, the Council is looking to meet its identified need.</p> <p><u>Some Gypsy and Traveller families still have a nomadic style of living and the Council must provide transit sites for their use. Occupants at these location will be allowed to pitch for a set number of weeks per year as determined by the Council, for which a fee will be payable in advance. A Newport Gypsy and Traveller Accommodation Needs Assessment was completed by Fordham Consultants in January 2010 and up to date information such as the annual caravan count, informs the Council that 7 pitches are required at this location during the plan period.</u></p> <p><u>A contingency site has been identified at the Former Ringland Allotments for either transit or residential accommodation. This</u></p>	<p>Full appraisal required.</p>

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	<p>FACILITIES AND SERVICES FOR THE PROSPECTIVE OCCUPANTS;</p> <p>ii) THE SITE IS CAPABLE OF BEING SERVED BY UTILITIES INCLUDING WASTE DISPOSAL AND RECOVERY AND EMERGENCY SERVICES;</p> <p>iii) THE SITE IS NOT WITHIN AREAS AT HIGH RISK OF FLOODING, GIVEN THE PARTICULAR VULNERABILITY OF CARAVANS; <del>THE SITE COMPLIES WITH OTHER ENVIRONMENTAL AND GENERAL POLICES OF THIS PLAN ESPECIALLY WITH REGARD TO RESIDENTIAL AMENITY AND HIGHWAY SAFETY</del></p> <p>iv) <u>THERE IS AN IDENTIFIED AND GENUINE, LOCAL NEED FOR ACCOMMODATION FOR THE OCCUPIERS.</u></p>	<p><u>is in the event that 1a1 identified families in social accommodation need or in need of transit provision, cannot be accommodate in their entirety on the preferred transit and residential sites as identified in Policies H15 and H16.</u></p> <p>Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have a genuine connection to Newport <u>and have no alternative place to live</u> (this assessment is carried out by housing services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the local authority.</p> <p><u>Newport City Council has an immediate unmet need for permanent residential pitches in Newport. These families have already been identified by the Council. The immediate need will be accommodated at Hartridge Farm Road between 2013 and 2015. Additional on-site pitches will be provided in a phased approach throughout the Plan Period. The Former Ringland Allotment site will be retained for contingency purposes and used if the site at Hartridge Farm Road cannot accommodate all the identified families in residential accommodation need. Details of the proposed phasing approach at the Hartridge Farm Road site are provided in the Delivery and Implementation Background Paper of the Plan.</u></p>	

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		<p>Many Gypsy and Traveller families have a cultural aversion to living in Bricks and Mortar accommodation. This aversion has been recognised in the law courts and means that every local authority in Wales must view Gypsy and Traveller accommodation as a form of affordable housing. In assessing accommodation need under criterion (v), occupiers will need to comply with all relevant housing legislation, for example the Housing Acts 1996 and 2004, <u>or as amended</u>. <u>Provided sites can be proven to be sustainable it may be that sites are located in rural or semi-rural settings, as contributing to the meeting of affordable housing needs. This policy relates to applications for both residential and transit Gypsy and Traveller caravan sites. Such Sites should be reasonably close to suitable facilities and services, especially when considering proposals for permanent residential pitches. Transit pitches need not be as well related to facilities and services given the nature of the temporary accommodation. The contents of Welsh Government circular 30/2007 will also provides relevant guidance in this regard.</u></p>	

**Key**

<b>Effects</b>				<b>Assessment</b>	
	Local	ST-MT	Temp	Low	 Strongly positive
	Sub-Reg	ST-LT	Perm	Med	 Moderately positive

-	Reg/Nat	MT- LT	High	+	Slightly positive
?		ST		0	No effect
x		MT		-	Slightly negative
x x		LT		--	Moderately negative
				---	Strongly negative
				+/-	Combination of positive and negative effects / neutral effect
				n/a	Not assessed

**Terms**

- Mag** Magnitude
- Scale** Geographic extent
- T/P** Temporary/permanent
- Cert** Certainty
  
- ST** Short term
- MT** Medium term
- LT** Long term
- Sm** Summary assessment

**Table G.2 – Policy component 1: Sustainability**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓✓	Sub-Reg	ST-LT	Perm	Med	++	++	++	++	<p>Policy SP1 sets out high level safeguards for the protection of local landscape types, specifically through the point (ix); protecting and enhancing the built and natural environment. The other points that add to the policy's performance against this objective are:</p> <ul style="list-style-type: none"> <li>(i) the efficient use of land</li> <li>(ii) reusing previously developed land and empty properties <u>in preference to greenfield sites</u>; and</li> <li>(iii) a modal shift to more sustainable modes of transport.</li> </ul> <p>Efficient use of land, including the re-use of PDL will help protect Greenfield land, and reducing the reliance on a private car, may help to minimise such impacts as additional land take for new road infrastructure, transport noise, light, and hence protect the quality and tranquillity of local landscapes.</p>	<p><b>2012:</b> It is recommended that point ii) of the Policy SP1 be amended to refer specifically to a sequential approach utilising previously developed land and empty properties in preference to greenfield sites, where possible. This would amplify the policy's message.</p> <p><b>June 2013:</b> The policy has been modified taking into account the above recommendation, although 'where possible' has been removed from the policy.</p>

2	To protect, manage and enhance biodiversity	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	+++	+++	<p>Policy SP1 aims to protect and enhance the built and natural environment. Minimising car usage and additional take of greenfield land, due to the Policy's focus on the efficient use of land, re-use of previously developed land and modal shift would also benefit habitats and wildlife. <u>Policy SP1 also states that development will be assessed in relation to its potential for conserving, enhancing and linking green infrastructure. This could enable the delivery of biodiversity improvements as a result of development.</u></p>	<p><b>2012:</b> The wording of Policy SP1 could be strengthened through the inclusion of specific reference to Green Infrastructure. This could be added to point (ix) to read as 'Protecting and enhancing the built and natural environment. <i>This will include conserving, enhancing and linking Green Infrastructure</i>'.</p> <p><b>June 2013:</b> The policy has been modified taking into account the above recommendation leading to a predicted improvement in benefits over time.</p> <p><b>2012:</b> The supporting text for Policy GP1 promotes the use of green roofs and green walls. In para 3.9. It is suggested that this text is extended to acknowledge that apart from other benefits, green walls and roofs can pave the way for biodiversity in buildings. This would strengthen the case for the use of green walls and roofs to encourage and enhance biodiversity in the built environment.</p>
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3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	<p>Policy SP1 includes several objectives that directly support this SA objective, namely:</p> <ul style="list-style-type: none"> <li>(i) the efficient use of land</li> <li>(ii) reusing previously developed land and empty properties <u>in preference to greenfield sites</u>; and</li> <li>(x) conserving and ensuring the efficient use of resources such as water and minerals.</li> </ul> <p>Re-use and recycling of existing construction materials presented on site and compliance with BREEAM and CfSH requirements required through Policy GP1 should also help minimise the use of primary mineral resources and materials.</p>	<p>See recommendation for objective 1.</p> <p><b>June 2013:</b> The policy has been modified taking into account the above recommendation.</p>
4	To improve air quality	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	<p>Benefits for the local air quality are likely to arise from the reduced need to travel and wider use of sustainable transport modes as well as due to replacing the demand for carbon based energy with low and zero carbon energy sources. Compliance with BREEAM and CfSH requirements should also make a positive contribution.</p>	None identified.
5	To reduce emissions of greenhouse gases	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	<p>Support for low carbon energy development is one of the main goals of both Policies - SP1 and GP1. Measures that will contribute to this include promoting sustainable modes of transport and reducing the need to travel, encouraging energy efficient design, reducing energy consumption and using low carbon and renewable energy instead of carbon based energy sources.</p>	None identified.

6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>Reducing the reliance on a private car may help to minimise such impacts as road transport noise. Point (vii) of Policy SP1 is concerned with improving overall social and environmental equality of existing and future communities. This may incorporate consideration of noise levels. Compliance with BREEAM and CfSH requirements may also make a positive contribution in relation to high quality insulation.</p>	<p>It is recommended that Policy SP1 supporting text elaborates on what should be considered when judging social and environmental equality of existing and future communities. This should include the pollution of various environmental media, including noise pollution. The supporting text could also refer to Policies GP2 and GP7 which provide further relevant details.</p> <p><b>June 2013:</b> Paragraph 2.9 of the supporting text provides a cross reference to policies GP2 and GP7.</p>
7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Sub-Reg	ST-LT	Perm	Med		+	+	++	++	<p>Policy SP1 aims to protect and enhance the built and natural environment. This must include water protection. Other objectives of this policy that should help maintain water quality include the use of PDL instead of greenfield land to minimise an increase of impermeable surfaces, reducing the growth of road traffic and hence, polluted run-off. Efficient use of water advocated through Policy SP1 can reduce levels of water abstraction helping to maintain water quantity and flow. Compliance with BREEAM and CfSH requirements may also make a positive contribution.</p>	<p>See recommendation for objective 1.</p>

8	To reduce water consumption	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	Policy SP1 aims to (x) conserve and ensure the efficient use of resources such as water and minerals. Further Policy GP1 requires that new development meets the relevant BREEAM and CfSH standards. Cutting water consumption is a compulsory element of CfSH and requires consumption per person/ per day to go down from a typical 150 litres to 105 litres (Level 3) to as low as 80 litres per day (Level 6).	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	ST-LT	Perm	Low		++	++	+	++	Both policies in this component place an emphasis on minimising the risk of flooding and sea level rise. This demonstrates good understanding of the importance of this issue, given the area's sensitivity to the risk of flooding. Risks of flooding and coastal erosion may become more difficult to manage in the long term due to potential effects of climate change, therefore, the significance of positive effects is predicted to diminish with time. <u>Policy SP1 also states that development will be assessed in relation to its potential for conserving, enhancing and linking green infrastructure. This could help to deliver benefits against this objective.</u>	<p><b>2012</b> It is recommended that Policy SP1 wording is strengthened by referring not only to risk of flooding and sea level rise but also to coastal erosion. This would provide a link with the topic specific Policy CE10 Coastal Zone.</p> <p><b>June 2013:</b> Paragraph 2.8 of the LDP provides reference to policy CE10 Coastal Zone. However, the text is not included in the policy wording</p>

10	Increase energy efficiency	✓✓	Sub-Reg	ST-LT	Perm	Med		++	+++	+++	+++	Policy SP1 (point iv) promotes energy efficient design and the use of low carbon and renewable energy instead of carbon based one. Policy GP1 (point ii) requires that development be designed to minimise energy requirements and incorporate appropriate renewable, low or zero carbon energy sources, including on site energy provision where possible. High energy efficiency and the use of renewables will be ensured through adherence to CfSH and BREEAM standards (Policy GP1 point iv). Significance of effects will increase in the long term, as design standards become more stringent.	None identified.
11	Promote renewable energy production and use	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	See the assessment for Objective 10 above.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	The policies within the component promote sustainable waste management (point (v) in Policy SP1 - minimisation, re-use and recycling of waste). Requiring new development to adhere to high standards of design and construction should also help reduce the amount of waste generated and disposed off at landfill (Policy GP1).	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	+++	+++	Positive performance against this objective is ensured through adherence to CfSH and BREEAM standards (Policy GP1 point iv). Significance of effects will increase in the long term, as design standards become more stringent.	<b>2012</b> It is recommended that Policy GP1 wording is amplified by adding a reference to adapt to potential impacts of changing climate, apart from flood risk. This could be added to point (i) to read as follows : ' <i>Be designed to withstand the predicted changes in the local climate</i> and to reduce the risk of flooding [...]'.  Green roofs and walls referred to in the

												supporting text for this policy is an example of such buildings' design adaptation.	
												<b>June 2013:</b> The policy has been modified taking into account the above recommendation.	
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	<p>Policy GP1 aims to ensure that homes are of decent standards, which will have benefits for future residents' wellbeing. Policy SP1 aims to improve facilities, services and overall social and environmental equality of existing and future communities. Reducing the need to travel and encouraging a modal shift to more sustainable modes of transport, will help further reduce social and geographical inequalities. Policy SP1 also seeks to protect and enhance the built and natural environment, which could make a positive contribution to wellbeing. <u>Policy SP1 also states that development will be assessed in relation to its potential for conserving, enhancing and linking green infrastructure. This could help to deliver benefits against this objective.</u></p>	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	<p>Policy SP1 aims to improve facilities, services and overall social and environmental equality of existing and future communities. Co-location of housing and other uses, provision of integrated transport and encouraging a modal shift to more sustainable modes of transport, will improve accessibility to the key services and facilities for all sectors of the community.</p>	None identified.

16	Improve the quantity, quality, variety and affordability of housing	✓	Local	ST-LT	Perm	Med		++	++	++	++	Positive performance against this objective is ensured through adherence to CfSH and BREEM standards (Policy GP1 point iv). More details on housing requirements is provided in the housing-specific policies.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	ST-LT	Perm	Med		+	++	++	++	The idea of creating sustainable and equal communities with good access to the key services and facilities promoted through Policy SP1 should help prevent anti-social behaviour and stimulate positive interactions.	Predicted effects will be stronger when combined with the successful implementation of Policy GP2 (iii) which seeks to design out the opportunity for crime and anti-social behaviour.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Perm	Med		+	+	+	+	SP1 Policy objective of protecting the built and natural environment should deliver benefits against this objective.	Predicted effects will be stronger when combined with the successful implementation of the topic-specific policies on the Historic Environment.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	ST-LT	Perm	Med		+	+	+	+	SP1 Policy objective of protecting the built and natural environment and improving the vitality and viability of the city centre should deliver benefits against this objective.	None identified.
20	To enable high and stable levels of local employment in Newport	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	SP1 Policy aims to encourage economic diversification which should help strengthen local economy. Indirect effects are associated with the support for low carbon energy use, which should stimulate the development of this relatively new economy sector.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	See the assessment for Objective 20 above.	None identified.

22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Med		+	+	+	+	SP1 Policy objective of protecting the built and natural environment and improving the vitality and viability of the city centre <u>and district centres</u> should help increase the area's attractiveness to visitors.	<p><b>2012:</b> Predicted effects will be stronger when combined with the successful implementation of the topic-specific Policy CF8 Tourism. It is recommended that point viii of SP1 be modified to include reference to the vitality and viability of district centres as well as the city centre.</p> <p><b>June 2013:</b> The policy has been modified taking into account the above recommendation.</p>
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	Indirect effects are associated with the support for low carbon energy use, minimisation of resource use and sustainable waste management. This should stimulate the development of skills and businesses within these greener sectors of the economy.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	One of the key objectives of Policy SP1 is to reduce the need to travel through the co-location of different uses. Resource efficiency is promoted in both policies in this component.	See recommendation for objective 13.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	Policy SP1 promotes the use of sustainable modes of transport. <u>Policy SP1 also states that development will be assessed in relation to its potential for conserving, enhancing and linking green infrastructure. This could help to deliver benefits against this objective.</u>	Predicted effects will be stronger when combined with the successful implementation of other LDP policies including SP14 and GP4.
26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Sub-Reg	ST-LT	Perm	Med		++	++	++	++	Policy SP1 aims to encourage economic diversification and improve the vitality and viability of the city centre <u>and district centres</u> .	<p><b>2012:</b> It is recommended that point viii of SP1 be modified to include reference to the vitality and viability of district</p>

													<p>centres as well as the city centre.</p> <p><b>June 2013:</b> The policy has been modified taking into account the above recommendation.</p>
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**Table G.3 – Policy component 2: Health and Amenity**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	ST-LT	Perm	Med	++	++	++	++	Positive effects are associated with the objectives of Policy GP2 to ensure that development will not be detrimental to the visual amenities for nearby occupiers or the character or appearance of the surrounding area. Safeguarding of allotments (Policy CF6) and ensuring that development does not lead to noise or light pollution (GP7) will also contribute to the protection of local landscape and open space.	None identified.
2	To protect, manage and enhance biodiversity	✓	Local	ST-LT	Perm	Med	+	+	+	+	Safeguarding of allotments through policy CF6 and requiring development to be designed to prevent environmental pollution (e.g. air emissions, noise, light pollution) will contribute towards biodiversity protection.	Policy CF6 could include criteria encouraging the development of additional allotment provision where a need is identified.  <b>June 2013:</b> Response to recommendation by NCC has highlighted that Policy SP12 - Community Facilities covers the provision of new community facilities, including allotments. Policy SP13 - Planning Obligations enables the Council to seeks additional allotment provision in relation to new developments if need is

															identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓✓	Local	ST-LT	Perm	Med		++	++	++	++			Protection of allotment uses through Policy CF6 delivers direct positive effects against this objective. In addition, the policies in this component include safeguards against environmental pollution which will also help protect soil quality. Policy SP1 will ensure that the use of PDL is prioritised over greenfield land, which could increase the significance of effects.	None identified.
4	To improve air quality	✓	Local	ST-LT	Perm	Med		+	+	++	++			Policies GP2 and GP7 aim to ensure that development would not give rise to adverse effects on air quality.	None identified.
5	To reduce emissions of greenhouse gases	✓	Local	ST-LT	Perm	Med		+	+	+	+			Safeguarding of allotments through policy CF6 could contribute towards carbon emissions reduction, as locally produced food eliminates the need for transportation and planting will increase the carbon sink. Other LDP policies and national guidance for sustainable building design could compound this effect through sustainable design (assessment component 8) and sustainable transport policies (component 15)	None identified.
6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Med		++	++	++	++			Policies GP2 and GP7 aim to: - ensure that no significant effects, covering noise, disturbance, light, odours, etc will be placed on local amenity; - ensure that development will not be permitted which would cause or result in unacceptable harm to health because of noise and light pollution, etc. <u>Supporting text within the LDP states that the development of a Noise Action Plan, could lead to the identification of urban 'quiet areas', which could have further benefits over time.</u>	None identified.

7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policy GP7 aims to: - ensure that development will not be permitted which would cause or result in unacceptable harm to health because of water pollution, etc.	
8	To reduce water consumption	-						0	0	0	0	No obvious effects	N/A
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policy GP7 aims to: - ensure that development will not be permitted which would cause or result in unacceptable harm to health because of instability or subsidence, flooding, etc.	None identified.
10	Increase energy efficiency	-						0	0	0	0	No obvious effects	N/A
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects	N/A
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects	N/A
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policies GP2 and GP7 aim to ensure that new development will respect the quality of local environment and amenity.	Predicted effects will be stronger when combined with the successful implementation of Policy GP1 which requires adherence to BREEAM and CfSH standards.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	ST-LT	Perm	High		++	++	++	++	Positive contribution of development to health and well-being is the primary objective of Policy SP2. <u>SP2 includes a requirement to that development seeks to be located in the most sustainable locations, providing efficient walking and cycling routes (green infrastructure). This requirement could help to ensure that development contributes to achievements against this objective over time. Supporting text within the</u>	

													<p><u>LDP states that the development of a Noise Action Plan, has lead to the identification of urban ‘quiet areas’, which could have further benefits over time.</u></p> <p>Policy GP2 promotes inclusive design both for the built development and access within and around the development. This should help improve equality of opportunities for those who are considered more vulnerable groups from health impact assessment perspective.</p>	
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Local	ST-LT	Perm	High		++	++	++	++		<p>Supporting text for Policy SP2 specifies that the policy objectives will be delivered through providing a network of sustainable facilities and open spaces and through social inclusion. In addition the protection of allotments uses contribute towards sustainable communities and help foster improved interaction between different social groups.</p>	None identified.
16	Improve the quantity, quality, variety and affordability of housing	✓	Local	LT	Perm	Med		+	+	++	++		<p>The objectives of Policy GP2 concerned with promoting inclusive design both for the built development and access within and around the development will help improve the quality and variety of new homes. The level of housing proposed under assessment component 10 should ensure benefits against this objective over time as the proportion of housing building to a high quality increases,</p>	None identified.

17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓✓	Local	ST-LT	Perm	High		+	++	++	++	Policy GP2 seeks to design out the opportunity for crime and anti-social behaviour. In addition, Policy SP2 provides support for open space and various facilities and Policy CF6 safeguards allotments, which should provide local communities with opportunities for active and varied leisure time spending and divert from anti-social behaviour.	None identified.
18	To conserve and enhance the historic environment of Newport	-						0	0	0	0	No obvious effects	N/A
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-						0	0	0	0	No obvious effects	N/A
20	To enable high and stable levels of local employment in Newport	-						0	0	0	0	No obvious effects	N/A
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-						0	0	0	0	No obvious effects	N/A
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policies within this component include the safeguards for the protection of local environment and amenity. This can enhance the attractiveness of the area and thus deliver benefits for the tourist economy.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects	N/A
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	The current wording of Policy SP2 and its supporting text does not describe climate change as a health determinant.	<b>2012</b> It is recommended that the supporting text for Policy SP2 is elaborated to increase coverage of health determinants that can be influenced through the plan. This should





5	To reduce emissions of greenhouse gases	x	Local	ST	Perm	Low	-	-	-	-	Construction of new infrastructure will have a negative effect as there will be embodied energy associated with the materials used to construct it.	None identified.
6	To minimise the effects of noise pollution	-					0	0	0	0	There are no identifiable effects from this component.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Local	LT	Perm	High	++	++	++	++	This policy seeks to ensure that appropriate infrastructure is provided, including water and sewage infrastructure. This will ensure that water quality is maintained e.g. through proper treatment of sewage before discharging to water courses.	None identified.
8	To reduce water consumption	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	LT	Perm	Med	+	+	+	+	This policy seeks to ensure that appropriate infrastructure is provided, including water infrastructure. This will ensure that water flow can be managed appropriately and can help to reduce the risk of flooding.	None identified.
10	Increase energy efficiency	-					0	0	0	0	There are no identifiable effects from this component.	None identified.
11	Promote renewable energy production and use	-					0	0	0	0	There are no identifiable effects from this component.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-					0	0	0	0	There are no identifiable effects from this component.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-					0	0	0	0	There are no identifiable effects from this component.	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-					0	0	0	0	There are no identifiable effects from this component.	None identified.

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
18	To conserve and enhance the historic environment of Newport	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
20	To enable high and stable levels of local employment in Newport	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	There are no identifiable effects from this component.	None identified.

24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	There are no identifiable effects from this component.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	There are no identifiable effects from this component.	None identified.

**Table G.5 – Policy component 4: Energy**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Sub-Reg	ST-LT	Temp	Med	+	+	+	+	Renewable energy installations may affect the quality of the sensitive landscapes. Policy CE12, however, includes environmental and amenity safeguards, in particular naming the Gwent Levels, which is an internationally important designation. The policy supporting text includes further guidance on renewable energy applications development and their judgement. This should ensure that overall a positive effect is achieved.	Implementation of this policy together with other policies setting environmental safeguards, e.g. SP5 Countryside and SP8 Special Landscape Areas, and compliance with the national guidance - TAN 8 will ensure an appropriate protection of the local landscape and open spaces.
2	To protect, manage and enhance biodiversity	✓	Sub-Reg	ST-LT	Perm	High	+	+	+	+	Renewable energy installations may affect biodiversity. Policy CE12, however, includes environmental safeguards, which should ensure the	Applications for planning consent for renewable energy installations are normally accompanied by



6	To minimise the effects of noise pollution	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	An independent study commissioned by DTI to investigate noise effects by wind farms concluded that there was no evidence of significant health effects arising from infrasound or low frequency noise generated by wind turbines. (Source: Hayes McKenzie report on Noise arising from Wind Farms). Noise complaints were deemed to be the exception rather than a general problem which exists for all wind farms. Development of non-wind renewable energy is likely to have less noise impacts once operational (e.g. small-scale solar). A mixture of potential negative and positive effects is predicted on a precautionary principle.	Wind developments will require a noise assessment (as part of EIA or as a separate assessment) which can be validated by the Environmental Health Officer employed by the Local Authority.
7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Reg/Nat	ST-LT	Perm	High		0	0	+	+	Indirect positive effects associated with replacing the generation of energy by conventional power plants, which generate water effluents.	None identified.
8	To reduce water consumption	✓	Reg/Nat	ST-LT	Perm	High		0	0	+	+	Indirect positive effects associated with replacing the generation of energy by conventional power plants, which can consume large amounts of water for industrial uses.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	It is likely that renewable energy schemes will be based on land as preference is given to schemes within the urban boundary and close to the required infrastructure. However, should the policy include the potential for coastal or off-shore schemes, this could have negative effects on coastal processes.	<b>2012</b> Suggest change 'urban' to 'settlement' with regards to the boundary description for consistency and to remove potential confusion. Reference to the potential for coastal or off-shore schemes could be made in supporting text.  <b>June 2013:</b> Revised policy text takes into account the above SA recommendation.

10	Increase energy efficiency	✓✓	Sub-Reg	ST-LT	Perm	High		+	++	++	++	Energy efficiency considerations are supported through the policy, as it gives preference to renewable energy installations within the urban boundary. This locates renewable installations in proximity to the required infrastructure and potential energy users, minimising energy losses during transmission stages.	None identified.
11	Promote renewable energy production and use	✓	Reg/Nat	ST-LT	Perm	High		++	++	++	++	The policy promotes the use of renewable energy, taking into account relevant environmental considerations. A clear support for renewable energy schemes should foster the production and use of renewable energy. However, the policy and its supporting text do not include sufficient level of information, e.g. evidence base on the potential of renewable in the area and the targets to be achieved based on the national and local commitments. <u>Supporting text, however, indicates that the Council is undertaking a Renewable Energy Assessment, which will set the potential for renewable energy resources and technologies within Newport, and should be considered when assessing renewable energy proposals. This could help the deliverability of benefits against this objective.</u>	<b>2012:</b> It is recommended that a robust evidence base is prepared to underpin this policy to support and facilitate the deployment of renewable and low carbon energy systems. Specifically, the evidence base should include an assessment of the potential for renewable and low carbon energy generation, at different scales, and at different levels of detail. The WAG Practice Guidance 'Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', 2010, could be used to prepare this study.  <b>June 2013:</b> A Renewable Energy Assessment is currently being prepared, in line with the WG toolkit.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Reg/Nat	ST-LT	Perm	Med		+	+	+	+	Indirect positive effects associated with replacing the generation of energy by conventional power plants, which generate higher levels of waste compared to renewable energy installations, the majority of which does not produce waste products at all.	None identified.

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Sub-Reg	ST-LT	Perm	High		+	+	+	+	The use of renewable energy promotes sustainable and contemporary approach to designing buildings and places.	The policy could be strengthened as recommended per Objective 11.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	LT	Temp	Med		+	+	++	++	The use of renewable energy helps reduce the use of carbon based fuels and thus reduce air pollution associated with operation of coal, oil or natural gas power plants. This could lead to benefits for health over time.	N/A
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-						0	0	0	0	No obvious effects	N/A
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effects	N/A
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effects	N/A
18	To conserve and enhance the historic environment of Newport	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	The policy includes safeguards regarding renewable energy schemes' design within Conservation Areas, on listed buildings and within Special Landscape Area. A mixture of potential negative and positive effects is predicted on a precautionary principle. <a href="#">Supporting text indicates that care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas, such as areas of high landscape quality, and areas of nature conservation, or archaeological or historical importance. This should help to further minimise negative</a>	Supporting text to the policy could include guidance on how the potential impact of renewable energy generating infrastructure could be in-keeping with the character of the built environment in Newport.  <b>June 2013:</b> It is recommended that specific guidance could be included within the text, on how care should be taken in enabling the delivery of renewable energy schemes in sensitive

												<u>effects from renewable energy installations against this objective.</u>	environments.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0		No obvious effects	Careful designed renewable energy schemes could enhance the identity of the place, especially community-owned energy-generation projects. These could be encouraged through the policy. See recommendation under objective 18.
20	To enable high and stable levels of local employment in Newport	✓	Local	ST-LT	Perm	High	+	+	+	+		The policy will help create new 'green collar jobs' and provide an opportunity for existing businesses to diversify to meet the demand for new skills and expertise (e.g. heating and electrical contractors expanding their expertise to cover the installation of micro renewables).	The recommendation on the policy strengthening set out for Objective 11 applies for this Objective too.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Sub-Reg	ST-LT	Perm	High	+	+	+	+		See the commentary for Objective 20 above.	The recommendation on the policy strengthening set out for Objective 11 applies for this Objective too.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-		As carefully designed renewable energy schemes can enhance the identity of the place, this could have positive effects on the tourist economy. Policies include safeguards for environmental quality, but there is little guidance on how to ensure RE is integrated into sensitive environments. A mix of positive and negative effects is predicted on a precautionary principle.	See recommendation for Objective 18.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓✓	Local	ST-LT	Perm	High	+	+	+	+		See the commentary for Objective 20 above.	The recommendation on the policy strengthening set out for Objective 11 applies for this Objective too.

24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-						0	0	0	0	No obvious effects	N/A
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects	N/A
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effects	N/A

**Table G.6 – Policy component 5: Flood Risk, Coast and Water Resources**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓✓	Local	ST-LT	Perm	Med	++	++	++	++	Safeguarding the coastal area from inappropriate development benefits this objective, as this will help ensure the protection of the Gwent Levels, designated as Landscape of Outstanding Historic Interest and Special Landscape Area. The component is also predicted to have beneficial effects through providing safeguards against flood risk and water pollution.	None identified.

2	To protect, manage and enhance biodiversity	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	Safeguarding the coastal area from inappropriate development benefits this objective, as there are many ecological designations from local to international level within the coastal area. The component is also predicted to have beneficial effects through promoting the use of sustainable drainage systems and including safeguards for protecting water quality, which is likely to benefit the local biodiversity. It also helps reduce the amount of development on the coast, protecting the local green infrastructure.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Med		+	+	+	+	The component supports sustainable solutions to manage flood risks. This should ensure efficient use of land, using a long term view on the area's future and siting only appropriate development within flood risk areas.	None identified.
4	To improve air quality	-						0	0	0	0	No obvious effects	N/A
5	To reduce emissions of greenhouse gases	✓	Local	ST-LT	Perm	Med		0	0	0	0	No obvious effects	None identified.
6	To minimise the effects of noise pollution	-						0	0	0	0	No obvious effects	N/A
7	To maintain and, where possible, enhance water quality, quantity and flow	✓✓	Local	ST-LT	Perm	Med		+++	+++	+++	+++	Policy SP4 aims to protect water quality through such measures as the incorporation of SUDS in the development, ensuring appropriate location of development and reducing the levels of run-off. <u>The policy also seeks to ensure that water quality is protected during and after construction, which could lead to enhanced benefits for water quality over the plan period and developments are created.</u>	None identified.

8	To reduce water consumption	✓✓	Local	ST-LT	Perm	Med		++	++	++	++	Policy SP4 promotes the minimisation of water consumption through such measures as the re-use of water and design measures.	Predicted effects will be stronger when combined with the successful implementation of Policy GP1 which requires adherence to BREEAM and CfSH standards.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓✓	Local	ST-LT	Perm	Med		+++	+++	+++	+++	Minimising the risk of flooding and coastal erosion are the main objectives of policies SP3 and CE11. The supporting text elaborates on the evidence base for these policies, e.g. Shoreline Management Plans, Catchment Flood Management Plans, SFCA. These documents evaluate flood risks and coastal erosion over the long term, e.g. 100 years; therefore, aligning flood and coastal erosion management with the recommendations within these documents should ensure sustainable solutions.	None identified.
10	Increase energy efficiency	-						0	0	0	0	No obvious effects	N/A
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects	N/A
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects	N/A
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policy SP4 advocates high quality design developments generally, and more specifically such features of high quality designs as SUDS and the re-use of water.	Predicted effects will be stronger when combined with the successful implementation of Policy GP1 which requires adherence to BREEAM and CfSH standards.

14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	ST-LT	Perm	Med		+	+	+	+	The component aims to prevent inappropriate development within any areas of high flood risk and also to ensure that the development is designed to cope with the treat and consequences of flooding. This should help safeguard against health risks associated with flooding, including direct effects, such as loss or damage of a property, and indirect effects such as anxiety due to living in high risk flood zone.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	ST-LT	Perm	Med		+	+	+	+	The component encourages the regeneration of PDL around the River Usk and requires for public access to the shore to be maintained. This may help to maintain and enhance opportunities for recreation and social interaction.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effects	N/A
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effects	N/A
18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Perm	Med		+	+	+	+	Safeguarding the coastal area from inappropriate development benefits this objective, as this area includes historic assets.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-						0	0	0	0	No obvious effects	N/A
20	To enable high and stable levels of local employment in Newport	-						0	0	0	0	No obvious effects	N/A
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Local	ST-LT	Perm	Med		+	+	+	+	Reducing flood risk to people, the environment and material assets should encourage sustainable economic activity, without allowing inappropriate development in the flood plain.	None identified.

22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Med		+	+	+	+	Reducing flood risk to people and the environment can increase leisure and tourism opportunities and improve amenity for local people.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Local	ST-LT	Perm	Med		0	0	0	0	No obvious effects	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	ST-LT	Perm	Med		+	+	+	+	The component requires that new development is sited taking into account flood risks and coastal erosion, and ensuring that development can cope with flood risks and consequences.	Recommendation set out for Objective 14 also applies here.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects	N/A
26	To seek to improve the vitality and viability of the district centres and City Centre	-		ST-LT	Perm	Med		+	+	+	+	Flooding can pose a serious threat to businesses and the City Centre is in an area of potential risk - appropriate management of risk from flooding; as well adequate policies to minimise the flood risks of new development could have benefits against this objective.	None identified.

Table G.7 – Policy component 6: Green Belt, Landscape and Countryside Development

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Sub-Reg	ST-LT	Perm	Med	+	+	+	+	The component contains a number of policies that offer benefits against the objective, particularly in terms of maintaining open space and limiting development in the countryside. Policy SP8 also identifies Special Landscape Areas that will contribute positively to the countryside environment.	None identified.
2	To protect, manage and enhance biodiversity	✓	Sub-Reg	ST-LT	Perm	Med	++	++	++	++	Policy SP5 states that future development in the countryside must respect and enhance biodiversity in the immediate and surrounding area. In addition, the protection of green belt and wedges, although not primarily aimed at protecting biodiversity, is likely to contribute to the maintenance of established wildlife corridors.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Med	+	+	+	+	The development in the countryside is considerably constrained and the policies within the component include measures that would protect the established landscape setting.	None identified.

4	To improve air quality	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	There is the potential for the component policies to give rise to a range of different impacts against the SA Objective - Although the policy allows development in the countryside for a restricted range of uses, these uses will generally be in isolated locations which will rely on motor vehicle use. A range of positive and negative impacts is predicted based on the precautionary principle, albeit that any effects are likely to be localised.	None identified.
5	To reduce emissions of greenhouse gases	?	Sub-Reg	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	There is the potential for the component policies to give rise to a range of different impacts against the SA Objective. Although there will be fairly limited additional built development, these uses will generally be in isolated locations which will rely on motor vehicle use. A range of positive and negative impacts is predicted based on the precautionary principle, albeit that any effects are likely to be from small scale development.	None identified.
6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Med		+	+	+	+	The policies impose strict control over new development in the countryside, which is likely to contribute to maintaining tranquillity in the countryside, with benefits against the objective.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effect	None identified.
8	To reduce water consumption	-						0	0	0	0	No obvious effect	None identified.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	The policies impose strict control over new development in the countryside, which should help to maintain established greenfield run off rates. Flood risk and coastal erosion are addressed by other plan policies.	None identified.
10	Increase energy efficiency	-						0	0	0	0	No obvious effect	None identified.
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effect	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effect	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	?	Sub-Reg	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	The policies within the component exert strict control over development in the countryside but will permit some new construction, reinforcing that it must be in keeping with the surroundings. Other plan policies address the requirements for sustainable design principles to be adhered to. A range of positive and negative effects is predicted based on the precautionary principle.	The policies within the component could include text to reinforce that development in the countryside adheres to the highest sustainable design principles. However, this will be considered through the application of other LDP policies.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	ST-LT	Perm	Med		++	+	+	++	The countryside contains recreational opportunities that can deliver improve health and wellbeing benefits, supporting recreational leisure activities. Policies within the component safeguard continued availability of these opportunities through controlling development in the countryside.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	ST-LT	Perm	Med		++	+	+	++	See assessment for Objective 14.	None identified.

16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effect	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-					0	0	0	0	No obvious effect	None identified.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Perm	Med	+	+	+	+	The selected text identifies that the protection of the countryside has value for the historic environment as well as archaeology.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	ST-LT	Perm	Med	+/-	+/-	+	+	The selected text identifies that the countryside has value for landscape, natural resources, agriculture, ecology, geology, history, archaeology and outdoor recreation.	None identified.
20	To enable high and stable levels of local employment in Newport	-					0	0	0	0	No obvious effect	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Sub-Reg	ST-LT	Perm	Med	0	+	+	+	Policy CE1 identifies that some employment generating uses (e.g. agricultural) will be permitted.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0	No obvious effect	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-					0	0	0	0	No obvious effect	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-					0	0	0	0	No obvious effect	None identified.

25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	?	Sub-Reg	ST-LT	Perm	Med		0	0	+/-	+/-	The open countryside provides opportunities for recreational activities, such as walking and cycling. However, access to this countryside may be reliant on motor vehicles, as this land is located on the edge of town and isolated locations.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effect	None identified.

**Table G.8 – Policy component 7: Conservation of the Natural Environment**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓✓	Sub-Reg	LT	Perm	High	++	++	+++	+++	These policies seek to protect and encourage conservation of the natural environment and include a specific policy on 'Environmental Spaces <u>and Corridors</u> '. It also recognises that green spaces have importance for recreational and amenity purposes as well as providing habitat value.	None identified.
2	To protect, manage and enhance biodiversity	✓✓	Sub-Reg	LT	Perm	High	++	+++	+++	+++	These policies will protect, manage and enhance biodiversity - development will only be permitted where they can show this has been considered. Furthermore, policy provisions require landscape schemes for all development proposals and stipulate a need for all proposals to seek to provide biodiversity enhancement.	None identified.

3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓✓	Sub-Reg	LT	Perm	High		++	++	+++	+++	Policy CE9 states that proposals affecting locally designated sites will only be permitted where there would be no significant adverse effect on the geological interest of that site. Soil quality will be maintained as the policies in this component include protection of the best and most versatile agricultural soils and state that development would only be permitted where there would not be an unacceptable impact on water quality.	None identified.
4	To improve air quality	✓	Local	LT	Temp	Low		+	+	+	+	The policies within this component do not have any requirements that directly impact on air quality. However, the green spaces and biodiversity can improve air quality through the increased oxygen production. Therefore it is likely there will be a slightly positive effect.	None identified.
5	To reduce emissions of greenhouse gases	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
6	To minimise the effects of noise pollution	✓	Local	LT	Temp	Low		+	+	+	+	Supporting text identifies that a number of environmental spaces have also been identified as urban 'quiet areas' in the preparation of a Noise Action Plan. Such areas are protected against an increase in noise generated from development proposed on the site or nearby. This could have positive local effects in relation to noise pollution.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Sub-Reg	LT	Temp	Med		+	++	++	++	Provision of green space and protection of biodiversity can improve water quantity and flow by minimising surface run off directly into drains. Water quality is also maintained as water will be naturally filtered.	None identified.
8	To reduce water consumption	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	LT	Perm	Med		+	++	++	++	Provision of green space can reduce flood risk through maintaining greenfield run off rates and minimising surface run off into the drainage system.	None identified.
10	Increase energy efficiency	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
11	Promote renewable energy production and use	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Perm	Med		+	+	+	+	The policies within the component include a number of measures designed to enhance the natural and built environment, including the provision of planting schemes for proposals and the need to seek to enhance biodiversity. This aspect of the component could contribute to the objective.	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	LT	Perm	Med		+	+	++	++	Policy CE4 promotes the use of "Environmental Spaces <u>and Corridors</u> " for recreational or amenity purposes. This could have a beneficial effect on health. Further, supporting text identified that a number of Environmental Spaves have been identified as urban 'quiet areas' in the preparation of a Noise Action Plan. This could have additional health benefits.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	LT	Perm	Med		+	+	++	++	Policy CE4 promotes the use of "Environmental Spaces <u>and Corridors</u> " for recreational or amenity purposes. This can help to maximise opportunities for community development and social welfare.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.

17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Perm	Med	+	+	+	+	Policy SP9 seeks to deliver the protection and enhancement of the historic and built environment in addition to the natural environment. This should deliver some benefits against the objective.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	ST-LT	Perm	Med	+	+	+	+	Policy SP9 seeks to deliver the protection and enhancement of the historic and built environment in addition to the natural environment. This should deliver some benefits against the objective.	None identified.
20	To enable high and stable levels of local employment in Newport	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓✓	Sub-Reg	MT-LT	Temp	High	+	++	++	++	The policies seek to enhance and encourage biodiversity. Sites with high biodiversity - and designated sites in particular - can be tourist attractions that can strengthen the tourist economy. <u>Further, the identification of the Monmouthshire &amp; Brecon Canal as a green corridor could help to provide benefits against this objective.</u>	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.

25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Local	LT	Perm	Med		+	+	+	+	This component includes policies that seek to enhance green infrastructure networks. Green infrastructure networks can be easily combined with a footpath or cycle path in order to promote sustainable modes of travel.	The policy should support green infrastructure networks being utilised as footpaths / cycle paths. This could be included within the supporting text for the relevant policies under different assessment components.
26	To seek to improve the vitality and viability of the district centres and City Centre	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.

**Table G.9 – Policy component 8: Design**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)</b>		<b>Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)</b>
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>		<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	LT	Perm	High		++	++	++	++	This policy seeks to ensure that development reflects the character of the locality and is designed to respond to the context of the site. In the case of development near important landscapes, this will ensure that the development is sensitively designed and detailed.	None identified.
2	To protect, manage and enhance biodiversity	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.

4	To improve air quality	✓	Local	LT	Perm	High		+	+	+	+	This policy seeks to ensure access and permeability through maintaining a high level of pedestrian access and connectivity. The promotion of walking is likely to decrease car usage and thus have a beneficial effect on air quality.	None identified.
5	To reduce emissions of greenhouse gases	✓	Local	LT	Perm	High		+	++	++	++	This policy aims to reduce car usage through promotion of walking, thus reducing greenhouse gas emissions. It also promotes the use of high quality, durable and preferably renewable materials; this is likely to have a positive effect on the reduction of greenhouse gas emissions.	None identified.
6	To minimise the effects of noise pollution	✓	Local	LT	Perm	Med		++	++	++	++	Minimising noise pollution should be integral to good design; <del>although this link is not made explicit. Therefore it is recommended that the policy is revised to include reference to noise pollution, particularly in terms of the role of site layout in delivering noise attenuation to neighbouring development.</del> <u>The policy seeks that all development should be laid out so as to minimise noise pollution. This should lead to benefits against this objective.</u>	<b>2012:</b> Include reference in the policy to noise pollution. Any development should be designed to minimise noise pollution - this should be related to layout of development as noise insulation in individual buildings is covered by building regulations.  <b>June 2013:</b> The policy takes the recommendation into consideration, leading to the prediction of significant benefits against this objective.
7	To maintain and, where possible, enhance water quality, quantity and flow	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
8	To reduce water consumption	✓	Sub-Reg	LT	Perm	High		++	++	++	++	This policy states that new development should be water efficient.	None identified.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Local	LT	Perm	Med		+	+	+	+	Minimising flood risk and ensuring that development is flood resilient is part of good design, although this link is not made explicit. Therefore it is recommended that the policy is revised to include reference to these matters.  <u>Policy GP6 seeks that new development should be flood resilient, which could lead to benefits against this objective through design measures.</u>	<b>2012:</b> Include reference in the policy to the delivery of flood resilient design and considering climate change within the preparation of development proposals, as part of good design.  <b>June 2013:</b> The policy has been revised to take into account the SA recommendation.
10	Increase energy efficiency	✓	Sub-Reg	LT	Perm	High		++	++	++	++	This policy states that new development should be energy efficient.	None identified.
11	Promote renewable energy production and use	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-	Local	LT	Perm	Med		0	0	0	0	There are no identifiable effects from this component.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Sub-Reg	LT	Perm	High		++	++	++	++	This policy seeks to promote good quality design that will lead to a higher quality built and natural environment. However, there is no consideration of climate change adaptation in the policy. Although climate change adaptation has been considered elsewhere e.g. consideration of flooding, it could be addressed within this policy as well.	The policy could be updated to reflect requirements relating to climate change adaptation e.g. areas of shading provided to allow people to cope with higher temperatures expected as a result of climate change. However, these aspects are likely to be considered under other LDP policies.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	LT	Perm	Med		+	++	++	++	<u>The policy seeks that all development should be laid out so as to minimise noise pollution. This should lead to some benefits against this objective. The requirement for developments to have a good level of pedestrian accessibility should also lead to benefits for</u>	None identified.

													<u>health and wellbeing through the potential for increased informal physical activity and the potential for an increase in a sense of local community through interaction over time.</u>	
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-	Local	LT	Perm	Med	0	0	0	0			There are no identifiable effects from this component.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	✓	Sub-Reg	LT	Perm	High	++	++	++	++			This policy promotes good quality design. It does not distinguish between affordable and non affordable housing and therefore affordable housing will also be of high quality design.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	LT	Perm	Med	+	+	++	++			The policy requires that all development should maintain a high level of pedestrian access and connectivity. Such connectivity could result in a combination of positive and negative effects, which could be addressed through reference to designing out crime within the policy requirements.	<p><b>2012:</b> Policy GP2 requires that development will be permitted where "The proposal seeks to design out the opportunity for crime and anti-social behaviour". Reference to this policy could be made in the supporting text of Policy GP6.</p> <p><b>June 2013:</b> Reference to Policy GP2 has been added to Policy GP6.</p>
18	To conserve and enhance the historic environment of Newport	✓	Local	LT	Perm	High	++	++	++	++			The policy requires that all development should reflect the character of the locality - this would include any historic features in the locality. However, there is no explicit mention of preservation of the historic environment in the policy.	<p><b>2012:</b> The policies in component 9 are concerned with preservation of the historic environment. Reference to these policies could be made in the supporting text of Policy GP6.</p> <p><b>June 2013:</b> Paragraph 3.39 of the LDP refers to the historic environment policies.</p>

19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓✓	Local	LT	Perm	High	+++	+++	+++	+++	This policy seeks to encourage design that reflects the character of the locality.	None identified.
20	To enable high and stable levels of local employment in Newport	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	MT-LT	Perm	Low	0	+	+	+	This policy seeks to encourage design that reflects the character of the locality. This approach to development could assist in reinforcing the distinctiveness of the City.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	LT	Perm	High	+	+	+	+	The policies within the component include accessibility as a consideration and require development to respond positively to site context.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓	Local	LT	Perm	High	+	+	++	++	This policy encourages pedestrian access and connectivity.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	-	Local	LT	Perm	Med	0	0	0	0	There are no identifiable effects from this component.	None identified.

**Table G.10 – Policy component 9: Historic Environment**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓✓	Sub-Reg	ST-LT	Perm	High	+++	+++	+++	+++	<p>Policies within this component are concerned with the protection of the historic assets and provide strong safeguards for both designated and non-designated areas and features. Historic assets are elements of the local landscapes; <b><u>and the Gwent Levels form a particularly important historic landscape in the area. The supporting text requires that development of a sufficient scale within the Gwent Levels historic landscape will have to undertake an Assessment of the Significance on Historic Landscape (ASIDOHL2), where developments are deemed to have more than a local impact on the landscape. It is considered that these measures will deliver a</u></b> positive performance against this objective.</p>	None identified.

2	To protect, manage and enhance biodiversity	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+	++	Policies within this component are concerned with the protection of the historic assets, including historic landscapes, parks and gardens, which provide habitats for local biodiversity. Further, Policy CE6 requires that special attention is paid to the settings of buildings and the loss of domestic gardens and open spaces that contribute to historic character is avoided. This should benefit local biodiversity.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	-						0	0	0	0	No obvious effects	N/A
4	To improve air quality	-						0	0	0	0	No obvious effects	N/A
5	To reduce emissions of greenhouse gases	-						0	0	0	0	No obvious effects	N/A
6	To minimise the effects of noise pollution	-						0	0	0	0	No obvious effects	N/A
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effects	N/A
8	To reduce water consumption	-						0	0	0	0	No obvious effects	N/A
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Local	ST-LT	Perm	Med		+	+	+	+	Conservation of historic parks and gardens and their settings could preserve permeable surfaces and may contribute to benefits against this objective.	None identified.

10	Increase energy efficiency	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	<p>Conservation of historic assets may be perceived as an obstacle for the application of energy efficiency measures, even though these two areas do not have to be in conflict. Efficiency of energy in historic homes can be furthered by sensitive and appropriate use energy efficient measures. Recommendations for other plan policies may assist in highlighting this link. A mixture of positive and negative effect has been predicted on a precautionary principle.</p>	<p><b>2012:</b> The Plan's performance can be strengthened in this respect through the incorporation of the recommendation for Policy CE11 Renewable Energy for SA objective 18, e.g. including further guidance on a sympathetic integration of renewable energy technologies and energy efficient measures in historic buildings.</p> <p><b>June 2013:</b> Supporting text indicates that care should be taken in assessing proposals for renewable energy projects in sensitive, designated areas, such as areas of high landscape quality, and areas of nature conservation, or archaeological or historical importance. It is recommended that specific guidance could be included within the text, on how care should be taken in enabling the delivery of renewable energy schemes in sensitive environments.</p>
11	Promote renewable energy production and use	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	<p>See assessment for SA Objective 10.</p>	<p>See recommendation above.</p>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p><u>The conservation of historic assets could lead to their re-use, which could reduce the level of construction waste generated from new development.</u></p>	<p><u>None identified.</u></p>

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	?	Local	ST-LT	Perm	Med		+/-	+/-	+/-	+/-	The conservation and enhancement of heritage assets is likely to contribute to the enhancement of design within the built environment. The conservation of registered landscapes and historic gardens could also have benefits for the natural environment. The conservation of historic assets could have benefits for climate change through encouraging the re-use of existing buildings through innovative design measures. However, some features of sustainable design may be considered against conservation principles which could lead to negative effects.	Guidance on how the potential conflicts between sustainable design and the historic environment could be overcome would be a useful addition to supporting text. This is a recommendation under policy component 4.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-						0	0	0	0	No obvious effects	N/A
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	ST-LT	Perm	Med		+	+	+	+	Conservation of historic parks and gardens and their setting; as well as open spaces that make a positive contribution to historic character, will help ensure the continuation of their use and appreciation by the local, people and visitors.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effects	N/A
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effects	N/A
18	To conserve and enhance the historic environment of Newport	✓✓	Local	ST-LT	Perm	Med		+++	+++	+++	+++	This component is directly concerned with the conservation and enhancement of historic environment, covering all assets and their settings.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓✓	Local	ST-LT	Perm	Med		+++	+++	+++	+++	This component is directly concerned with the conservation and enhancement of historic environment, covering all assets and their settings. Preserving Newport's heritage will help strengthen its	None identified.

													cultural identity.	
20	To enable high and stable levels of local employment in Newport	-						0	0	0	0		No obvious effects	N/A
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-						0	0	0	0		No obvious effects	N/A
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓✓	Local	ST-LT	Perm	Med		+	++	++	++		This component aims to conserve and enhance historic environment, which will help capitalise on heritage assets and make the area more attractive for tourists, bringing benefits to the local residents and economy.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0		No obvious effects	N/A
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-						0	0	0	0		No obvious effects	N/A
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0		No obvious effects	N/A
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0		No obvious effects	N/A

Table G.11 – Policy component 10: Housing Supply

SA Objective	Effects						Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
	Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Sub-Reg	ST-LT	Perm	Low	+	+	+/-	+/-	The supply of housing is focussed on brownfield sites and sites within the settlement boundary. This approach should ensure that areas of landscape quality are protected from development. Negative effects may be experienced through the allocation of some areas of open space within the settlement boundary. However, other LDP policies seeking to set requirements for the provision of open space for residential areas should ensure that adequate provision in line with national standards should be retained or provided through development proposals. Long term cumulative effects could include some negative impacts where greenfield sites have been developed, particularly in SLAs.	None identified.
2	To protect, manage and enhance biodiversity	x	Local	LT	Temp	Med	--	-	-	--	Although sites H50, H52, H53, H54, H55, H29, H57, H18 (i) and (ii) are adjacent or contain areas with a high level of environmental protection or protected species, development will be within the requirements of other LDP policies such as GP5. H52 and H55 are directly adjacent to the River Usk SAC/SPA. H53 is 0.03km from the Afon Ebbw River SINC, and less than 2km from the River Usk SAC/SSSI. H49 is directly adjacent to the Afon Ebbw River SINC. 93.34% of site H29 is within a SINC	<b>2012:</b> It should be ensured that encouragement of public accessibility to the river does not compromise its environmental value. This could be included in policy CF5 (assessment component 17). The cumulative environmental effect of housing development should be considered when individual planning applications are assessed

											<p>designation. 0.78% of H54 is within a SINC designation. 4.99% of H55 is within a SINC designation. <u>Site H30 is 0.91km from a SAC/SPA designation, and 0.57km from a SSSI. Site H35 is 0.35km from a SSSI, SAC and SPA designation.</u></p> <p>Detail of specific distances to environmental designations for allocated sites that were candidate sites is included within Table D.5. Development within or directly adjacent to sites of importance for nature conservation could lead to the loss or damage of important features. Long term cumulative effects could lead to significant negative effects on biodiversity, depending on the success of enhancing biodiversity through a strategic network as identified in policy GP5. <u>Effects on European sites may be avoided through the requirement for an HRA for sites adjacent to the River Usk SAC. This would include a requirement for the assessment of cumulative effects. Other LDP policies may also reduce the overall significance of effects in the medium and long term.</u></p>	<p>against other LDP policy criteria that seek to protect the natural and built environment. This consideration could be included in policy SP10.</p> <p><b>June 2013:</b> response to recommendation by NCC has highlighted that the plan should be considered as a whole. As such, policy GP5 includes a requirement for the protection of site of environmental value. Supporting text to policy H1 highlights that an HRA would be required for development proposals adjacent to the River Usk SAC. This would include a requirement for the assessment of cumulative effects.</p>	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Med		++	+	+	++	<p>The supply of land is focussed on brownfield sites in accordance with the strategy of the plan. This should lead to the remediation of soils and overall increase in land quality in the plan area. However, some allocated sites such as H49 are allocated on greenfield sites. This could reduce the efficiency of the use of land; however there is a priority that sites still remain within the settlement boundary, which should ensure that high quality agricultural land is protected from development wherever possible.</p>	No recommendations.

			Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-		
4	To improve air quality	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	The supply of housing is focussed within the settlement boundary, which could support other policies of the plan in reducing the need to travel and enabling the use of more sustainable transport modes. This should help to reduce the significance of a likely overall increase in air pollution as a result of an increase in population within the urban areas. Overall effects are predicted to be a combination of positive and negative effects.	None identified.
5	To reduce emissions of greenhouse gases	x	Local	ST	Temp	Med		--	-	-	--	An increase in housing levels is likely to contribute to an increase in greenhouse gases from traffic as well as the energy used during construction and use of the dwellings. Adherence to national standards for the CfSH as well as proximity to sustainable transport modes and the encouragement of mixed use developments should reduce the significance of this effect over time.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
6	To minimise the effects of noise pollution	x	Local	ST	Temp	Low		-	-	-	-	An increase in the density of development within the settlement boundary is likely to give rise to some increase in noise pollution from the potential increase in traffic and population overall. However, other LDP policies should reduce the effects of traffic over time. Short term effects from construction activity are likely to be the most significant. <u>Site H30 is adjacent to a railway line, which could lead to negative effects for incoming residents.</u>	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST	Temp	Low		-	-	-	-	Although sites H50 and H52 are adjacent to a watercourse (River Usk) afforded a high level of environmental protection (SAC/SSSI), development will be within the requirements of other LDP policies such as GP5 and SP4. 1.205% of H55 is within the River	None identified.

												Usk SSSI, and 0.22% is within THE River Usk SAC designation. Sites H53 and H54 are also adjacent to a watercourse (Afon Ebbw River SINC) and will be subject to the same water quality requirements as those developments adjacent to designated sites. <u>Similar requirements will be imposed on development at H30, which is bordered by a small reed along the southern boundary of the site.</u> 4% of H55 is also within the Monmouthshire- Brecon Canal (Main Arm) SINC designation. Previous strategic assessment of site H29 and H57 identified the consideration of enhancements to the sewerage network. Policy GP3 will ensure that this is considered as part of planning applications and that adequate provision is available, to avoid significant effects on the environment. However, the risk of negative effects in the short term during construction activity could be significant.	
8	To reduce water consumption	x	Local	ST-LT	Temp	Low		-	-	-	-	A local increase in water consumption is likely to result from an increase in the density of development. However, adherence to sustainable design standards could reduce the significance of effects.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Local	LT	Perm	Low		-	--	---	--	Site H50 is in flood zone C1. <u>Site H50 was included within the SFCA Stage 3 assessment: "Under present day conditions the hazard rating has been found to be 'None'. However, under climate change conditions, the hazard rating is found to vary between None, Significant and Extreme." Due to the extreme scenario, "substantial mitigation measures would be required to enable development of this site to justify development in line with</u>	Other LDP policies and national policies should provide some mitigation.

											<p><b><u>Part iv of the Justification test in TAN15. Mitigation measures may include raised flood defence, raised ground levels or finished floor levels.”</u></b></p> <p>Site H49 is directly adjacent to an area of high flood risk. This could lead to significant negative effects, particularly as the site will lead to the development of a greenfield site that may provide drainage capacity. This should be a consideration through the assessment of flood risk as required by national policy and SP3. Site H52 also contains areas designated at high risk of flooding. <b><u>Part of site H30 is within an area known to have flooded in the past. Site H35 is within an area of high risk of flooding. Site H35 was subject to a Stage 3 SFCAs: “with the exception of areas along the southern boundary, the site remains dry during the 200yr Tidal (2111) event. Most areas along the southern boundary have flood depths less than 0.6 m, however there are some low points where depths exceed 0.6 m. It may be feasible to raise ground levels within these areas to ensure flood depths are within tolerable limits.”</u></b></p> <p>National policy and LDP policy SP3 should ensure that the appropriate mitigation and technical assessments are undertaken to reduce risk. Overall, it is considered that although the LDP policies are likely to reduce short term flood risk, in the long term the cumulative effects of an increase in development in both existing flood zones and other sites, could lead to significant negative effects.</p>
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10	Increase energy efficiency	✓	Local	LT	Temp	Low	0	0	+	+	Insofar as the housing supply will be built to high standards of sustainable design, an overall long term increase in energy efficiency may result from new development.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
11	Promote renewable energy production and use	✓	Local	LT	Temp	Low	0	0	+	+	Insofar as the housing supply will be built to high standards of sustainable design, an overall long term increase in the use of energy from low or zero carbon sources may result from new development.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	LT	Temp	Low	0	0	+	+	Insofar as the housing supply will be built to high standards of sustainable design, an overall long term increase in the sustainable waste management may result from new development.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Temp	Low	+	+	+	+	New housing will be built to high standards of sustainable design in accordance with national and other LDP policies. This should enable achievements against this objective.	Policy GP1 and national guidance will ensure that all housing is built to high standards of sustainable design in accordance with the CfSH which could reduce effects.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	ST-LT	Perm	Med	-	+	++	+	The development of some greenfield sites within the settlement boundary, such as site H49, which is currently being utilised as informal open space, could lead to short term negative effects through reducing the potential for informal physical activity for the local population. However, other LDP policies will ensure that new development is accompanied by the provision of outdoor space under policy CF2. Further, the development of new housing should lead to the provision of high quality dwellings and communities, which could encourage improved wellbeing and a sense of community over time.	Detailed SPG to be produced on outdoor play space (see component 13) should include the consideration of amenity for existing residents alongside new communities.

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	MT -LT	Perm	Med		+	++	++	++	<p>The strategic site assessment for Herbert Road (SA site 25, LDP allocation H50) predicted that development may help to improve investment that could lead to regeneration benefits.</p> <p>Recommendations for legibility will be implemented through other LDP policies including GP6 (measures relating to access and permeability). Overall, the provision of new development for housing should lead to the generation of benefits for new and existing communities, through policies assessed under component 13 over time.</p>	None identified.
16	Improve the quantity, quality, variety and affordability of housing	✓	Local	ST- LT	Perm	Med		+	++	++	++	<p>Affordable housing will be provided in accordance with policy H4 in component 12. The percentage requirement should ensure an increase in affordable housing in the plan area over time. <u>Policy SP10 sets an affordable housing target of 2,394 units. This falls short of the affordable housing requirement, stated in the policy as being 8,901 units. This could reduce the significance of positive effects, although it is also stated in the plan that the delivery of affordable housing through this means is not the only way for it to be delivered.</u></p>	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	MT -LT	Temp	Low		0	+	+	+	<p>Insofar as developments could increase the sense of community through an improvement to the quality of the local environment, as well as incorporating design measures intended to reduce the fear of crime, benefits may ensue over time.</p>	None identified.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST- LT	Perm	Low		+	+	+	+	<p>Site H49 has been subject to an archaeological survey, which has highlighted the presence of Roman artefacts in the North Eastern corner of the site. Therefore, this part of the site will not be developed. Site H29</p>	None identified.



24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	MT -LT	Temp	Med		+	+	++	++	<p>Sites H51 and H52 are part of a regeneration sites (EM2 (x) Monmouthshire Bank Sidings and Whitehead EM2 (ix); and EM2 (iv) Old Town Dock). As such, should help to create a mix of uses that could lead to more sustainable development patterns. The housing allocations are all within the settlement boundaries and as such should be within accessible distances to local facilities including a convenience shop. However, there is no requirement within the LDP for the provision of shopping facilities within walking distance of new residential areas although LDP Policy R9 enables the new provision where there is demand or under-provision. Site H29 and H57 is likely to have access to facilities provided within the Glan Llyn development (regeneration site EM2(i)), which could provide access to local services and facilities.</p>	<p><b>2012:</b> Policy R9 could include a requirement that developers could enable the provision of local shops for new residential development where a shortfall is identified.</p> <p><b>June 2013:</b> The policy states that retail facilities would be permitted where new residential development would be served or the provision would cater for under-provision in the area.</p>
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Local	LT	Temp	Low		+	+	++	++	<p>The previous strategic SA of site 45 corresponds to LDP site H55. Previous recommendations included the consideration of sustainable transport modes alongside highways works. This will be implemented through LDP policies SP14, SP15 and GP4. All of the housing sites are within the settlement boundary and therefore are likely to be within accessible distances to public transport facilities. However, data indicates a shortage of walking and cycling linkages, which could be improved through the successful implementation of LDP policy SP14. Effects are likely to be most significant in the longer term as schemes are implemented and public transport solutions become more viable.</p>	None identified.

26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Local	MT -LT	Temp	Med		+	++	++	++	An increase in housing development could lead to an increase in footfall and thus help to improve the viability and vitality of local centres as more people live in these areas.	None identified.
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Table G.12 – Policy component 11: Eastern Expansion Area

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	x	Local	LT	Temp	High	+/-	-	--	-	In the short term, the development of the steelworks site could have positive effects, improving the appearance of an existing heavy industrial landscape within the wider levels setting. However, development of greenfield sites adjacent to this, as well as within the wider development site, are likely to have negative effects in the long term, as more sites are developed over time. The East Newport Development Framework SPG (2007) includes specific reference to the high quality landscape within which the Eastern Expansion Area is located and that "the structure and design of the steelworks site should respond to the wider landscape context of the Levels to the south and the rising ground to the north." The SPG goes on to specify design requirements and concepts that could enable the minimisation of negative effects on the landscape.	No recommendations above the landscape framework in the SPG.

												However, effects are likely to be significant, given the importance of the landscape within which it is situated.	
2	To protect, manage and enhance biodiversity	✓	Sub-Reg	MT-LT	Perm	Med	+/-	+	+	+		The SPG identifies that the wider development area contains areas that are important for biodiversity, including ancient woodland and that much of the Eastern Expansions Area (EEA) south of the steelworks falls within the Nash and Goldcliff Site of Special Scientific Interest (SSSI). 4.69% of site H3 is within a SINC designation. The site is now cleared and the SPG seeks to maintain ecological connectivity and provide mitigation through conserving and enhancing the features of the SSSI. This includes the creation of new areas of habitat, incorporating planned lake features, which could contribute to improved biodiversity and connectivity with existing features over time, as planting matures.	No recommendations above the landscape framework and biodiversity measures in the SPG.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Med	+/-	+/-	+/-	+/-		Development of the strategic site includes the development of both brownfield and greenfield land. The development of the former steelworks site requires an extensive remediation programme, which should help to improve the quality of the land in this location. However, the loss of greenfield land in other locations could lead to negative effects. As the former steelworks site already has permission for development, it is considered that this land is being developed as a priority over greenfield development, which is considered to be efficient. The previous site assessment of this area identified that high quality agricultural land should be protected from development. However, the SPG goes into further detail about	Policy GP5 will ensure that the most valuable agricultural land is protected from development. There is potential that this land could be used as part of a green infrastructure strategy that may include community facilities such as allotments. This could be included in supporting text specific to the relevant sites.

												<p>this potential effect, stating that only small pockets of land contain the 'best and most versatile' agricultural land. The SPG provides an outline strategy for the use of these ('open') areas, which could minimise the potential for significant negative effects.</p>	
4	To improve air quality	x	Local	ST-MT	Temp	Med	--	-	+/-	-	<p>The development of such a significant area is likely to lead to increased trip generation, particularly in the short term. This could lead to the generation of air pollution from traffic, including construction traffic. However, Glan Llyn includes the development of a mix of uses including employment, housing and community uses, which could help to create a development that encourages a reduction in the need to travel. Supporting text to the policy in the LDP states that the area has good access to the city centre via the road network, which facilitates good public transport opportunities. The area also includes a number of public transport facilities which are included in the regional transport strategy. These measures could help to enact a modal shift to more sustainable modes of transport over time, which could reduce the significance of effects. Further, the AQAP considers <i>"that improved accessibility and links including the expansion of the Southern Distributor Road will have a positive impact on traffic flow in Newport, including the city centre, and improve congestion. This may have an impact on air quality along major distributor roads including two of the AQMA sites at Caerleon Road and Malpas Road."</i></p>	No recommendations	

5	To reduce emissions of greenhouse gases	x x	Reg/Nat	ST-MT	Perm	Med		--	-	+/-	-	<p>The development of such a significant area of land could have effects on greenhouse gas emissions through an increase in trip generation; built development (and the embodied energy in the building materials as well as the emissions from use); and a loss of carbon sink capacity from the natural environment including soils and vegetation. The significance of effects could be minimised through the implementation of sustainable design principles as required through other plan policies such as SP1 and GP1. Further, the policy requires that developments provide a mix of uses, which could reduce the need to travel. As outlined above, it is considered in the SPG and AQAP that the development will be well serviced by sustainable transport modes to the city centre, which could reduce reliance on cars and therefore the potential significance of negative effects in the long term. Effects are likely to be most significant in the short and medium terms particularly during construction periods.</p>	No recommendations
6	To minimise the effects of noise pollution	x	Local	ST-MT	Temp	Med		-	-	0	-	<p>The phased nature of development could give rise to the effects of noise pollution from construction activities over a considerable period of time, particularly for neighbouring residents and those moving in to the development at the early stages. However, effects are unlikely to be significant as construction practices will ensure the minimisation of effects.</p>	The potential for noise pollution that may affect existing and new residents should be considered as part of the development proposals through policy GP7.

7	To maintain and, where possible, enhance water quality, quantity and flow	x	Sub-Reg	ST-LT	Temp	Med	-	+/-	+/-	-	Development of the site could lead to an increase risk of water pollution, including from the disturbance of contaminated soils as well as the development of greenfield land. The SPG states that <i>"The proposals envisage a system of water bodies in the form of reens, channels, streams and lakes, providing a setting for very high quality developments. Particular care will be needed in the maintenance of these areas and their water quality. The low lying nature of the land means that these water bodies are an essential part of the handling of water on the site."</i> Management of the site in this way could help to reduce the potential for pollution of water. Other LDP policies such as SP4 should enable the minimisation of any potential negative effects on ground or surface water.	No recommendations.
8	To reduce water consumption	x	Sub-Reg	ST-LT	Perm	Med	-	-	-	-	The scale of the development proposed is likely to give rise to a significant demand on water resources in the area that could lead to negative effects. However, LDP policy SP4 seeks to ensure that development proposals reduce water consumption, ensuring that development is appropriately located and phased so that there is capacity in the water supply. The aim of the SPG is to cut water consumption by half ( <i>'measured against a standard specification'</i> ). A number of measures of how this may be applied are outlined in the policy document. In addition to this, the implementation of national planning policy guidance for sustainable building standards should enable greater potential for reduced water consumption in new development. Taken together, these measures should ensure that the demand for water is minimised and that	No recommendations

												adequate capacity is ensured to accommodate any permitted proposals, albeit that the additional development will lead to an increase in consumption overall.	
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Sub-Reg	ST-LT	Temp	Med		-	-	-	-	<p>The assessment of the EEA (strategic site 39) found that the site was partially within an area categorised as being at high risk of flooding. However, this site has not been allocated in the LDP. The allocation for development is on the former steelworks site and Llanwern village, which both have planning permission. Development in or near to this area could lead to significant negative effects arising from an increase in the risk of flooding from an increase in hardstanding that could exacerbate risk, as well as an increase risk from flooding to people and property. The SFCA Stage 2 provides limited information but suggests that the area may be protected from flooding by defences. The SPG states that <i>"The proposals envisage a system of water bodies in the form of reens, channels, streams and lakes, providing a setting for very high quality developments. Particular care will be needed in the maintenance of these areas and their water quality. The low lying nature of the land means that these water bodies are an essential part of the handling of water on the site."</i> Alongside this strategic design requirement, developments will be required to undertake a technical assessment as part of national planning requirements and policies SP3 and SP4. This could minimise the significance of potential effects.</p>	The allocations at Glan Llyn (H1) and Llanwern Village (H1) both have planning permission with agreed FCAs.

10	Increase energy efficiency	✓✓	Local	MT-LT	Perm	Low		+	++	+++	++	The SPG seeks to ensure that development will be energy efficient. This is reinforced by national planning policy and LDP policies SP1, GP1 and GP6. This should ensure that significant positive effects are achieved against this objective over time, as further efficiencies are gained through increased scale (such as for the potential to implement combined power solutions referred to in the SPG).	No recommendations.
11	Promote renewable energy production and use	✓	Local	MT-LT	Perm	Low		+	++	++	++	The SPG encourages the use of renewable energy as part of development schemes. This is reinforced by national planning policy and LDP policies SP1, GP1 and GP6. This should ensure that significant positive effects are achieved against this objective over time, as further efficiencies are gained through increased scale (such as for the potential to implement combined power solutions referred to in the SPG).	No recommendations.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓✓	Local	MT-LT	Perm	High		+	++	+++	++	The SPG targets a 50% household waste reduction and 50% use of materials from sustainable sources. Further detail about how construction; operation and demolition wastes should be managed is outlined in the SPG. This should help to achieve significant positive effects over time. Policies SP21 and W4 reinforce the need for development to implement the waste management hierarchy and provide facilities for the storage, recycling and other management of waste within developments.	No recommendations.

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓✓	Local	MT-LT	Perm	High		+	++	+++	++	Policies SP1, GP1 and GP6 along with national policy requirements for sustainable building standards will seek to ensure that all new development is of a high level of sustainable design. Measures within the SPG reinforce this, seeking that the natural environmental assets of the sites are built into the design of schemes.	No recommendations.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	ST-LT	Perm	High		++	++	+++	+++	The development of the site should lead to the provision of community 'uses' in accordance with the policy. With reference to village centres, the SPG states that ' <i>An assessment will be required of the need for local health facilities such as a doctor's surgery or health centre.</i> ' This should help to ensure that where there is a requirement; local health provision will be accommodated in new development proposals. The Glan Llyn development will include a GP surgery and a pharmacy. The local provision of services and facilities as well as employment opportunities should help to encourage residents to make shorter journeys by foot or cycle. The development will contain 29ha of open space which could be used for recreational purposes. Along with the requirements for the provision of such facilities in new developments adjacent to this site, benefits for health are likely over the longer term through increased passive and formal physical activity. Developments are intended to create a sense of community, which should have benefits for psychological wellbeing.	No recommendations.

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Local	MT-LT	Perm	Med		+	++	+++	++	<p>The development of the site should lead to the provision of community 'uses' in accordance with the policy. The Glan Llyn site offers a range of community facilities that should provide opportunities for community development and social welfare. The SPG also seeks that new development proposals provide community facilities and that planning applications comprise (amongst other requirements): <i>"Retail or Leisure Impact Assessments where necessary; Proposals for provision and management of community facilities; A strategy for involving the community."</i> As more developments are located in proximity to one another in the area, the potential for increased accessibility to services and facilities will increase, leading to significant positive effects.</p>	See objective 14.
16	Improve the quantity, quality, variety and affordability of housing	✓✓	Local	ST-LT	Perm	Med		++	++	+++	+++	<p>Part of the site identified as the EEA already has permission and is known as Glan Llyn. This site has a s106 agreement for 20% affordable housing, equating to 800 units as part of a 4000 dwelling development. The East Newport Development Framework SPG (2007) provides further guidance on development in this area of Newport including other sites. The SPG includes a requirement for the provision of up to 30% affordable housing to be provided. The SPG and National Guidance, alongside other policies within the LDP, should ensure that housing is development to a high quality of sustainable design, the level of which is likely to be greatest in the long term, as standards increase.</p>	No recommendations.

17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	The development of a mix of land uses in the area should lead to a community in which residents travel to work and facilities by foot or cycle, which should increase community cohesion through mixing. This, alongside an increase in natural surveillance, should contribute to a low fear of crime and actual crime in the new communities. The development of a sense of 'community' should increase over time as communities become more established in the local area. The SPG includes a vision that design measures 'Ensure safety is prioritised and integrated within the design (Secure by Design principles).	No recommendations.
18	To conserve and enhance the historic environment of Newport	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	The SPG identifies that the area includes important archaeological features, which was also identified in the sites assessment in the previous iteration of the SA. However, the SPG does not include any specific requirements on developers to adhere to certain standards or requirements with regards to this although <i>proposals should also demonstrate how they respond to local environmental and built development influences.</i> Policy contained within assessment component 9 (historic environment) should also help to minimise effects of development in this area. <a href="#">Paragraph 4.22 of the LDP identifies a requirement for an ASIDOHL2 assessment to be undertaken for developments that are deemed to have more than a local impact on the historic landscape. The outcomes of the assessments are required to be implemented. This should help to provide some benefits against this objective.</a>	<p><b>2012:</b> The policy could require all development within the Gwent Levels to complete an 'assessment of the significance of impacts of development on historic landscapes' (ASIDOHL) as part of proposals and to mitigate any potential effects.</p> <p><b>June 2013:</b> An ASIDOHL2 assessment is required within paragraph 4.21 of the LDP. Subject to discussion between the SA and LDP team, additional text to state that as a result of the assessment, required outcomes should be implemented 'for those developments deemed to have more than a local impact on the historic landscape'.</p>

19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	MT-LT	Perm	Med		+	++	+++	++	The policy seeks to create a sustainable urban expansion, which will include a range of housing, employment and community uses. The requirement for developers to incorporate a range of community facilities within the new development could help to encourage a sense of community, which is likely to become more significant over time, through encouraging residents to interact. Interaction may also be encouraged through the creation of a mix of uses, which could reduce the need to travel by private car and increase the potential for walking and cycling. Design principles outlined in the SPG could help to create a sense of place within this new community over time.	No recommendations.
20	To enable high and stable levels of local employment in Newport	✓✓	Local	MT-LT	Temp	Low		+	++	++	++	The policy seeks to re-use land previously utilised for employment purposes, to create new jobs for the area. The policy will seek to reinforce the existing permission at Glan Llyn, which includes <u>39.5ha</u> of employment land, through the provision of additional employment land as well as a mix of housing and community facilities that could enable the provision of a local workforce. The SPG seeks that new communities include local employment opportunities that could include small workshops and live/work units.	<p><b>2012</b> Further clarity could be provided on the types of employment uses, particularly those not included within Glan Llyn, as well as the types of housing encouraged, to ensure that the availability of housing is compatible with the types of employment provided and that employment uses complement one another.</p> <p><b>June 2013:</b> Due to the changing nature of the marketplace, NCC has taken the decision not to make the types of employment uses on employment sites too specific to allow flexibility.</p>

21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Local	ST-LT	Temp	Med		++	++	++	++		See assessment under objective 20. The proposed infrastructure works including public transport are likely to improve the perception of the site as being well located both locally and regionally. As the Glan Llyn site already has permission, the development of this site could improve the reputation of the area as one of 'growth', which could also attract investors in the shorter term. In the medium term, as the brownfield land is remediated, an improvement to the environment locally could also attract investors and employees alike.	See recommendation under objective 20- further clarity on the types of uses encouraged could improve certainty for investors. This could include the encouragement of 'green' employment uses in line with national policy and to encourage sustainable economic growth.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+		The development of the EEA includes the regeneration of the former Llanwern steelworks, which will help to improve the local environment and landscape. This could help to improve the profile of Newport regionally. Although part of the site encompasses greenfield development, the areas are adjacent to the regeneration site and so are unlikely to have a significant effect on the quality of the landscape as the development will be sensitively developed and part of an overall sustainable urban expansion. The EEA will include leisure facilities that could be used by tourists, however, it is more likely that these will just be utilised for the local population.	No recommendations.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Sub-Reg	ST-LT	Temp	Low		+	+	+	+		The SPG indicates that two new primary schools will be required to service the EEA and that developers should make early provision to service this need. The provision of the potential for increased employment opportunities could lead to improved skills levels over time in the local community, the range of which will depend on the type of opportunities created.	See recommendations under objectives 20 and 21. Tertiary education facilities or links to existing facilities could be included.

24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	LT	Perm	Med		+	+	++	++	<p>The policy seeks to create a sustainable urban expansion, which has good access to the city centre by public transport, and also includes a proposed rail station and park and ride. The development of a range of uses including community facilities and employment locally could reduce the need to travel and encourage walking and cycling as modes of transport for shorter journeys. However, no specific cycle and walking routes are detailed in the SPG, just that they should be provided. This may reduce the effectiveness of routes as different developers are likely to be developing different parts of the site. Effects are likely to be most significant in the longer term, as more facilities are services are developed in the local area.</p>	<p><b>2012:</b> Specific walking and cycling routes could be appended to the SPG to ensure that a holistic and integrated approach is taken, and that employment uses link well to residential areas, to reduce the need for motorised transport.</p> <p><b>June 2013:</b> It is noted that this requirement is likely to be implemented through the policies under the transport and sustainable development components.</p>
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Local	ST-LT	Temp	Low		-	+	+	+	<p>See assessment under objective 24. Although the policy seeks to encourage more sustainable modes of transport, the principal routes into the city centre are by road. This could encourage the improved use of public transport, but could also increase the number of people using private cars to access the city centre, particularly in the short term. The encouragement of rail services and a park and ride may reduce the significance of negative effects, so minor positive effects are predicted against this objective in the medium to long term.</p>	<p><b>2012:</b> It is suggested that policies encourage the development of major public transport initiatives ahead of large scale development, to ensure their early use and embed sustainable behaviours from the outset.</p> <p><b>June 2013:</b> It is noted that this requirement is likely to be implemented through the policies under the transport and sustainable development components</p>
26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	MT-LT	Perm	Med		+	++	++	++	<p>The EEA enjoys good access to the city centre as well as being serviced by a district centre. It is likely that both areas will experience an increase in demand for services, which could increase their vitality and viability over time as the population levels increase.</p>	<p><b>2012:</b> See objective 24 - a holistic approach to walking and cycling routes could improve footfall and increase viability and vitality in these areas.</p> <p><b>June 2013:</b> It is noted that this requirement is likely to be implemented through</p>



2	To protect, manage and enhance biodiversity	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	<p>Housing will be built to high environmental standards (Policy H2). All development will be in accordance with national policy, which requires housing to be built in accordance with the CfSH. This could include measures for biodiversity enhancement. Policy GP5 seeks that proposals are designed and managed to protect and encourage biodiversity and ecological connectivity amongst other measures including the mitigation of any negative effects. This should ensure that development proposals result in an overall minor positive effect on biodiversity.</p>	<p><b>2012:</b> SPG will be produced on the specific application of the CfSH. This could include local requirements on whether particular credits will be required as mandatory amongst those available.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Low		+	+	+	+	<p>Housing will be built to high environmental standards (Policy H2). All development will be in accordance with national policy, which requires housing to be built in accordance with the CfSH. This should contribute to the protection of soil resources. Whole life costing is a requirement of policy H2, which could reduce the need for further land for development in the medium to long term. Other LDP policies including SP1 and GP7 should encourage the reduced risk of environmental pollution from new development.</p>	<p><b>2012:</b> Policy H3 could include a range of potentially suitable densities to ensure that the most efficient use of land is made.</p> <p><b>June 2013:</b> Following discussion with NCC, it has been agreed that this recommendation is removed, because the widely differing site characteristics mean that creating wide policy applicability would be difficult.</p>

4	To improve air quality	✓	Local	ST-LT	Temp	Low		+	+	+/-	+	<p>Housing will be built to high environmental standards (Policy H2). All development will be in accordance with national policy, which requires housing to be built in accordance with the CfSH. This should contribute to the protection of soil resources. Other LDP policies including SP1 and GP7 should encourage the reduced risk of environmental pollution from new development. Policy H5 may permit the development of affordable housing in rural areas, which could lead to an increased reliance on the private car and subsequent air pollution over time.</p>	No recommendations.
5	To reduce emissions of greenhouse gases	✓	Reg/Nat	ST-LT	Temp	Med		+	+	+	+	<p>Policy H2 requires that housing is built to high environmental standards. Housing will be required by national policy to achieve a high level of the CfSH, which should enable a reduction in the overall increase in greenhouse gas emissions caused by new development levels.</p>	<p><b>2012:</b> SPG will be produced on the specific application of the Code for Sustainable Homes. This could include local requirements on whether particular credits will be required as mandatory amongst those available.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>

6	To minimise the effects of noise pollution	✓	Local	ST-LT	Temp	Low	+/-	+	+	+	Implementation of high environmental standards in housing and the requirement within Policy H8 (flat conversions and houses in multiple occupation) to provide adequate noise insulation, should lead to benefits against this objective. The development of housing in rural areas such as that potentially permitted through policy H5 could potentially lead to the increased potential for noise pollution. However, other LDP policies such as GP2 and GP7 should ensure that unacceptable levels do not result.	No recommendations.
7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Sub-Reg	ST-LT	Temp	Low	+	+	+	+	Other LDP policies such as SP4 should ensure that housing quality and development of all types includes consideration of water quality and resources.	No recommendations.
8	To reduce water consumption	✓	Sub-Reg	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	Adherence to the CfSH should seek to reduce water consumption in new development, contributing to benefits against this objective. Developments of this type could increase pressure on water resources if they are unable to implement reduced consumption measures.	<p><b>2012:</b> SPG will be produced on the specific application of the CfSH. This could include local requirements on whether particular credits will be required as mandatory amongst those available. The SPG could usefully include how caravan developments may incorporate requirements for sustainable design and lower resource consumption.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	?	Local	ST-LT	Perm	Med	+	+	+	+	Policy SP3 seeks to direct development away from high flood risk areas and policy SP4 seeks to ensure that development results in no net increase in surface water runoff. Policy H14 states that caravan proposals will be treated as any other application for residential use.	<p><b>2012:</b> Given the increased risk to caravans as identified in policy H14 it is recommended that a similar approach is taken to other caravan development. A similar approach should be taken to development in a coastal location.</p> <p><b>June 2013:</b> It is noted that reducing flood risk will be implemented through other LDP policies.</p>
10	Increase energy efficiency	✓✓	Local	MT-LT	Perm	High	+	++	+++	++	Adherence to high levels of the CfSH should lead to achievements of high levels of energy efficiency in new development. Effects are likely to be more significant in the medium and long term as an increased proportion of dwellings meet higher standards. Policy H2 seeks that the whole life of the building is considered in development, which could reduce requirements for increased building in the long term.	<p><b>2012:</b> SPG will be produced on the specific application of the Code for Sustainable Homes. This could include local requirements on whether particular credits will be required as mandatory amongst those available. The SPG could usefully include how development falling under policies H14 may incorporate requirements for sustainable design and lower resource consumption.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>

11	Promote renewable energy production and use	✓	Local	ST-LT	Temp	Low		+	+	+	+	Adherence to high levels of the CfSH should ensure that development obtains a proportion of its energy from low or zero carbon sources, although how this will be implemented across the range of housing types is unclear.	<p><b>2012:</b> SPG will be produced on the specific application of the Code for Sustainable Homes. This could include local requirements on whether particular credits will be required as mandatory amongst those available. The SPG could usefully include how development falling under policies H14 may incorporate requirements for sustainable design and lower resource consumption.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	ST-LT	Temp	Low		+	+	+	+	Adherence to high levels of the CfSH should ensure that mainstream housing is capable of sorting waste for sustainable waste management. This should lead to positive effects.	<p><b>2012:</b> SPG will be produced on the specific application of the Code for Sustainable Homes. This could include local requirements on whether particular credits will be required as mandatory amongst those available.</p> <p><b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.</p>

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓✓	Reg/Nat	MT-LT	Perm	Med	++	+++	+++	+++	<p>Policy H2 seeks that residential development should be built to high environmental standards taking into account whole life cost, which should lead to positive effects against this objective. <u>The implementation of SA recommendations, as detailed in the adjacent column, has led to the increase in the significance of predicted effects.</u></p> <p>Standards are set by national guidance through the CFSH. Supporting text indicates that further detailed SPG will also be developed, which could lead to significant positive effects as this could aid deliverability. Other LDP policies will seek to enable development to adapt to the effects of future climate change, such as policy GP1. Effects are likely to be more significant over the medium to long term, as a greater proportion of development meets high standards.</p>	<p><b>2012:</b> It is recommended that the wording of housing policy H2 is changed to 'residential development should be built to <i>high standards of sustainable design</i>, taking into account the whole life of the dwelling' to ensure that dwellings are built to improve economic and social sustainability (energy efficiency from an economic perspective including fuel poverty as well as aspects such as health and wellbeing, both mental and physical that can be influenced by design) as well as environmental.</p> <p><b>June 2013:</b> The proposed wording is set out in the policy.</p> <p><b>2012:</b> Reference could be made in the supporting text to Building for Life standards.</p> <p><b>June 2013:</b> Supporting text to the policy includes reference to Lifetime Homes standards within paragraph 5.11.</p> <p><b>2012:</b> The SPG could usefully include how development falling under policy H14 may incorporate requirements for sustainable design and lower resource consumption.</p> <p><b>June 2013:</b> It is noted that the SPG content will be</p>
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												contribution).  <b>June 2013:</b> Policy H4 requires a minimum of 30% affordable housing	
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	MT-LT	Perm	Med		+	+	++	++	The creation of high quality and mixed developments should lead to an increase in the mix of communities from a range of backgrounds. In addition, the development of sustainable settlement patterns through a mix of densities and housing types should lead to an increase in footfall within the community, contributing to increased natural surveillance and a sense of community. Policy GP2 (assessment component 2) seeks that development seek to design out crime and anti-social behaviour. Together, these elements could reduce levels of crime and the perception of crime over time as communities develop.	No recommendations.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Temp	Med		+	+	+	+	The encouragement of high quality design should lead to beneficial effects on historic assets. Policies H6, H7 and H8 will only be permitted in accordance with other plan policies including whether or not they are compatible with local character. This should lead to the conservation of historic environment assets.	<b>2012:</b> The potential contradiction between the conservation of historic assets and the need for sustainable design could be explored through SPG to ensure that developers design developments appropriately.  <b>June 2013:</b> It is noted that the SPG content will be considered at drafting stage. Therefore this recommendation should be carried across and is not relevant for this stage of the LDP preparation.

19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	LT	Perm	Med		+	+	++	++	The provision of a range of housing types and densities to meet local needs including the potential for the provision of affordable housing in rural areas, could help to strengthen social ties over time.	No recommendations.
20	To enable high and stable levels of local employment in Newport	✓	Local	ST-LT	Temp	Low		+	+	+	+	The provision of a range of housing types and densities to meet needs could enable a greater diversity and quantity of potential employees, which could help to improve employment levels.	No recommendations.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Reg/Nat	MT-LT	Temp	Low		0	+	+	+	The provision of a range of housing types and densities could attract a range of potential employees to the area which, in turn, could increase the attractiveness of the area to inward investors over time.	No recommendations.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Temp	Low		+	+	+	+	High quality design will indirectly provide benefits for the local environment.	No recommendations.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects.	No recommendations.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	ST-LT	Temp	Low		+	+	+	+	Housing development will be in accordance with the wider LDP strategy, which will be reflected in policy H3.	See recommendation under objective 3. It could be specified that higher density development will be encouraged in the more sustainable locations such as near to sustainable transport nodes.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects.	No recommendations.

26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	ST-LT	Temp	Low		+	+	+	+	High quality design will indirectly provide benefits for the local environment and community wellbeing, which could improve vitality and viability.	No recommendations.
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**Table G.14 – Policy component 13: Existing and New Community Facilities**

		<b>Effects</b>					<b>Assessment</b>					<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	ST-LT	Perm	Low	+	+	+	+	Some positive effects are associated with the objectives of Policy CF1, which safeguards Playing Fields, Land Used for Sport and Recreation and Areas of Play that could be important in maintaining landscape quality. Policy SP12 also seeks the development of community facilities to include allotments and community/city gardens. However, <b>CF13 (vii)</b> is allocated within the open countryside, surrounded by mature hedgerow, but within the settlement boundary. <b>CF13 (iv)</b> is also on greenfield land within the settlement boundary. <b>CF13 (i), (ii), (iii), (v) and (vi)</b> are on brownfield land within the settlement boundary. The development of sites within the open countryside or on greenfield land is predicted to reduce the potential significance of positive effects against this objective.	None identified.	

2	To protect, manage and enhance biodiversity	X X	Local	ST-LT	Perm	Low	--	-	-	--	<p>Some positive effects are associated with the objectives of Policy CF1 that safeguard Playing Fields, Land Used for Sport and Recreation and Areas of Play that will be important in maintaining biodiversity value. Policy SP12 also seeks the development of community facilities to include allotments and community/city gardens. However, some of the sites allocated for new school facilities as included within policy CF13 may have negative impacts on environmental designations within proximity as follows:</p> <p><b>CF13 (vii)</b> is within the Gwent Levels - St Brides SSSI and is 0.03km from Duffryn Pond SINC. It is also less than 2km from the Severn Estuary SAC/SPA/Ramsar. In relation to the SSSI, the interconnected nature of the drainage system means that there is the potential for detrimental effects over a wider area of the SSSI, which could exacerbate existing water quality concerns.</p> <p><b>CF13 (i)</b> is less than 1km from the River Usk SAC/SSSI and Usk Way SINC.</p> <p><b>CF13 (ii)</b> 0.78% of the site is within the Afon Ebbw River SINC.</p> <p><b>CF13 (iii)</b> is less than 2km from the River Usk SAC/SSSI and is 0.02km from the Gwent Levels- Nash and Goldcliff SSSI. 0.03% and 0.01% of each of the respective school sites is within the Monk's Ditch SINC.</p> <p><b>CF13 (iv)</b> is in a greenfield location, 0.07km from Monk's Ditch SINC and less than 2km from the Gwent Levels - Nash and Goldcliff SSSI.</p> <p><b>CF13 (v)</b> is on an existing school site, but is adjacent to the Gwent Levels- St Brides SSSI. The site is</p>	<p>It should be ensured that no negative effects arise as a result of the development of new sites for schools, through the implementation of other LDP policies and national guidance.</p>
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												<p>also less than 2km from the Severn Estuary SAC/SPA/Ramsar and the Afon Ebbw River SINC.</p> <p><b>CF13 (vi)</b> is on an existing school site and is less than 2km from the Severn Estuary SAC/SPA/Ramsar, the Afon Ebbw River SINC and the Gwent Levels - St Brides SSSI.</p> <p>The overall development of former steelworks sites could lead to improvements in biodiversity and ecological connectivity over time. However, significant negative effects are likely in the short term, during construction, due to the proximity of designated sites and the potential for the loss of damage to protected features.</p>	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	?	Local	MT-LT	perm	Low	+/-	+/-	+/-	+/-	<p>There is the potential for the component policies to give rise to a range of different impacts against the SA Objective. The policies SP12 and CF13 identify the new development of community facilities and schools that are likely to give rise to new land take. CF13 (vii) and (iv) seeks to build a new school on agricultural land. CF13 (i), (ii), (iii), (v) and (vi) are on brownfield sites. However, the selected text supports the re-use of existing buildings is preferable to new build particularly in the village areas.</p>	None identified.	
4	To improve air quality	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	<p>There is potential for the component to give rise to a range of positive and adverse effects against the SA Objective - policies safeguarding and enhancing community services and facilities could assist with reducing the need to travel, although the provision of new facilities could also increase built development. However, the selected text does support the development of new facilities in sustainable locations that are accessible by a choice of</p>	None identified.	

												transport modes and located close to the population that they serve. It also seeks to protect recreational outdoor open space that has improved air quality benefits. However, some of the new school facilities are in greenfield areas that are not easily accessible by public transport. Combined positive and negative effects are predicted based on the precautionary principle.	
5	To reduce emissions of greenhouse gases	?	Reg/Nat	MT-LT	Perm	Med		+/-	+/-	+/-	+/-	See comments relating to SA Objective 4.	See comments relating to SA Objective 4.
6	To minimise the effects of noise pollution	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	CF13 (iv) is adjacent to a motorway and dual carriageway. This could lead to noise pollution problems for the students of the school.	Specific design measures could be employed to reduce noise pollution within the school buildings. This will be addressed through other LDP policies.
7	To maintain and, where possible, enhance water quality, quantity and flow	xx	Local	ST-LT	Perm	Med		--	-	-	--	CF13 (vii) is adjacent to the Gwent Levels - St Brides SSSI. The interconnected nature of the drainage system means that there is the potential for detrimental effects over a wider area of the SSSI, which could exacerbate existing water quality concerns. CF13 (vii), (i), (ii), (iii), (iv) do not currently have adequate sewerage or water infrastructure. This could lead to negative effects, although the installation of adequate infrastructure will be a requirement of other LDP and national planning policies.	It should be ensured that negative effects on water quality do not result from new development. Mitigation should be employed through other LDP policies.
8	To reduce water consumption	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	See comments relating to SA Objective 3.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Sub-Reg	ST-LT	Perm	Low	-	-	-	-	All of the sites designated for new school sites are within areas of high flood risk and would require an FCA, with the exception of Whitehead Works <a href="#">CF13(i)</a> . Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective. <a href="#">Site vii (South of Percoed Lane) was subject to a Stage 3 SFCA. The report states that “no flooding is observed at the Percoed Lane Site during the 200yr Tidal (2111) event. Therefore the site is considered acceptable for development.”</a>	See comments relating to SA Objective 3.
10	Increase energy efficiency	✓	Sub-Reg	ST-LT	Perm	Low	+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	See comments relating to SA Objective 3.
11	Promote renewable energy production and use	✓	Sub-Reg	ST-LT	Perm	Low	+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	See comments relating to SA Objective 3.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	x	Sub-Reg	ST-LT	Perm	Low	+/-	-	-	-	See comments relating to SA Component 3 - there is the potential for the component to result in new community facilities outlined in policies SP12, CF1 and CF13 that will generate construction and demolition wastes. Overall effects are predicted as adverse. CF13 <a href="#">(vii)</a> , <a href="#">(i)</a> , <a href="#">(ii)</a> , <a href="#">(iii)</a> , <a href="#">(iv)</a> do not currently have adequate waste management facilities. However, the installation of such will be a requirement of other LDP policies and national planning policy.	Reference could be made within policy SP12 to a presumption in favour of re-use of redundant community buildings in preference to demolition and redevelopment. Furthermore, where redevelopment is considered to be the only realistic option, developers should be directed to the policies within the plan that relate to sustainable building design and waste

													management. This is likely to be implemented through other LDP policies.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	x	Local	ST-LT	perm	Low		+/-	+/-	-	-	The development of community facilities infrastructure, whilst potentially improving accessibility and allowing increased development densities, will also require land take for delivery. Overall effects are predicted as slight adverse.	Reference could be made to the design standards required for the layout of new development. See comments relating to SA Objective 3.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+++	+++	The component includes measures to retain existing facilities and services, deliver new facilities and protect existing open space that will lead to the increased health and wellbeing of the community. The prediction is for significant and increasing beneficial effects against the SA Objective.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+++	+++	The component includes measures to retain existing facilities and services, deliver new facilities and protect existing open space. The prediction is for significant and increasing beneficial effects against the SA Objective.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effect	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	MT-LT	Perm	Low		+	+	+	+	The policy does not include a general reference to development seeking to improve community safety and reduce crime. The policy does not cover 'safety and security improvements'. However, policy GP2 includes a requirement for development proposals to seek to design out the opportunity for crime and anti-social behaviour, leading to minor positive effects.	

18	To conserve and enhance the historic environment of Newport	?	Local	LT	Perm	Low		+/-	+/-	+/-	+/-	Policy SP12 presents a presumption in favour of the preservation and enhancement of existing community facilities and services. The historic merit of a building is not referenced as a criterion in determining whether it is expendable, although other plan policies may address this. The precautionary principle has resulted in uncertain effects being predicted. CF13 (vii), (iii) and (v) are within the Gwent Levels Historic Landscape.	Reference could be made to how the cultural heritage of the area could be enhanced and capitalised upon to enable increased community cohesion. Measures to specifically reduce the impact of development on the historic landscape should be employed. This will be implemented through other LDP policies.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	x	Local	LT	Perm	Low		+/-	+/-	-	-	See comments relating to SA Objective 18.	See comments relating to SA Objective 18.
20	To enable high and stable levels of local employment in Newport	✓	Local	ST-LT	Perm	Low		+	+	+	+	The development of new community facilities will provide a variety of local employment opportunities within educational institutions, museums, libraries etc.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Local	MT-LT	Perm	Low		0	+	+	+	Insofar as the policies seek to safeguard local provision of facilities and services and deliver new provision that will provide some local employment opportunities. The component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	MT-LT	Perm	Low		0	+	+	+	Insofar as the policies seek to safeguard local provision of facilities and services and deliver new provision that may provide leisure opportunities, the component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.

23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓✓	Local	ST-LT	Perm	Med		++	++	+++	+++	The component includes measures to create new or enlarged schools for specific locations under Policy CF13. The prediction is for significant and increasing beneficial effects against the SA Objective.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	?	Sub-Reg	ST-LT	Perm	High		+/-	+/-	+/-	+/-	The selected text identifies that new facilities should be situated in sustainable locations, The policy could be clearer by providing further detail on ideal walking / cycling distances to key facilities. CF13 (vii) seeks to build a new school on agricultural land; the closest public transport is 0.1 miles away. CF13 (iv) is a new school on agricultural land, with the closest bus stop 0.33 miles away although there is a public footpath within the vicinity of the site. CF13 (i) is on a former steelworks site as part of a wider scheme, with a bus stop adjacent. CF13 (ii) is also part of a wider scheme, and is on the site of a former aluminium works with a bus stop adjacent. CF13 (iii) is on a former steelworks site, as is part of a wider development scheme. The closest bus stop is 0.16miles away. CF13 (v) and (vi) are on existing school sites with an adjacent bus stop within the settlement boundary. A mix of positive and negative effects is predicted, to take into account the potential for an increase in the need to travel to the schools that aren't in locations that are easily accessed by public transport.	Recommend that the component could be strengthened by identifying certain facilities that should be within a specified walking distance from residential catchments and that public transport should be available to reach all facilities directly. This will be implemented through other LDP policies.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	?	Sub-Reg	ST-LT	Perm	High		+/-	+/-	+/-	+/-	See comments relating to SA Objective 24. Precautionary principle has resulted in uncertain effects being predicted.	See comments relating to SA Objective 24.

26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	MT-LT	Perm	Low		0	+	+	+	Insofar as the policies seek to safeguard local provision of facilities and services and deliver new provision, the component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.
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**Table G.15 – Policy component 14: Planning Obligations**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	?	Local	ST-LT	Perm	Low	+/-	+/-	+/-	+/-	New infrastructure could include public realm improvements and open space. This needs to be clarified in the components. The precautionary principle has resulted in an uncertain prediction.	Refer to the types of infrastructure that will be provided.
2	To protect, manage and enhance biodiversity	?	Local	ST-LT	Perm	Low	+/-	+/-	+/-	+/-	See comments relating to SA Objective 1.	See comments relating to SA Objective 1.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	?	Local	MT-LT	perm	Low	+/-	+/-	+/-	+/-	See comments relating to SA Objective 1.	See comments relating to SA Objective 1.
4	To improve air quality	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	New infrastructure will benefit from links to sustainable travel, which promotes the use of sustainable mode of public transport and reduces the reliance on the car. This could result in benefits against the objective, although the precautionary principle has resulted in an uncertain prediction.	<b>2012:</b> Reference the need for linking infrastructure to sustainable modes of transport and specific types of infrastructure that will require walking / cycling accessibility.  <b>June 2013:</b> This has been implemented through recommendations under

													policy component 1.
5	To reduce emissions of greenhouse gases	?	Reg/Nat	MT-LT	Perm	Med		+/-	+/-	+/-	+/-	See comments relating to SA Objective 4.	See comments relating to SA Objective 4.
6	To minimise the effects of noise pollution	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	See comments relating to SA Objective 4.	See comments relating to SA Objective 1 and 4.
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effect	None identified.
8	To reduce water consumption	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
10	Increase energy efficiency	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
11	Promote renewable energy production and use	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✗	Sub-Reg	ST-LT	Perm	Low		-	-	-	-	See comments relating to SA Component 3 - there is the potential for the policy to result in new community facilities / infrastructure that will inevitably generate construction and demolition wastes.	None identified.

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	perm	Low		+/-	+	+	+	The development of community facilities infrastructure, offers the potential to improve accessibility and allow increased development densities. The policy also reflects a mechanism to ensure that new development is supported by appropriate facilities and services, improving existing provision where necessary. Although this may require land take for delivery, overall effects are predicted as slightly beneficial.	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	LT	Perm	Med		++	++	++	++	Through seeking contributions from developers for new infrastructure, it will ensure that all communities, irrelevant of social group, are provided with adequate infrastructure.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+++	+++	New infrastructure will provide communities with a variety of recreational and leisure opportunities.	See recommendations for SA objective 1.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effect	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	ST-LT	Perm	Low		+	+	+	+	Provision of appropriate community facilities can assist in encouraging community engagement. The policy does not include a general reference to development seeking to improve community safety and reduce crime. The policy does not cover 'safety and security improvements', which is one of the categories under which s106 contributions will be negotiated where appropriate.	None identified.
18	To conserve and enhance the historic environment of Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effect	None identified.

19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	LT	Perm	Low		+	+	+	+	New infrastructure and facilities will add to the vibrancy of community areas.	None identified.
20	To enable high and stable levels of local employment in Newport	✓	Local	ST-LT	Perm	Low		+	+	+	+	The development of new community facilities will provide a variety of local employment opportunities within educational institutions, museums, libraries etc.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Local	MT-LT	Perm	Low		0	+	+	+	Insofar as the policies seek to deliver new provision that will provide some local employment opportunities. The component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	MT-LT	Perm	Low		0	+	+	+	Insofar as the policies seek to deliver new provision that may provide leisure opportunities, the component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Local	ST-LT	Perm	Med		+	+	+	+	The infrastructure is not defined, so it is not clear whether there would be educational benefit. However, other plans within the policy are assumed to be linked (e.g. CF13), resulting in a positive score overall.	See comments relating to SA Objective 1.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Sub-Reg	ST-LT	Perm	High		+	+	+	+	See comments relating to SA Objective 4.	See comments relating to SA Objective 4.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	?	Sub-Reg	ST-LT	Perm	High		+/-	+/-	+/-	+/-	See comments relating to SA Objective 4.	See comments relating to SA Objective 4.

26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	MT-LT	Perm	Low		0	+	+	+	Through seeking contributions from developers for new infrastructure, it will ensure that all communities, irrelevant of social group, are provided with adequate infrastructure that could add to the vitality and viability of community areas.	None identified.
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**Table G.16 – Policy component 15: Transport**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	?	Local	LT	Perm	Low	-	+/-	+/-	+/-	<p>Policies T6 and T7 aim to promote mode shift to sustainable modes and improve the existing PROW with an emphasis on sustainable access for all. Policy T7 also aims to improve the quality of PROW provision where developments may impact on them. Changing travel behaviour could reduce the local demand for road infrastructure, delivering some benefits against the objective. Negative effects may arise through the development of new railway stations in open areas. The new station at Coedkernew is located within the open countryside, adjacent to the Wentlooge Levels Special Landscape Area. A new station at Llanwern would be in the existing railway sidings. The new station at Caerleon would be on a hospital site, located on the edge of the River Usk Special</p>	<p><b>2012:</b> Specific design measures for railway stations could be included to minimise effects. This may include ways in which the design of the stations could be integrated into the surrounding landscape, so as to minimise effects.</p> <p><b>Updated June 2013:</b> An ASIDOHL2 assessment is required within paragraph 4.21 of the LDP. Subject to discussion between the SA and LDP team, additional text to state that as a result of the assessment, required outcomes should be implemented for those developments deemed to</p>

												Landscape Area. Overall, a mix of positive and negative effects has been predicted, due to the potential negative effects that may arise from the development of the stations themselves of landscape assets.	have more than a local impact on the historic landscape'. This may include measures to reduce the impact of railway stations. However, the effects on the SLAs are unlikely to be addressed through this measure.
2	To protect, manage and enhance biodiversity	x	Local	MT-LT	Perm	Low	--	+/-	++	+/-	Policy T6 and T7 support PROW development, this supports the Green Infrastructure policy for green walking routes in the policy Conservation of the Natural Environment (component 7). The walking routes will support local biodiversity through creating green corridors (supported by Component 7). Medium to Long term beneficial effect as all PROWs which promote biodiversity will take time to mature but the impact will be long lasting. The long distance footpaths pass through a number of environmental designations, including the Gwent Levels - St Brides SSSI, Newport Wetlands SSSI, Nash and Goldcliff SSSI. Short term significant negative effects could arise from the development of sites in or near to environmental designations. The railway station site at Coedkernew includes hedgerows, the status of which is unknown. The site is also within the Gwent Levels- St Brides SSSI and less than 2km from the Severn Estuary SAC/SPA/ Ramsar and the Duffryn Pond SINC. Due to the proximity within SSSI, the interconnected nature of the drainage system means that there is potential for detrimental effects over a wider area of the SSSI and may exacerbate existing water quality concerns.	Mitigation should be implemented through the implementation of other LDP and national planning policies.	

												<p>The new station at Llanwern is 0.06km from the Monk's Ditch SINC and less than 2km from the Gwent Levels - Nash and Goldcliff SSSI.</p> <p>The new station at Caerleon would be less than 1km from the River Usk SAC/SSSI and Lodge Wood SINC.</p> <p>Pye Corner is less than 1km from the Afon Ebbw River SINC.</p>	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	LT	Perm	Low		+/-	+	++	+	<p>Policy GP4 aims to promote mode shift to sustainable modes for existing and new developments reducing the volume of traffic and therefore reducing the need for new infrastructure improving the efficiency of land use. Long term effect due to the nature of travel behaviour change programmes. A new station at Llanwern and the new railway station at Pye Corner would be in the existing railway sidings. The new station at Coedkernew would be on greenfield land. The new station at Caerleon would be on a hospital site.</p>	None identified.
4	To improve air quality	✓✓	Local	ST-LT	Perm	Med		+	+	++	++	<p>Policy GP4 aims to promote mode shift to sustainable modes for existing and new developments reducing the volume of traffic. It aims to reduce congestion in the long term thereby improving air quality. Policy T1 aims to safeguard and support rail provision for the Ebbw Valley Line, the provision of new railway stations and protect disused lines for future use. Increased mode shift to rail services will improve local air quality particularly in Air Quality Management Areas. However, the construction of new stations at Coedkernew and Pye Corner could lead to increased traffic on nearby roads, to access the station, which could reduce local benefits.</p>	<p><b>2012:</b> Reference to requirements for Travel Plans and Construction Management Plans for threshold developments in line with 8.7.2 of Planning Policy Wales, TAN 18. and policy PLP3 of the Regional Transport Plan.</p> <p><b>June 2013:</b> Policy SP15 includes a requirement that significant development proposals should be accompanied by Travel Plans.</p>

5	To reduce emissions of greenhouse gases	✓✓	Reg/Nat	ST-LT	Perm	Low		+	+	++	++	<p>Policy GP4 aims to promote mode shift to sustainable modes for existing and new developments reducing the volume of traffic. It aims to reduce congestion in the long term thereby reducing greenhouse emissions.</p> <p>Policy T1 aims to safeguard and support rail provision for the Ebbw Valley Line, the provision of new railway stations and protect disused line for future use. Increased mode shift to rail services will reduce vehicular traffic on the road network thereby reducing emissions of greenhouse gases. The policy promotes the electrification of the South Wales main line; this will further contribute to a reduction of greenhouse gases.</p>	See recommendation for SA Objective 4.
6	To minimise the effects of noise pollution	✓✓	Local	ST-LT	Perm	Med		+	+	++	++	<p>Policy GP4 aims to promote mode shift to sustainable modes for existing and new developments reducing the volume of traffic. It aims to reduce congestion in the long term thereby reducing noise pollution. However, developments may result in trip generation at specific locations.</p>	See recommendation for SA Objective 4.
7	To maintain and, where possible, enhance water quality, quantity and flow	?	Local	ST-LT	Perm	Low		+/-	+/-	+/-	+/-	<p>Policy SP14 refers to transport proposals being supported where they result in sustainable drainage. Short to Long term effect as all new infrastructure which results in sustainable drainage will have an immediate impact and will be long lasting. The impact is slightly positive as new development will result in greater hard surfaces therefore greater run off but when managed these impacts are mitigated and could improve areas, particularly brownfield sites in the Gwent Levels. The Coedkernew rail site is within the Gwent Levels- St Brides SSSI. Due to the proximity to the SSSI, the interconnected nature of the drainage system means that</p>	None identified.

												there is potential for detrimental effects over a wider area of the SSSI and may exacerbate existing water quality concerns. Therefore a mix of effects overall is predicted.	
8	To reduce water consumption	-	Local	LT	Perm	Low		0	0	0	0	Policy T6 and T7 support PROW development, this supports the Green Infrastructure policy for green walking routes in the policy Conservation of the Natural Environment (component 7). The green walking routes will encourage water basins. The impact is a combination of positive and negative effects as new development will result in greater hard surfaces but when managed these impacts are mitigated, resulting in a neutral effect overall.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Local	LT	Perm	Low		-	-	+	+/-	This policy results in a contradictory mix of positive and negative effects. The new sites at Llanwern, Coedkernew and Pye Corner are all in areas of high flood risk. However, effective implementation of Component 5 (Flood Risk) should ensure negative effects are minimised. Policy SP14 refers to transport proposals being supported where they result in sustainable drainage, it also promotes alternative modes of transport to motorised vehicles thereby potentially reducing the need to develop infrastructure in flood sensitive areas. Overall effects predicted to be beneficial in the long term.	None identified.
10	Increase energy efficiency	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	Promote renewable energy production and use	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	LT	Perm	Low		0	0	+	+	Policy T2 supports developments that produce large numbers of HGV movements which allow access to a railway line, wharf or dock, moving waste by train could indirectly support sustainable waste management by reducing the impacts of HGV movements. This policy supports the Sustainability supporting text which encourages the use of recycled aggregates for construction material. The positive impact is limited as it is an indirect benefit.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓✓	Local	ST-LT	Perm	Low		+	+	++	++	This policy promotes good design standards including Manual for Streets 1 and 2 to increase the permeability of developments encouraging non motorised travel. Short to Long term positive effect increases as the design encourages active modes but travel behaviour change programmes take longer to develop.	<p><b>2012:</b> Policy should include stipulation of Travel Plan requirements (as in Regional Transport Plan PLP 3) as part of the BREEAM standards including secure, visible and covered cycle stands to promote cycle use at developments.</p> <p><b>June 2013:</b> Policy SP15 includes a requirement that significant development proposals should be accompanied by Travel Plans.</p>

14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	ST-LT	Perm	Med		+	+	++	++	Policy GP4 aims to give the active travel modes (walking and cycling) the highest priority. These have significant benefits to enabling healthy lifestyles. Walking and cycling can also add to greater on the ground surveillance thereby increasing the perception of safety. Policy SP15 refers to ' Safe Routes in Communities' which has a direct impact of road safety issues. Short to Long term positive effect increases as the design encourages active modes but travel behaviour change programmes take longer to develop.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Local	ST-LT	Perm	Low		+	+	++	++	Policy GP4 promotes good design standards to increase the permeability of developments encouraging the active modes (walking and cycling) improving accessibility to key destinations such as employment areas, retail and other services and also the countryside. Short to Long term positive effect increases as the design encourages active modes but travel behaviour change programmes take longer to develop.	2012: It is recommended that the policy (GP4) should be updated to make reference to GI networks being utilised as footpaths and cycle paths. See recommendation under component 1: A GI strategy could also include environmental spaces.  <b>June 2013:</b> This has been implemented under the recommendations of component 1.
16	Improve the quantity, quality, variety and affordability of housing	-	Local	LT	Perm	Low		0	0	+	+	No obvious effects.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-	Local	LT	Perm	Low		0	0	+	+	This policy aims to encourage the active travel modes (walking and cycling). These have significant benefits to enabling healthy lifestyles. Walking and cycling can also add to greater on the ground surveillance thereby increasing the perception of safety. Short to Long term positive effect increases as the design encourages active modes but travel behaviour change programmes take longer to develop.	None identified.

18	To conserve and enhance the historic environment of Newport	x	Local	LT	Perm	Low		-	-	-	-	The new stations at Llanwern and Coedkernew are within the Gwent Levels Historic Landscape. <u>Paragraph 4.22 of the LDP identifies a requirement for an ASIDOHL2 assessment to be undertaken for developments that are deemed to have more than a local impact on the historic landscape. This should minimise negative effects.</u>	<b>2012:</b> Specific design measures for railway stations could be included to minimise effects. This may include ways in which the design of the stations could be integrated into the surrounding landscape, so as to minimise effects.  <b>Updated June 2013:</b> An ASIDOHL2 assessment is required within paragraph 4.21 of the LDP. Subject to discussion between the SA and LDP team, additional text to state that as a result of the assessment, required outcomes should be implemented 'for those developments deemed to have more than a local impact on the historic landscape'. This may include measures to reduce the impact of railway stations.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To enable high and stable levels of local employment in Newport	✓	Local	LT	Perm	Low		0	+	++	+	This policy aims to provide good levels of non-motorised accessibility to new developments. Policy T1 aims to enhance or protect future rail provision thus connecting settlements to enable real alternative choices for travelling to work. Where necessary highway infrastructure provision/improvements will be required.	None identified.

21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Local	MT-LT	Perm	Low	0	+	++	+	This policy aims to provide good level of non-motorised accessibility to new developments. The promotion of the Active Travel modes and rail services in Policy GP4 and T1 will encourage a healthier workforce and develop a streetscape that is less car-dominant and therefore creating a more attractive environment. However, where necessary highway infrastructure provision/improvements will be required. Medium to Long term positive effect increases as travel behaviour change programmes need to mature to have the biggest reduction in motorised travel.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Sub-Reg	MT-LT	Perm	Low	0	+	++	+	Improvements to all transport network modes should have significant long term positive effects on strengthening the economy. Policy T5 aims to maximise the links between key leisure destinations for the active modes providing sustainable accessibility to all users particularly the National Cycle Network and the coastal paths.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Sub-Reg	LT	Perm	Low	0	0	+	+	Policy T5 has an indirect benefit by aiming to maximise the links between key destinations for the active modes providing sustainable accessibility to all users. Therefore, providing a more inclusive society.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓✓	Local	ST-LT	Perm	Low	+	++	+++	++	The sustainable transport hierarchy in Policy GP4 promotes non-motorised modes and could reduce car emissions and effects of traffic on the environment. This policy aims to provide good accessibility to services for developments and making settlements more self sufficient without the reliance on car trips. The new station at Llanwern is proposed to specifically serve the Eastern Expansion Area. As the policy is implemented this will have	<b>2012:</b> Reference to requirements for Travel Plans and Construction Management Plans for threshold developments in line with 8.7.2 of Planning Policy Wales, TAN 18 and policy PLP3 of the Regional Transport Plan.  <b>June 2013:</b> Policy SP15 includes a

												an increasingly positive impact on the local area	requirement that significant development proposals should be accompanied by Travel Plans.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓	Local	ST-LT	Perm	Low		+	++	+++	++	<p>Policies SP14, SP15, GP4, T5, T6 and T7 all aim to encourage the sustainable transport hierarchy by encouraging alternative forms of travel to reduce single occupancy car use with a priority towards the active modes. Policy T1 and SP15 provide support to the development of the rail network and bus routes which provide key public transport corridors for all users such as the Ebbw Valley line and bus priority measures. These schemes will have a direct impact on the reduction of the use of car for longer trips, particularly for accessing employment areas. These will have direct benefits over the medium to long term.</p> <p>Policy GP4 and T5 focus on the active travel modes, these modes provide alternatives to shorter trips such as accessing retail land uses and other key services. These impacts could have shorter term direct benefits that have lasting impacts on reducing car use.</p>	<p>Long term strategy for Park and Share should be considered as a complementary measure to Park and Ride as set out in the Regional Transport Plan</p>
26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Local	MT-LT	Perm	Low		0	+	++	+	<p>The promotion of alternatives to the car is likely to have an indirect positive effect on the viability and vitality of town centres by making town centres more accessible to a wider cross-section of the population and increasing the footfall levels in town centres. Effects are likely to be medium to long term as the improvements to existing locations will take time.</p>	See recommendation for SA Objective 25.

Table G.17 – Policy component 16: Recreational Accessibility

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	MT-LT	Perm	Med	0	+	+	+	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes. Changing the travel behaviour of people could reduce the local demand for road infrastructure. However, enhancing the accessibility to the coastal and riverfront paths for recreational uses such as walking could result in greater parking demand to access these assets.	<b>2012:</b> Parking demand at key recreational destinations to be considered.  <b>June 2013:</b> This will be addressed through other LDP policies.
2	To protect, manage and enhance biodiversity	✓✓	Local	MT-LT	Perm	Med	+	++	++	++	Policy CF6 aims to protect the Usk and Sirhowy Valley walks from any developments that may have a detrimental effect to their recreational value. Assessment under Article 6(3) of Habitats and Species Directive is required in relation to The Wales Coastal Path. The walking routes will support local bio-diversity by creating green corridors (supported by Component 7). Medium to Long term effect as all PROWs which promote bio-diversity will take time to mature but the impact will be long lasting.	None identified.

3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	ST-LT	Perm	Low		+	+	+	+	Policy CF6 aims to protect the Usk and Sirhowy Valley walks from any developments that may have a detrimental effect to their recreational value. The effects of this policy provide a direct benefit as the routes are protect and these will be long term benefits.	None identified.
4	To improve air quality	✓	Local	LT	Perm	Low		+	+	+	+	There may be some limited improvement to Local Air Quality Management Areas as some people replace car trips with walking or cycling trips along the riverfront routes. The impacts will be limited but short to long term as cycle/footpaths are enhanced.	None identified.
5	To reduce emissions of greenhouse gases	✓	Reg/Nat	LT	Perm	Low		+	+	+	+	There may be some limited improvement to greenhouse emissions as some people replace car trips with walking or cycling trips along the riverfront routes. The impacts will be limited but short to long term as cycle/footpaths are enhanced.	None identified.
6	To minimise the effects of noise pollution	✓	Local	LT	Perm	Low		+	+	+	+	There may be some limited improvement to noise pollution as some people replace car trips with walking or cycling trips along the riverfront routes. The impacts will be limited but short to long term as cycle/footpaths are enhanced. HRA should ensure that any potential disturbance effects from increased recreational use near designated sites are appropriate addressed.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
8	To reduce water consumption	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Local	LT	Perm	Low		+	+	+	+	Protection of paths that are in existing flood risk areas such as the Gwent Levels will reduce the occurrence of flooding on sensitive areas, as the paths will provide natural water 'sinks'. Effective implementation of Component 5 (Flood Risk) should ensure negative effects are minimised. The effects are immediate as the coastal paths and valley routes already exist; and the impacts of Policies T8, CF5 and CF6 will be long lasting.	None identified.
10	Increase energy efficiency	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	Promote renewable energy production and use	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	MT-LT	Perm	Med		0	+	+	+	Policy CF6 aims to protect the Usk and Sirhowy Valley walks from any developments that may have a detrimental effect to their recreational value. Assessment under Article 6(3) of Habitats and Species Directive is required in relation to The Wales Coastal Path. The impact of the protection of these sensitive areas will be direct and immediate	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	MT-LT	Perm	Low		0	+	+	+	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes, thereby improving health and enhancing recreational opportunities for all social groups.	See recommendation for SA Objective 1.

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	MT-LT	Perm	Low		0	+	+	+	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes, thereby improving health and enhancing recreational opportunities for all social groups.	See recommendation for SA Objective 1.
16	Improve the quantity, quality, variety and affordability of housing	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the historic environment of Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To enable high and stable levels of local employment in Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.

22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓✓	Sub-Reg	MT-LT	Perm	Med		+	++	++	++	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes providing active recreational destinations. These policies support Policy T5 to maximise the links between key leisure destinations for the active modes providing sustainable accessibility to all users particularly the National Cycle Network and the coastal paths. The impacts are direct and are immediate with greater impact in the long term as the routes are enhanced.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	MT-LT	Perm	Low		0	+	++	+	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes for leisure. This could encourage people to use the active modes for other trips which may otherwise be made by car. Enhancing local leisure routes could reduce longer trips being made by car to alternative leisure destinations. The impacts will be medium to long term as additional routes are provided.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Local	MT-LT	Perm	Low		0	+	++	+	Policies T8 and CF5 aim to protect and enhance the All Wales Coast Path and riverfront routes and access respectively by the active modes for leisure. This could encourage people to use the active modes for other trips which may otherwise be made by car. These routes have a direct impact as they are attractive routes that will encourage people to use them, particularly for leisure purposes.	None identified.

26	To seek to improve the vitality and viability of the district centres and City Centre	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
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**Table G.18 – Policy component 17: Highways Infrastructure**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	x x	Sub-Reg	ST-LT	Perm	High	--	--	--	--	Policy SP16 safeguards land for highway schemes including the eastern extension of the Southern distributor road through Llanwern steelworks, which will turn an existing service road into a dual carriageway. The Western extension of the southern distributor road will comprise a new bypass on agricultural land, and is located adjacent to a Special Landscape Area. SP16 (v) would comprise development at the former steelworks. These highway schemes could have a direct negative effect on open spaces by developing infrastructure; this could impact on the existing landscapes through the development and subsequent use in terms of noise and visual intrusion. However, SP16 (i) and (iv) are improvements to existing junctions, so are unlikely to have significant effects on landscape considerations. The effect would be immediate once works begin and they would be long term negative impacts. The policies	Criteria included in Policy GP5 could help to reduce the significance of road schemes in the wider landscape as it requires that schemes will not lead to an unacceptable impact on landscape quality.

												are supported in the text by encouraging alternative modes of travel, although these will have limited effects in reducing the impact of significant infrastructure developments.	
2	To protect, manage and enhance biodiversity	x x	Sub-Reg	ST-LT	Perm	High						<p>Policy SP16 safeguards land for highway schemes as mentioned above. These highway schemes could have a direct negative effect on the existing biodiversity by developing infrastructure. SP16 (ii) includes protected species as recorded by SEWBREC. SP16 (ii) is within the Gwent Levels - Redwick and Llandeenny SSSI, which could lead to significant negative effects. The scheme is also less than 2km from the River Usk SAC/SSSI. SP16 (iii) is within the Gwent Levels - St Brides SSSI and is less than 1km from the Severn Estuary. The Scheme is also adjacent to the Afon Ebbw River SINC.</p> <p>SP16 (v) is just over 1km from the Gwent Levels - Nash and Goldcliff SSSI. The site is adjacent to the Monk's Ditch SINC.</p> <p>Although the Old Green Junction remodelling is an improvement to an existing junction, the scheme is adjacent to the River Usk SAC/SSSI. Therefore the construction process would need to be carefully managed and any increase in capacity that could lead to negative effects mitigated.</p> <p>The negative effect would be immediate once works begin and they would be long term negative impacts. The policies are supported in the text by encouraging alternative modes of travel and developing wildlife corridors, although these will have limited effects in reducing the impact of significant infrastructure developments. Policy SP16 requires HRA as appropriate, which will be</p>	Criteria included in Policy GP5 could help to reduce the significance of road schemes as it requires that schemes are designed and managed to protect and encourage biodiversity and ecological connectivity.

												important in identifying appropriate mitigation measures. This could reduce the significance of effects.	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	X X	Sub-Reg	ST-LT	Perm	High		-	--	--	--	Policy SP16 safeguards land for highway schemes as mentioned above. These highway schemes could have a direct negative effect on the protection of geodiversity and efficiency of use of land by developing highway infrastructure. In particular, the Western extension of the southern distributor road will comprise a new bypass on agricultural land. The effect would be immediate once works begin and they would be long term negative impacts. The policies are supported in the text by encouraging alternative modes of travel, although these will have limited effects in reducing the impact of significant infrastructure developments.	Criteria included in Policy GP5 could help to reduce the significance of road schemes as it requires that schemes do not result in the loss or reduction of high quality agricultural land. Policy CE12 states that proposals affecting locally designated sites will only be permitted where there would be no significant adverse effect on the geological interest of that site.
4	To improve air quality	X X	Sub-Reg	ST-LT	Perm	High		-	--	--	--	Policy SP16 safeguards land for highway schemes as mentioned above. These highway schemes could have a direct negative effect on local air quality by developing highway infrastructure and introducing greater volumes of traffic. The effect would be immediate once works begin and they would be long term negative impacts. The policies are supported in the text by encouraging alternative modes of travel. Policy CE2 highlights the London to South Wales railway as being a key route. This could reduce the number of longer distance car trips through Newport and could help to mitigate the vehicle borne effects on air quality of highway infrastructure development.	Policy GP2 could reduce the impact of development through seeking to ensure that there will not be a significant adverse effect on local amenity through a reduction in air quality.
5	To reduce emissions of greenhouse gases	X X	Sub-Reg	ST-LT	Perm	High		-	--	--	--	See assessment for SA Objective 4.	
6	To minimise the effects of noise pollution	X X	Local	ST-LT	Perm	High		-	--	--	--	See assessment for SA Objective 4.	None identified.

7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST-LT	Perm	High	--	-	-	--	Highway infrastructure, as discussed in Policy SP16, has a direct negative impact on water flow and quality as new highway development will result in greater hard surfaces and greater surface run off. Although the Old Green Junction remodelling is an improvement to an existing junction, the scheme is adjacent to the River Usk SAC/SSSI. Therefore the construction process would need to be carefully managed and any increase in capacity that could lead to negative effects mitigated. However, Policy SP14 refers to transport proposals being supported where they result in sustainable drainage therefore it will form some mitigation and in areas of brownfield sites such as the Llanwern steelworks it could improve the current situation. The net negative effects will be short to long term will have an immediate impact on water flow and will be long lasting. The significance of effects assumes the successful implementation of other plan policies in respect of drainage, including SUDS.	None identified.
8	To reduce water consumption	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Local	ST-LT	Perm	High	-	-	-	-	Highway infrastructure, set out in SP16, proposed in flood sensitive areas such as the Gwent levels could result in a risk of direct flood vulnerability. All the Schemes within policy SP16 are within areas of high flood risk. Highway schemes outside of flood risk areas could put other areas a greater risk by increasing the hard surface run off. The supporting text of this policy aims to minimise the direct and indirect impact by carrying out Environmental Assessments in line with Planning Policy Wales policy. This mitigation provides some	None identified.

											alleviation to the risk.		
10	Increase energy efficiency	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
11	Promote renewable energy production and use	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	x x	Local	ST	Temp	High		--	-	-	--	The development of highways infrastructure as set out in Policy SP16 is supported by the Sustainability component supporting text which encourages the use of recycled aggregates for construction material. However, there is likely to be net import of materials to construct the proposed schemes. The net impact is negative and immediate from the beginning of construction works but is temporary.	Reference to requirements for Travel Plans and Construction Management Plans for threshold developments in line with 8.7.2 of Planning Policy Wales, TAN 18. and policy PLP3 of the Regional Transport Plan.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	x x	Local	ST-LT	Perm	High		--	--	--	--	New transport infrastructure will attract vehicle trips which lead to greater emissions which have a direct effect on climate change. The supporting text of Policy CE2 aims to reduce these effects by through masterplanning to promote sustainable travel modes such as walking and cycling. However, the overall impact is negative and immediate from any works.	See recommendations for SA Objective 12.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	x	Local	ST-LT	Temp	High		-	-	-	-	Policy CE2 aims to reduce the impact of new infrastructure on highway safety using a road hierarchy for appropriate on-street parking and active frontages on different types of roads. Transport infrastructure tends to attract vehicle trip generation whilst CE2 aims to minimise this the overall impact could potentially reduce highway safety. The effects are slightly negative for this reason and they are immediate from development.	None identified.

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	ST-LT	Perm	Low		+	+	+	+	Greater provision of infrastructure highlighted in Policy SP16 and key corridors in CE2 will allow a greater movement of people across Newport, this will enable a greater accessibility to social, recreational and leisure destinations. However, the positive impact is reduced due to the impact as the infrastructure could have detrimental effects on these locations including a greater level of parking demand although CE2 does aim to minimise these impacts.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	x	Local	LT	Perm	Low		-	-	-	-	Policy SP16 and CE2 do not have any direct effects. However, significant infrastructure developments can lead to community severance and potentially reducing the perception of safety. These effects would be long term.	None identified.
18	To conserve and enhance the historic environment of Newport	?	Local	LT	Perm	Low		+/-	+/-	+/-	+/-	Although SP16 (i) is within proximity to a Historic Landscape Park and Garden: Tredegar Park, the scheme seeks to improve an existing junction, so effects are unlikely to change from the existing situation. SP16 (ii) is within the Gwent Levels Historic Landscape. Information available for SP16 (iv) states that there is an archaeological site within the vicinity of the scheme. Development within or near to areas protected for their heritage value should seek to mitigate any potential effects on the sites themselves or their settings. This should be deliverable through other plan policies as well as national planning policy, to reduce the potential significance of effects. <a href="#">Policy CE2 seeks that a number of routeways, corridors and</a>	None identified.

												<u>gateways are enhanced. This includes the Monmouthshire and Brecon Canals, which could lead to some benefits against this objective.</u>	
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-	Local	LT	Perm	Low		0	0	0	0	No obvious effects.	None identified.
20	To enable high and stable levels of local employment in Newport	✓✓	Local	ST-LT	Perm	Low		+	++	++	++	Greater infrastructure highlighted in Policy SP16 and key corridors in CE2 will allow a greater movement of people across Newport, this will enable a higher level of accessibility to employment areas and access to greater labour markets. The effects of new infrastructure will be immediate once it is built.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Local	ST-LT	Perm	Low		+	++	+++	++	Greater infrastructure highlighted in Policy SP16 and key corridors in CE2 will allow a greater movement of people across Newport, this will enable a higher level of accessibility to employment areas and access to greater labour markets. The effects of new infrastructure will be immediate once it is built.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Low		+	+	+	+	Greater infrastructure highlighted in Policy SP16 and key corridors in CE2 will allow a greater movement of people across Newport, this will enable a greater accessibility to the Newport tourist economy. The positive impact is reduced due to the impact that the infrastructure will have on environmentally sensitive areas such as the Gwent Levels, albeit that the HRA process offers appropriate controls together with other plan policies. The effects of new infrastructure will be immediate once the infrastructure is built.	None identified.

23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-	Local	LT	Perm	Low	0	0	0	0	No obvious effects.	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	x x	Local	ST-LT	Perm	High	--	--	--	--	New transport infrastructure will attract vehicle trips which encourage the use of cars, the supporting text of Policy CE2 aims to reduce these effects by through masterplanning to promote sustainable travel modes such as walking and cycling. However, the overall impact is negative and immediate from any works.	Reference to requirements for Travel Plans and Construction Management Plans for threshold developments in line with SP15, Planning Policy Wales, TAN 18. and policy PLP3 of the Regional Transport Plan.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	x x	Local	ST-LT	Perm	High	--	--	--	--	See assessment for SA Objective 24.	See recommendations for SA Objective 24.
26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	LT	Perm	Low	+	+	+	+	Improvements to transport infrastructure has both positive and negative effects on vitality and viability. New transport infrastructure can act as severance points in community, the supporting text of Policy CE2 aims to reduce these effects by through masterplanning to promote walking and cycling. However, new highway infrastructure can regenerate areas and improve the streetscape environment attracting people to areas increasing footfall and dwell times. Therefore, the overall impact is slightly positive and immediate from any works.	None identified.

Table G.19 – Policy component 18: Employment

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	X X	Sub-Reg	MT-LT	Perm	Low	-	--	--	--	<p>The majority of the employment land to be provided will be within the urban boundary, as described in policy SP18. However, development within the EEA and the River Usk Corridor could lead to negative effects on landscape quality. Further, views from the surrounding area onto large employment development sites could impact landscape quality negatively. The most significant negative effects are likely to be those that include the development of large areas of greenfield land, such as site (ii). <u>However, this effect may be slightly reduced in comparison to the 2012 assessments, due to the reduction in the size of land to be developed in the allocation for the revised LDP (June 2013).</u></p>	<p><b>2012:</b> It is recommended that for large scale allocations in particular, specific landscape mitigation measures should be proposed by developers including a landscape and visual impact assessment, as part of their applications for planning permission. This should help to ensure that negative effects on landscape assets are not experienced. It should be ensured that these do not compromise the SSSI designation at Llanwern.</p> <p><b>June 2013:</b> The GP policies should ensure that landscape issues are addressed through development proposals.</p>
2	To protect, manage and enhance biodiversity	X X	Reg/Nat	ST-LT	Perm	Med	-	-	--	--	<p>Policy EM1 (i) and (ii) requires that development may be permitted provided that <i>"the national economic benefits of the proposal outweigh the environmental impacts, including visual intrusion and loss and damage to habitats and/or species, especially within the [relevant] SSSI(s)."</i> However, it is unclear how</p>	<p><b>2012:</b> It is recommended that the further guidance is provided as to how developers may determine the level of economic significance in relation to the environmental value of the site. The wording of point d) of (i) and (ii)</p>

								<p>such an evaluation may be undertaken as the economic value cannot be directly compared to environmental value or impacts. Further, criterion (d) is unclear as to whether full mitigation or compensation would be acceptable.</p> <p>EM1 (ii) <u>previously contained</u> part of the Gwent Levels - Nash and Goldcliff SSSI designation. 71.6% of the site <u>was</u> within the designation. The previous iteration of SA recommended that the Queensway Meadows site (ii) and Solutia site (iv) not be carried forward for development. <del>Justification for development of the site is based on economic considerations, which is considered to have negative consequences for biodiversity.</del> The Solutia site contains part of the Solutia Site SINC (95.45% of the site is within a SINC) and is 0.002km from the Gwent Levels - Nash and Goldcliff SSSI. <u>The size of the allocations have since been reduced (2013) from 142 hectares to 34 hectares for EM1 (ii) Queensway Meadows and from 58 hectares to 45 hectares for EM1(iv) Solutia. These sites are no longer within SSSI designations, which could reduce the significance of negative effects. The only remaining site that includes a SSSI designation is Duffryn (EM1 (i)), where the Gwent Levels - Redwick and Llandeenny SSSI comprises 31% of the site area. 12% of EM1 (i) is within a SINC designation. Significant negative effects may</u></p>	<p>should be made clearer with respect to whether mitigation will be required and compensation provided if mitigation is not possible, or if there is an option (as it suggests at present). It is suggested that the policy is phrased in such a way that deliverability of environmental protection is ensured.</p> <p><b>June 2013:</b> The text relating to determining the economic significance of a site in relation to the environmental value of the site has been deleted from the LDP.</p>
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								<p><u>be experienced in this location.</u></p> <p>The Newport Docks Site <b>EM3</b> is adjacent to an internationally designated SAC (River Usk), nationally designated SSSI/SAC/SPA/Ramsar (Severn Estuary) and locally designated SINC (Afon Ebbw) (2.42% of the site is within a SINC). <u>The allocation has been adjusted following discussion with the LDP team, to separate it from the SSSI.</u> There are protected species on the site, as noted by SEWBREC. 100% of the Gwent Europark site (EM1(vi)) includes land designated as SSSI (Gwent Levels - Redwick and Llandeenny). <u>Although, it is noted that this site has implemented planning permission.</u> EM1 (vii) is less than 1km from the River Usk SAC/SSSI and Usk Way West SINC. EM1 (iii) is less than 1km from the Gwent Levels - St Brides SSSI. 87% of EM1 (iii) is within the Cwm Pensidan SINC. <u>This area is designated as an environmental space within the Plan.</u> There are protected species on the site, as noted by SEWBREC. EM1 (viii) is less than 1km from the Cefn Wood (East and West) SINC designation. It is likely that negative effects will be significant. The policy text indicates when HRA will be required to support development proposals, as well as indicating that policies should satisfy the requirements of LDP policy GP5. The text also states that 'where development may impinge upon a SSSI, particular care will need to ensure the protection of the features of importance. These are primarily to be found in the reens. It is regarded, however, that effects on biodiversity are still likely to be</p>
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5	To reduce emissions of greenhouse gases	x	Reg/Nat	ST-LT	Perm	Low	--	-	-	--	See assessment under objective 4. In addition, nationally required development standards under BREEAM will ensure that building emissions are reduced. However, initial embodied energy and emissions from construction could have a negative effect against this objective.	<p><b>2012:</b> Supporting text could include a cross-reference to the requirements for employment development to meet BREEAM standards. Consideration could also be given to setting NCC bespoke targets for attainment of particular minimum credits/scores.</p> <p><b>June 2013:</b> Other LDP policies should ensure that BREEAM standards are met.</p>
6	To minimise the effects of noise pollution	x	Local	ST	Temp	Low	--	-	-	--	An increase in development is likely to lead to an increase in noise pollution from traffic. Other types of noise pollution will depend on the types of employment facilities developed. Construction activity is likely to be the most significant source of noise pollution. Policy GP7 should ensure that noise pollution through operational use does not lead to negative effects on amenity.	The types of employment to be developed on sites close to residential areas could be specified to ensure low levels of noise pollution. However, noise pollution should be addressed through other LDP policies.
7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST	Temp	Med	-	-	-	-	Policy SP4 will ensure that there will be no net increase in surface water runoff as recommended for site EM1 (i) Duffryn (SA site 28). The Newport Docks Site (EM3) is directly adjacent to the River Usk (0.59% of the site is within the designated SAC area) which could lead to negative effects on water quality, particularly during construction through accidental spillages and dust. Other LDP policies should ensure the protection of water quality.	None identified.
8	To reduce water consumption	✓	Local	ST-LT	Temp	Med	+	+	+	+	BREEAM requirements should ensure that water consumption is minimised.	See recommendations for SA Objective 5.

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	X	Local	ST-LT	Temp	Low	-	-	-	-	EM1 (vi) and (vii) and EM3 contain areas that are at high risk of flooding. This could lead to significant negative effects, although the use of flood risk assessments and consequent mitigation measures could reduce effects slightly. Further, as the developments will not include residential accommodation, the effects are considered to be lower risk.	<b>2012:</b> Port related development should consider long term coastal change implications using the SMP2.  <b>June 2013:</b> this is now considered under SA assessment component 5.
10	Increase energy efficiency	✓	Local	ST-LT	Temp	Med	+	+	+	+	BREEAM requirements should ensure that energy efficiency is achieved in new development.	See recommendations for SA Objective 5.
11	Promote renewable energy production and use	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	Supporting text to the policies indicates that Newport Docks provide an opportunity for energy generation, due to proximity for fuel and distance from residential and other uses. The encouragement of energy generation from fossil fuels could lead to negative effects against this objective. However, the implementation of BREEAM requirements in new development should ensure that a proportion of energy used is generated from low or zero carbon sources.	See recommendations for SA Objective 5.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	ST-LT	Temp	Med	+	+	+	+	BREEAM requirements should ensure achievements against this objective.	See recommendations for SA Objective 5.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Temp	Med	+	+	+	+	BREEAM requirements should ensure achievements against this objective.	See recommendations for SA Objective 5.

14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	LT	Temp	Low		+	+	++	++	The development of site EM1 (viii) was considered in the previous SA iteration to have the potential to contribute to the reduction in inequalities. There is potential that the provision of employment land could increase local employment levels, which could lead to benefits against this objective through a reduction in deprivation locally. However, effects are uncertain due to the lack of definition over local skills levels vs the types of opportunities that will be provided.	<p><b>2012:</b> Policies could include a requirement that a certain proportion of employees should be from the local area. This would be particularly relevant for larger scale strategic sites (e.g. &gt;10ha. Land requirements).</p> <p><b>June 2013 updated recommendation:</b> The proposed SPG to support Policy EM4 could include how businesses should focus on attracting a local labour supply, although it is noted that this may be difficult to implement.</p>
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-						0	0	0	0	No obvious effects.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effects.	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effects.	None identified.
18	To conserve and enhance the historic environment of Newport	✗	Reg/Nat	ST-LT	Temp	Med		-	-	-	-	Policy EM1 (i) is within the Levels ASA. Site EM1(ii) and (iv) are adjacent to the Nash/Goldcliff coastal zone historic landscape character area of the Gwent Levels. It is considered that the site is abundant in archaeological remains. EM1(ii) may affect the setting of a listed building (Tatton Farm). Information for EM1 (vi) also indicates that the site is within an archaeologically sensitive area. This could lead to negative effects	<p><b>2012:</b> The policy could require all development within the Gwent Levels to complete an 'assessment of the significance of impacts of development on historic landscapes' (ASIDOHL) as part of proposals and to mitigate any potential effects.</p> <p><b>June 2013:</b></p>

												<p>against this objective, however, effects should be minimised through other LDP policies. <a href="#">Paragraph 4.22 of the LDP identifies a requirement for an ASIDOHL2 assessment to be undertaken for developments that are deemed to have more than a local impact on the historic landscape. This should help to minimise negative effects against this objective.</a></p>	<p>Paragraph 4.22 of the LDP identifies a requirement for an ASIDOHL2 assessment to be undertaken for developments that are deemed to have more than a local impact on the historic landscape. Subject to discussion between the SA and LDP team, additional text to state that as a result of the assessment, required outcomes should be implemented 'for those developments deemed to have more than a local impact on the historic landscape'.</p>
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0	No obvious effects.	None identified.	

20	To enable high and stable levels of local employment in Newport	✓✓	Local	MT-LT	Temp	Low		+	+	++	++	<p>All of the sites, with the exception of the Solutia site, are intended to expand employment facilities at existing sites. The Solutia site is located largely between the Solutia chemical works and an industrial estate, with Newport International Sports Village to the north. Building upon existing success could help to enable the deliverability of further employment opportunities, as a lack of land for economic investment has been cited as a barrier to growth by the economic strategy. To support this, policy <b>EM4</b> will assess proposals for the alternative uses of employment land based on the demand for employment in that location and the remaining supply, particularly resisting the loss of prestigious employment land with good access to transport links, as well as the potential other locations for the use. This policy should ensure that there is sufficient land available for the development of employment opportunities leading to positive effects in the medium to longer terms as opportunities are created. However, the certainty over whether or not opportunities will be exploited locally is uncertain.</p>	<p><b>2012:</b> See recommendation under objective 14. <b>The proposed SPG to support Policy EM4 could include how businesses should focus on attracting a local labour supply.</b></p> <p><b>June 2013 updated recommendation:</b> The proposed SPG to support Policy EM4 could include how businesses should focus on attracting a local labour supply, although it is noted that this may be difficult to implement.</p>
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Reg/Nat	MT-LT	Perm	Med		+	++	++	++	<p><b>All of the sites within</b> policy EM1 specify the types of business use that will be encouraged by land use typology. <del>This is not included for (i) and (ii).</del> The provision of land for economic purposes should encourage inward investment, particularly as the sites are well located within the region. Effects are likely to be more significant in the medium to long term as sites become established.</p>	<p><b>2012:</b> Further guidance on the type of land uses encouraged at Duffryn and Queensway Meadows (i) and (ii), and more specific guidance beyond the land use types for the other sites, could be provided to ensure that the intentions of the economic strategy are achieved (i.e. the development of a knowledge based, green, economy).</p>

												<b>June 2013:</b> Sites EM1(i) and (ii) now include reference to the land uses types proposed.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0	No obvious effects.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Local	MT-LT	Perm	Low	0	+	++	+	Skills levels in the area may increase if the employment types attracted to the area require high levels of knowledge. Effects are likely to increase over time.	See recommendation under objectives 14 and 21.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	?	Sub-Reg	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	As clarified in the supporting text, the sites in West Newport are close to major arterial routes, making them well connected locally, regionally and nationally. However, South East Newport is close to a new proposed railway station at Llanwern as well as major housing growth areas, which could encourage sustainable travel patterns. Locations close to major road networks and not to public transport routes could encourage an increase in the use of private cars for travel to work as opposed to the creation of sustainable settlement patterns.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	?	Sub-Reg	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	Employment uses on sites (iv) and (ii) would also benefit from proximity to the Southern Distributor Road and either the new M4 or other M4 Corridor Enhancement Measures being considered by the Welsh Government. The line of the new M4 provides a firm boundary to the site. The Duffryn Link Road will provide accessibility for site (i). Other LDP policies should ensure that developments encourage the use of sustainable transport facilities, although locations close to major arterial routes could compromise the	None identified.

												effectiveness of travel plans.	
26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	ST-LT	Temp	Low		+	+	+	+	The majority of the major employment sites are not within the city centre, so significant benefits are unlikely. Some benefits may occur due to an increase in employment and subsequent disposable income of the local community. Specific transport links to the city centre by public transport may be encouraged as part of requirements under other LDP policies for sustainable transport, which could have benefits for the city centre.	Links to the city centre by sustainable modes should be encouraged specifically. This may be encouraged as part of policy SP14.

**Table G.20 – Policy component 19: Regeneration**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	LT	Temp	Low	0	+	++	+	Regeneration schemes are likely to have a positive effect on the local landscape through the improvement of the built environment and derelict sites. Effects are likely to be greatest in the long term as more schemes are realised. Development in the Levels, such as the Llanwern sites, should seek to enhance landscape quality through policy SP8.	No recommendations.
2	To protect, manage and enhance biodiversity	✗ ✗	Local	ST-LT	Temp	Med	-	-	--	--	Policy CE3 states that development in a waterside location should integrate with the waterways as well as taking account of the interests of nature conservation. The River Usk Management Strategy is referred to in supporting text, which should help	No recommendations.

											<p>to improve local management. Supporting text states that brownfield sites may have important ecological value, the development of which could lead to negative short term effects. Further, cumulative negative effects may also result from the proximity of schemes such as those at Llanwern; Whitehead; Monmouthshire Bank Sidings; River Front; Old Town Dock/George Street/Penmaen Wharf; Novelis; and Crindau to internationally protected areas.</p> <p>0.034% of EM2 (i) is within the Gwent Levels – Redwick and Llandeenny SSSI and 0.03% of the site is within the Mock’s Ditch SINC.</p> <p>EM2(ii) is adjacent to the Gwent Levels - Redwick and Llandeenny SSSI. EM2 (iii) Llanwern Former Tipping Area is adjacent to the SSSI designation. <u>The allocation has been adjusted following discussion with the LDP team, to separate it from the SSSI.</u></p> <p>EM2(iii) is within 1km of the Elver Pill Reen Grassland and Pond SINC. <u>The allocation has been adjusted following discussion with the LDP team, to separate it from the SINC.</u></p> <p>EM2(iv iii) Pheonix Park is within 1km of the River Usk SSSI and SAC.</p> <p>2.42% of EM2 (v) Lower Dock Street is within the River Usk SAC/SSSI</p> <p>EM2 (iv) Old Town Dock/George Street/Penmaen Wharf adjacent to a SSSI and SAC designation. 2.42% of the allocation <u>was previously</u> within a SAC designation. <u>The</u></p>
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4	To improve air quality	✓	Local	ST-LT	Temp	Low		+	+	+	+	The regeneration of urban sites is likely to create more sustainable settlement patterns as sites are likely to be in locations that are already accessible by sustainable and non-motorised transport modes. Developments that contain a mix of uses will also reduce the need to travel. These elements could mean that an increase in development does not necessarily equate to a decrease in air quality. Air quality could be improved through the addition of employment and facilities in the city centre, which could mean that existing residents are encouraged not to drive as they may do at present. It is unclear whether the proposals for the Llanwern sites will include energy from waste facilities (as assessed under the SA strategic sites assessment), although applications of this nature will be guided by the requirements of TAN 21.	Specific site requirements could include the use of planting to improve local air quality, particularly in AQMAs. This could be implemented through other LDP policies.
5	To reduce emissions of greenhouse gases	✓	Local	ST-LT	Temp	Low		+	+	+	+	See assessment under objective 4. In addition, the development of these sites will be in accordance with sustainable design which could reduce the impact of new development.	Where possible, the reuse of existing buildings should be encouraged to minimise the need for new build development and its associated embodied energy. This could be implemented through other LDP policies.
6	To minimise the effects of noise pollution	✗	Local	ST	Temp	Low		-	-	-	-	The development of sites within urban areas could lead to significant short term noise pollution for the local residents. However, in the long term, the proposed uses are unlikely to contribute to significant noise pollution, as this would be contradictory to LDP policies GP2 and GP7. High sustainable design standards should also ensure that new development incorporates an appropriate level of sound insulation.	No recommendations.

7	To maintain and, where possible, enhance water quality, quantity and flow	✓	Local	ST	Temp	Low		+	+	+	+	<p>Policy CE3 states that development in a waterside location should integrate with the waterways as well as taking account of the interests of nature conservation. Development in waterside locations, such as Crindau (ix vii), River Front (vii) and Old Town Dock/George Street (iv), could lead to negative effects in both the short term of each project (i.e. during construction) as well and in the longer term through operational use. However, <u>Policy CE3 also includes a requirement for water quality and flow to be considered as part of development proposals, which could mitigate this effect leading to minor benefits.</u> Supporting text refers to the River Usk Management Strategy (July 2009), which could lead to positive effects on water quality. However, this may not address potential water quality issues at the Afon Ebbw River SINC, which is within proximity to site EM2 (xii). Groundwater may be negatively affected by the regeneration of previously developed land through the disturbance to contaminated soils and subsequent pollution events. However, the risk to water resources following remediation in the long term is likely to be decreased.</p>	<p><b>2012:</b> It is recommended that policy CE3 includes the need to consider 'water quality and flow' alongside 'nature conservation'. Consideration of the protection of water quality through the remediation of land could be added to supporting text, or to the supporting text for or policy SP4.</p> <p><b>June 2013:</b> Policy CE3 now includes a requirement for water quality and flow to be considered as part of development proposals.</p>
8	To reduce water consumption	✓	Local	MT -LT	Temp	Low		0	+	+	+	<p>Local housing estate regeneration could decrease water consumption through employing more sustainable design principles than are currently present.</p>	<p>Further guidance on sustainable design standards for housing estates to be refurbished could usefully be provided.</p>

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	X X	Sub-Reg	MT -LT	Perm	Med		-	--	--	--	<p>Other LDP policies including SP3 and SP4 should ensure that long term flood risk is minimised through ensuring that new development does not increase surface water runoff. Sites that were assessed in the previous iteration of assessments (see table check) were not considered to be at high risk of flooding. Sites (iv) Old Town Dock, vi Lower Dock Street and (vii) River Front contain land within flood zones C1 and C2.</p> <p><u>Site vii (Crindau) was subject to a stage 3 SFCA. The site is considered to be at high risk of flooding and “Substantial mitigation measures would be required to enable development of this site to justify development in line with Part iv of the Justification test in TAN15. Mitigation measures may include raised flood defence, compartmentalisation of the site through raising access roads and localised areas of land for development (i.e. leaving flow routes for flood water).”</u></p> <p>These sites are considered to be at high risk of flooding, which could lead to significant negative effects, particularly in the longer term, as climatic change could increase rainfall rates. That considered, the cumulative effect of development could lead to significant long term negative effects, as existing run off rates may not be applicable in the long term due to changing precipitation rates.</p>	<p>It is recommended that development in areas of high flood risk should be avoided. It is recommended that surface water calculations under SP4 consider the potential implications of an increase in precipitation levels and flash flooding <b>and that findings are in accordance with the SFCA Stage 3.</b></p>
10	Increase energy efficiency	✓	Local	MT -LT	Temp	Low		0	+	+	+	<p>The regeneration of sites is likely to improve energy efficiency in the built environment. This will be particularly the case where housing estate regeneration (policy H9) is enacted.</p>	<p>Further guidance on sustainable design standards for housing estates to be refurbished could usefully be provided.</p>

11	Promote renewable energy production and use	✓	Local	ST-LT	Temp	Low		+	+	+	+	The regeneration of previously developed sites is likely to incorporate the use of low and zero carbon energy sources where appropriate, as part of sustainable design standards required in other LDP policies.	No recommendations.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	ST-LT	Temp	Low		+	+	+	+	The regeneration of these sites is likely to enable the installation of measures that could encourage more sustainable waste management.	No recommendations.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	LT	Temp	Low		+	+	++	++	The regeneration of these sites is likely to lead to a higher quality built environment over time, particularly in the case of the housing estate regeneration. This will be in accordance with other LDP policies and, as such, is likely to enable the adaptation of the environment to climate change through measures such as SUDS, improved insulation levels and green infrastructure.	No recommendations.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	MT-LT	Temp	Med		+	++	+++	++	The principal objective of urban regeneration is to create a desirable community. The policies within this component are likely to lead to beneficial effects over time from an improvement in housing quality and local environment as well as locally provided services and facilities. This is particularly the case for the sites within policy H9, is likely to significantly increase health and wellbeing amongst all social groups, particularly those that are deprived. Policy H9 also seeks to widen tenure options within housing estates to be regenerated, <u>as well as encourage the development of community uses where appropriate</u> , which could lead to further benefits and mixed communities.	No recommendations.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to	✓✓	Local	MT-LT	Perm	Med		+	++	++	++	As stated in the supporting text, the primary objective of regeneration policy H9 is to create desirable communities. Detailed planning	<b>2012:</b> It is recommended that policy SP19 includes a requirement that sites provide a mix of uses, to

	them to maximise opportunities for community development and social welfare										briefs and masterplans may be required to guide development. Regeneration schemes are likely to create a mix of uses of varying types, as specified by site in policy EM2. Sites that specify the provision of housing also specify the provision of community or leisure uses. Policy H9 includes a requirement for the encouragement of community uses where appropriate. This should lead to positive effects against this objective, particularly in the medium to long term as sites are delivered.	guide the development of sites that may not be allocated in policy EM2.  <b>June 2013:</b> NCC response to recommendation states that the existing wording would encourage the development of a mix of uses. The SA team agrees with this assertion  <b>2012:</b> Policy H9 could encourage the development of community uses as part of housing estate regeneration projects.  <b>June 2013:</b> Policy H9 now includes a requirement for the encouragement of community uses where appropriate.	
16	Improve the quantity, quality, variety and affordability of housing	✓✓	Local	MT -LT	Perm	Med		+	++	++	++	Developments that contribute to the regeneration of housing estates are likely to lead to the improved quality and tenure of housing, which could contribute to benefits against this objective. Insofar as some of the other regeneration sites will provide or be adjacent to housing allocations, such as <del>ix</del> viii Crindau (also see housing allocation H55); viii x Whitehead and <del>ixi</del> Monmouthshire Bank Sidings (housing allocation H51); and <del>xii</del> Novelis (housing allocation H54) this will be in accordance with policies H2, H3 and H4, which set requirements for housing quality, mix, density and affordability.	Specific requirements could be set for some regeneration sites as to the specific requirements for affordable housing required as this may differ according to location based on deprivation levels.

17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓✓	Local	MT -LT	Temp	Med		+	++	+++	++	The regeneration schemes proposed are likely to have significantly beneficial effects on the sense of community in these areas, which could result from environmental improvements and an increase in community interaction through the creation of a mix of uses encouraging increased footfall. These improvements could increase natural surveillance and reduce the fear of crime. Environmental improvements, particularly for the housing estates, could engender a sense of local pride, which could reduce crime levels and strengthen local identity over time.	No recommendations.
18	To conserve and enhance the historic environment of Newport	✓	Local	ST- LT	Temp	Med		+/-	+	+	+	Regeneration schemes could improve the setting of historic assets and improve the environment of the city centre overall, creating positive effects over time. In the shorter term, construction activity could negatively affect assets, particularly in the city centre. The Llanwern site (EM2 ii and iii, SA strategic site assessment site 26) and River Front (vii) are within the Levels ASA and in proximity to a Scheduled Monument. EM2 (iv) may affect 3 listed buildings (1.Baltic Oil Works, 2.Lock walls to mouth of Old Town Dock, 3.Malthouse). EM2 (vi) may affect a designated Conservation Area. Policies under assessment component 9 should encourage the minimisation of effects of historic assets.	<p><b>2012:</b> Where sites may contain historic buildings, it should be specified that these should be reused as part of proposals.</p> <p><b>June 2013:</b> The reuse of historic buildings is addressed in the historic environment chapter of the plan.</p>

19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	MT -LT	Temp	Med		+	++	+++	++	The regeneration schemes proposed are likely to have significantly beneficial effects on the sense of community in these areas, through environmental improvements and a mix of uses including residential, which could increase footfall. Environmental improvements and an increase in people walking to use local facilities, particularly for the housing estates, could engender a sense of local pride, which could reduce crime levels and strengthen local identity over time.	No recommendations.
20	To enable high and stable levels of local employment in Newport	✓	Local	LT	Temp	Low		0	+	++	+	The regeneration of the city centre is likely to encourage the development of a range of employment opportunities locally, over time.	<b>2012:</b> Supporting text could highlight the types of employment encouraged in the city centre based on local needs and a desire to create a knowledge-based 'green' economy.  <b>June 2013:</b> The LDP team has highlighted that, in order to maintain flexibility within the LDP, the types of employment encouraged have not been specified too explicitly.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Local	LT	Temp	Low		0	+	++	+	The regeneration of the city centre is likely to encourage inward investment through an improvement in the local environment and a range of uses that will make the area a more attractive place to work. As an identified 'weakness' of the local economy, improving the image of the city centre could have economic benefits.	See recommendation under objective 20. The regeneration of sites should seek to ensure that the relevant infrastructure is in place to enable the development of a range of industries including those with a high technological requirement. This could be added to policy GP3 (assessment component 3) as an additional requirement to utilities infrastructure.

22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	MT -LT	Temp	Med		+	++	++	++	<p>Policy CE3 states that development in a waterside location should integrate with the waterways as well as taking account of the interests of leisure and navigation. Policy CF4 encourages water based recreational activities especially with the restoration of the Monmouthshire and Brecon Canal. <u>Supporting text highlights that development proposals in a waterside location will be expected to incorporate footpaths, cycleways and towpaths wherever possible.</u> These developments are likely to lead to positive effects on the tourist profile of the city in a sensitive way and contribute to the restoration of the canal. Effects are likely to be more significant in the medium to longer term as the area's profile develops.</p>	No recommendations.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Local	LT	Temp	Low		+	+	+	+	<p>The regeneration of sites could increase local skills levels through employment opportunities over time and build upon the knowledge gained at the new university campus in the city centre.</p>	No recommendations.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	MT -LT	Temp	Med		+	++	++	++	<p>The regeneration of sites within the city centre as well as providing a mix of uses, could create benefits against this objective through reducing the need to travel, particularly by car. Sites ix vii Crindau (housing allocation H55);x viii Whitehead and ix Monmouthshire Bank Sidings (housing allocation H51); and xii Novelis (housing allocation H54) are all in proximity to housing allocations and were assessed under the same strategic site in the previous iteration of SA. This proximity should help to create more sustainable settlement patterns in these areas.</p>	No recommendations.

25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓		MT -LT	Perm	Low		+	++	+++	++	<p>The proximity of sites vii, viii, ix and x ix, x, xi and xii to residential areas could reduce the need to travel by car as they provide a mix of employment uses and other facilities, potentially reducing the distances required to be travelled. Site viii (Godfrey Road) is adjacent to Newport Station, which could lead to benefits on encouraging the use of sustainable modes of transport. Although many of the other sites are not in proximity to existing public transport facilities, policies within the LDP such as GP4 will ensure that sites are accessible by a range of sustainable modes of transport. <u>Supporting text highlights that development proposals in a waterside location will be expected to incorporate footpaths, cycleways and towpaths wherever possible.</u> Taken together, these measures could lead to positive effects in the long term, as a modal shift is enacted.</p>	No recommendations.
26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Local	MT -LT	Temp	Med		+	++	+++	++	<p>Policy SP19 outlines that proposals will be favoured where they contribute to the vitality, viability and quality of the environment of the city centre; providing business opportunities and reuse vacant, underused or derelict land. The proposals are likely to have significant benefits against this objective over time through encouraging a mix of uses and subsequent increase in footfall.</p>	No recommendations.

Table G.21 – Policy component 20: Rural Economy

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	?	Local	ST-LT	Perm	Med	+/-	+/-	+/-	+/-	Development in the countryside, albeit it limited and controlled may still have some negative effects on the countryside and landscape quality. These effects should be offset through the requirements of other policies.	None identified.
2	To protect, manage and enhance biodiversity	?	Local	ST-LT	Perm	Med	+/-	+/-	+/-	+/-	Development in the countryside, albeit it is limited and controlled, may still have some negative effects on local biodiversity. These effects should be offset through the requirements of the other policies.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	MT-LT	Perm	Med	+	+	+	+	The selected text identifies that the impact on the landscape should be carefully considered and where possible existing buildings should be used.	None identified.
4	To improve air quality	✓	Local	ST-LT	Perm	Low	+	+	+	+	The policy imposes strict controls on horse related development in the countryside, which should minimise development in isolated areas, reduce the reliance on the private car and transport related emissions.	None identified.
5	To reduce emissions of greenhouse gases	?	Reg/Nat	MT-LT	Perm	High	+/-	+/-	+/-	+/-	There will be fairly limited additional built development and therefore fairly limited associated increases in the levels of atmospheric greenhouse gases indirectly through increased energy demand and through transport generation.	None identified.

6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Low		+	+	+	+	The policy imposes strict control over new development in the countryside. This should minimise development in isolated areas and reduce the reliance on the private car.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	?	Sub-Reg	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	There will be fairly limited additional built development and therefore fairly limited associated water pollution.	None identified.
8	To reduce water consumption	?	Sub-Reg	MT-LT	Perm	Low		+/-	+/-	+/-	+/-	There will be fairly limited additional built development and therefore fairly limited associated water consumption.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	-						0	0	0	0	As the policy is concerned with only a small amount of development, there should be no obvious effects as a result of its implementation. Climate change and flood risk are addressed through other policies.	None identified.
10	Increase energy efficiency	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
11	Promote renewable energy production and use	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✗	Sub-Reg	MT-LT	Temp	Med		-	-	-	-	A small amount of development will be allowed in the countryside. The levels of waste generation as a result of construction and operation are not likely to be significant.	None identified.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Perm	Low		+	+	+	+	The design of stables, shelters and other structures will reflect the surrounding area and make use of natural materials such as timber, natural stone and slate and use of more permanent materials such as rendered concrete blocks and tiles	None identified.

14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+++	+++	The component includes measures to deliver new and improved tourism related developments. The prediction is for significant and increasing beneficial effects against the SA Objective.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Sub-Reg	ST-LT	Perm	High		++	++	+++	+++	The component includes measures to deliver new and improved tourism related developments. The prediction is for significant and increasing beneficial effects against the SA Objective.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effect	None identified.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effect	None identified.
18	To conserve and enhance the historic environment of Newport	✓	Local	MT-LT	Perm	Med	+	+	+	+	+	The supporting text identifies that in appropriate cases, the Council will also require applications to be accompanied by an archaeological impact statement	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-						0	0	0	0	No obvious effect	None identified.
20	To enable high and stable levels of local employment in Newport	?	Sub-Reg	MT-LT	Perm	Med		+/-	+/-	+/-	+/-	The policy allows appropriate development in the county; however this is restricted to horse-related activities.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	?	Sub-Reg	MT-LT	Perm	Med		+/-	+/-	+/-	+/-	The policy focuses on horse-related development, which provides some employment opportunities (e.g. riding schools). The policy could explore other economic and rural diversification opportunities (e.g. sports, recreation and tourism)	Reference could be to other diverse employment activities - related to recreational and tourism opportunities

22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Low		+	+	+	+	Insofar as the policies seek to safeguard local provision of horse related developments (recreational and commercial) and deliver new provision, the component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effect	None identified.
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	ST-LT	Perm	Low		+	+	+	+	The policy imposes strict control over new development in the countryside. This should minimise development in isolated areas and reduce the reliance on the private car.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Local	ST-LT	Perm	Low		+	+	+	+	The horse related developments will create opportunities to create new bridleways, which increase use and improve connectivity.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effect	None identified.

Table G.22 – Policy component 21: Tourism

		Effects					Assessment				Summary of Effects <i>(reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)</i>	Recommendations for mitigation or enhancement <i>(to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)</i>
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Local	ST-LT	Perm	Med	+	+	+	+	<p>The supporting text identifies that careful consideration will need to be given to the relationship between the proposed use of the land and the interests of conservation. It indicates that countryside, areas designated for their nature conservation or landscape value, and higher quality agricultural land (Grades 1,2 and 3A) will be protected from development. Development at Celtic Manor will need to respect the rural character of the Usk Valley, which is to be maintained. Any built development should be essential to the functioning of the proposed use, and carefully located so as to not be visually intrusive, especially when viewed from major routeways.</p> <p><b><u>Policy CF11 states that outdoor leisure developments will be permitted provided that, inter alia, a countryside location is essential.</u></b> Taken together, these requirements should seek to create an overall minor benefit against this objective, through the protection of important landscapes.</p>	None identified.

2	To protect, manage and enhance biodiversity	x	Local	ST-LT	Perm	Med		-	-	-	-	Policy CF9 seeks to control development within Celtic Manor. 7% of the site is within the River Usk SAC designation; 7.3% of the site is within a SSSI designation; and 14% of the site is within a SINC designation. Supporting text draws attention to the nature conservation interests of the area, which are covered by GP5 of the LDP. The supporting text also indicates that an Environmental Impact Assessment will be required if the proposed development would be likely to have significant environmental effects. However, minor negative effects are predicted against this objective, based on the sensitive nature of the site.	None identified.
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	x	Local	MT-LT	perm	Low		-	-	-	-	There is the potential for the component policies to give rise to a range of different impacts against the SA Objective - The policies identify the new development of commercial leisure developments that are likely to give rise to new land take.	None identified.
4	To improve air quality	x	Local	MT-LT	Perm	Low		-	-	-	-	Matters of design and transport are addressed through other plan policies and are broadly in line with the objective. However, insofar as the policy seeks increased provision, there is predicted to be a net increase in trip generation into new locations, with the potential for localised adverse impacts.	None identified.

5	To reduce emissions of greenhouse gases	✘	Reg/Nat	MT-LT	Perm	High		-	-	-	-	See comments relating to SA Objective 4. Matters relating to the provision of Green Infrastructure and increased biodiversity/open spaces are addressed through other plan policies. A range of positive effects are predicted, which may partially offset increased GHG emissions associated with economic development and trip generation, but overall effects are considered negative.	None identified.
6	To minimise the effects of noise pollution	✘	Local	ST-LT	Perm	Low		+/-	+/-	+/-	+/-	See comments relating to SA Objective 4.	None identified.
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effect	None identified.
8	To reduce water consumption	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective. It should be noted, however, that the Celtic Manor site includes an area of high flood risk.	None identified.
10	Increase energy efficiency	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.
11	Promote renewable energy production and use	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	These matters are addressed in other plan policies. Assuming conformity then the potential for new development associated with the Component should conform to the SA Objective.	None identified.

12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	x	Sub-Reg	ST-LT	Perm	Low		-	-	-	-	See comments relating to SA Component 3 - there is the potential for the component to result in new commercial leisure development that will generate construction and demolition wastes. <u>However, Policy SP1 seeks that development reuses previously developed land and empty properties, in preference to greenfield sites, which could lead to a reduction in the overall significance of effects.</u> Overall effects are predicted as minor adverse.	Reference could be made to a presumption in favour of re-use of redundant buildings in preference to demolition and redevelopment. Furthermore, where redevelopment is considered to be the only realistic option, developers should be directed to the policies within the plan that relate to sustainable building design and waste management.
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Sub-Reg	ST-LT	Perm	Low		+	+	+	+	Commercial leisure developments and outdoor leisure developments are likely to lead to a higher quality built environment. This will be in accordance with other LDP policies and, as such, is likely to enable the adaptation of the environment to climate change through measures such as SUDS, improved insulation levels and green infrastructure.	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓	Local	ST-LT	Perm	Med		+	+	+	+	This policy does support recreational leisure development, which may have indirect positive effects on improving opportunities for passive recreation.	None identified.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	This policy supports the development of new and improved tourism related developments and recreational leisure development, which may have indirect positive effects on improving opportunities for passive recreation.	None identified.
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effect	None identified.

17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	ST-LT	Perm	Low		+	+	+	+	Taken together, the policies within the component incorporate a range of measures aimed at safeguarding and extending the range of community services and facilities available to residents. Insofar as this can work with other policies in the Plan to safeguard local opportunities for developing a sense of community, there may be benefits.	None identified.
18	To conserve and enhance the historic environment of Newport	✗	Local	LT	Perm	Low		+/-	+/-	-	-	The supporting text identifies that the proposed development of Celtic Manor will need to undertake an archaeological impact statement as it is located within an Archaeologically Sensitive Area.	None identified.
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓✓	Sub-Reg	MT-LT	Perm	Med		++	++	+++	+++	Policy CF8 will support the development of new and improved tourism developments and supporting conference and exhibition facilities and heritage interpretation facilities.	None identified.
20	To enable high and stable levels of local employment in Newport	✓	Sub-Reg	MT-LT	Perm	Med		+	++	+++	++	The policies within the component will provide new tourism and commercial leisure related employment opportunities. Positive beneficial effects are predicted.	None identified.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓✓	Sub-Reg	MT-LT	Perm	Med		++	++	+++	+++	The policies within the component will provide new tourism and commercial leisure related employment opportunities. Significant beneficial effects are predicted.	None identified.
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓✓	Local	ST-LT	Perm	Low		++	++	+++	+++	The policies within the component are in accordance with the SA Objective and significant benefits are predicted.	None identified.
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effect	None identified.

24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	X	Local	MT-LT	Perm	Low	-	-	-	-	Matters of sustainable travel are addressed through other plan policies and are broadly in line with the objective. However, insofar as the policy seeks increased provision, there is predicted to be a net increase in trip generation into new locations, with the potential for localised adverse impacts.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	X	Local	ST-LT	Perm	Low	-	-	-	-	Matters of sustainable travel are addressed through other plan policies and are broadly in line with the objective. However, insofar as the policy seeks increased provision, there is predicted to be a net increase in trip generation into new locations, with the potential for localised adverse impacts.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	MT-LT	Perm	Low	0	+	+	+	Insofar as the policies seek will deliver new provision, particularly within identified regeneration locations. The component has the potential to contribute to the overall attractiveness of the area. This could convey some benefits against the SA Objective.	None identified.

Table G.23 – Policy component 22: Waste

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	X	Local	ST-LT	Perm	Low	-	-	-	-	Effects of sustainable waste management facilities (Policy W3), waste site <b>safeguarding</b> and allocation (Policies W1 and W2) on this objective will be dependent on	<b>2012:</b> Supporting text indicates that further detailed guidance on matters such as the type of facilities required and

											<p>location and design of individual facilities. but they are highly likely. The new waste management facility under policy W1 is proposed as part of the Eastern Expansion Area on the former Llanwern Steelworks site. The supporting text indicates that planning applications for waste management facilities should be accompanied by sufficient information to allow the environmental impact of the proposal to be adequately assessed. Such information should include the nature of the waste, the broad technical requirements arising from the type of waste, the amount of waste proposed to be treated or disposed of, access, the timescale of the operations and, where appropriate, restoration and after use proposals. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. However, effects against landscape aspects are likely to be negative, due to the typical nature of waste management sites. <u>The implementation of the recommendation, as indicated under recommendations, could reduce the significance of negative effects.</u></p>	<p>their design will be set out in Supplementary Planning Guidance. It is suggested that this should indicate that waste management facilities will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to protect and enhance, the character of the landscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed. Also, highest standards of operational practice for the management, working and, where appropriate, restoration and aftercare of sites will need to be adopted.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.10 of the plan.</p>
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2	To protect, manage and enhance biodiversity	x	Local	ST-LT	Perm	Low		-	-	-	-	<p>Effects of sustainable waste management facilities (Policy W3), waste site <a href="#">safeguarding</a> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. The Docksway waste disposal site is 0.4km from the Severn Estuary and 0.08km from the Gwent Levels- St Brides SSSI. 9.19% of the site is directly adjacent to the Afon Ebbw River SINC. This site is already in existence, so it is considered that effects will not be significant. The new waste management facility at Llanwern is 0.08km from the Gwent Levels—Whitson and 0km from the Spencer Works 3 SINC.</p> <p>For new waste management sites, the supporting text indicates that planning applications for waste management facilities should be accompanied by sufficient information to allow the environmental impact of the proposal to be adequately assessed. Such information should include the potential effects and mitigation in relation to biodiversity, the nature of the waste, the broad technical requirements arising from the type of waste, the amount of waste proposed to be treated or disposed of, access, the timescale of the operations and, where appropriate, restoration and after use proposals. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. Policy <a href="#">GP5</a> and the implementation of</p>	<p><b>2012:</b> Policy W3 or its supporting text should indicate that waste management facilities, which are likely to prejudice the purpose of biodiversity designated sites, will not be permitted unless the reasons for development outweigh the likely adverse impact. In addition, restoration of waste to after-uses which will enhance or add to biodiversity interests should be encouraged.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.10 of the plan.</p>
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4	To improve air quality	x	Local	ST-LT	Perm	Low		-	-	-	-	<p>Effects of sustainable waste management facilities (Policy W3), waste site <a href="#">safeguarding</a> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. Negative effects are likely, given the likely nature of proposals including emissions from facilities as well as transportation emissions. <del>The development of a new waste management facility of a regional scale is likely to lead to an increase in traffic to the site, which could have detrimental local air quality effects.</del> Policy SP21 highlights that the proximity principle should be regarded when allocating sites for waste management, and that facilities, measures and strategies should represent the best practicable environmental option. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. <a href="#">The implementation of the recommendation, as indicated under recommendations, along with this,</a> should seek to minimise overall negative effects on air quality.</p>	<p><b>2012:</b> Detailed guidance could indicate that waste management facilities will only be permitted if due regard is given to the air pollution impacts on the residents and users of nearby dwellings and other sensitive properties.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.11 of the plan.</p>
5	To reduce emissions of greenhouse gases	x	Local	ST-LT	Perm	Low		-	-	-	-	<p>Effects of sustainable waste management facilities (Policy W3), waste site <a href="#">safeguarding</a> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. Negative effects are likely, given the likely nature of proposals including emissions from facilities as well as transportation emissions. Policy SP21 highlights</p>	None identified

												that the proximity principle should be regarded when allocating sites for waste management, and that facilities, measures and strategies should represent the best practicable environmental option. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. This should seek to minimise overall negative effects on GHG emissions.	
6	To minimise the effects of noise pollution	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of sustainable waste management facilities (Policy W3), waste site <a href="#">safeguarding</a> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. Negative effects are likely, given the likely nature of proposals including noise from facilities as well as transportation. Policy SP21 highlights that the proximity principle should be regarded when allocating sites for waste management, and that facilities, measures and strategies should represent the best practicable environmental option. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. <a href="#">The implementation of the recommendation, as indicated under recommendations, along with this</a> , should seek to minimise overall negative effects on noise pollution.	<p><b>2012:</b> Detailed guidance could state that waste management facilities will only be permitted if due regard is given to the noise pollution impacts on the residents and users of the locality.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.11 of the plan.</p>

7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of sustainable waste management facilities (Policy W3), waste site <u>safeguarding</u> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. Policy SP21 highlights that the proximity principle should be regarded when allocating sites for waste management, and that facilities, measures and strategies should represent the best practicable environmental option. In assessing such proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls. <u>The implementation of the recommendation, as indicated under recommendations, along with this,</u> should seek to minimise overall negative effects on water pollution.	<p><b>2012:</b> Detailed guidance could indicate that waste management facilities will only be permitted if they are unlikely to have an unacceptable impact on surface or ground waters.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.12 of the plan.</p>
8	To reduce water consumption	x	Local	ST-LT	Perm	Low		-	-	-	-	Waste management development can consume significant amounts of water in their construction and operation, which could lead to negative effects against this objective,. <u>The implementation of the recommendation, as indicated under recommendations, could reduce the potential significance of effects.</u>	<p><b>2012:</b> Detailed guidance could indicate that waste management facilities will only be permitted if they give due regard to water conservation and efficiency.</p> <p><b>June 2013:</b> The recommendation is reflected in paragraph 11.12 of the plan.</p>

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of sustainable waste management facilities (Policy W3), waste site <b>safeguarding</b> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. TAN15 describes waste management facilities as highly vulnerable. The new waste management facility at Llanwern is within flood zone C1 and would require a flood consequences assessment. Other LDP policies as well as National Guidance should ensure that sites are not located in areas of high flood risk. Further, in assessing proposals, close consultation will be undertaken with the Environment Agency, and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls.	
10	Increase energy efficiency	-						0	0	0	0	No obvious effects	None identified
11	Promote renewable energy production and use	-						0	0	+	+	No obvious effects	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓✓	Sub-Reg	ST-LT	Perm	Med		++	+++	+++	+++	Policy W4 will seek the provision in all new development for facilities for the storage, recycling and other waste management. This will have a positive effect on this objective. The safeguarding and allocation of land for waste management through policy W1 and the identification of all allocated, permitted and existing B2 industrial sites as potentially suitable for new waste management facilities will allow for increased capacity to treat different waste streams.	None identified

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-					0	0	0	0	No obvious effects	None identified
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	x	Local	ST-LT	Perm	Low	-	-	-	-	Effects of sustainable waste management facilities (Policy W3), waste site <a href="#">safeguarding</a> and allocation (Policies W1 and W2) on this objective will be dependent on location and design of individual facilities. Policy SP21 highlights that the proximity principle should be regarded when allocating sites for waste management, and that facilities, measures and strategies should represent the best practicable environmental option. This should help to minimise negative effects on health.	See recommendations under SA Objectives 4 and 6.
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-					0	0	0	0	No obvious effects	None identified
16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effects	None identified
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-					0	0	0	0	No obvious effects	None identified
18	To conserve and enhance the historic environment of Newport	-					0	0	0	0	The new waste management facility at Llanwern is within the Gwent Levels Historic Landscape. However, as a redevelopment of a former industrial site, effects are likely to be neutral. No obvious effects.	None identified
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0	No obvious effects	None identified

20	To enable high and stable levels of local employment in Newport	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	The waste management industry has the potential to generate employment, in particular the recycling industry. Through Policy W1 land is safeguarded for waste disposal purposes at one location and land is allocated for regionally scaled waste management facilities. This could contribute to increased local employment opportunities.	None identified
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	Business diversification through the creation the right conditions for attracting green industries such as waste recycling will contribute to business growth and to achieve economic growth.	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-						0	0	0	0	No obvious effects	None identified
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects	None identified
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	By having regard to the proximity principle in the management and disposal of waste close to the point at which it is generated, Policy SP2 could reduce the need for the waste to travel long distances in order to be managed or treated.	
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects	None identified
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effects	None identified

Table G.24 – Policy component 23: Minerals

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	x x	Local	ST-LT	Perm	Low	--	--	--	--	Effects of developing mineral extraction sites (Policy M2) on this objective will be dependent on location and design of individual sites. <b><u>Policy M2 states that mineral extraction or similar development will be considered against any adverse impact on, inter alia, landscape considerations. Oil and gas sites will need to ensure that sensitive areas are avoided, managed and restored.</u></b> The supporting text to the policy recognises that mineral extraction can have significant consequences for the environment and that the need for the particular mineral must therefore be weighed against the impact of the extraction and associated operations. In addition, it is stated that in the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment. This should help to minimise negative effects. However, given the nature of mineral extraction, it is likely that significant negative effects on landscape consideration will result from minerals development.	<b>2012:</b> Policy M2 or its supporting text should go further by indicating that minerals development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to protect and enhance, the distinctive character of the landscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed. Also, mineral extraction should not be permitted unless there is satisfactory provision for the restoration of the site, within a reasonable timescale.  <b>June 2013:</b> Policy M2 includes reference to the consideration of landscape in assessing development





													greenhouse-gases-
6	To minimise the effects of noise pollution	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of developing mineral extraction sites (Policy M2) on this objective will be dependent on location and design of individual sites. <u>The policy also seeks that adjoining areas are not adversely impacted in terms of noise, dust, vibration and traffic generation levels. This should enable a reduction in the significance of potential negative effects.</u> The supporting text to the policy recognises that mineral extraction can have significant consequences for the environment and amenity of local communities and that the need for the particular mineral must therefore be weighed against the impact of the extraction and associated operations. In addition, it is stated that in the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment and there is reference to mineral buffer zones.	<p><b>2012:</b> Policy M2 or its supporting text should indicate that minerals development will only be permitted if due regard is given to the noise pollution impacts on the residents and users of the locality.</p> <p><b>June 2013:</b> M2 includes <u>that adjoining areas are not adversely impacted in terms of noise, dust, vibration and traffic generation levels.</u></p>
7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of developing mineral extraction sites (Policy M2) on this objective will be dependent on location and design of individual sites. <u>Policy M2 states that mineral extraction or similar development will be considered against any adverse impact on, inter alia, the natural environment. Oil and gas sites will need to ensure that sensitive areas are avoided, managed and restored. Paragraph 10.7 refers to the need for water consumption and quality to be considered in minerals development.</u> The supporting text to the policy recognises that mineral extraction can have significant consequences	<p><b>2012:</b> Policy M2 or its supporting text should indicate that minerals developments will only be permitted if they are unlikely to have an unacceptable impact on surface or ground waters.</p> <p><b>June 2013:</b> Drainage is considered. Following further discussion with NCC, water consumption and quality is now also included within paragraph 10.7.</p>

													for the environment and that the need for the particular mineral must therefore be weighed against the impact of the extraction and associated operations. In addition, it is stated that in the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment. These measures could reduce the overall significance of negative effects on water resources.	
8	To reduce water consumption	x	Local	ST-LT	Perm	Low		-	-	-	-		Mineral extraction sites can consume significant amounts of water in their operations.	<p><b>2012:</b> Policy M2 or its supporting text should indicate that minerals developments will only be permitted if they give due regard is to water conservation and efficiency.</p> <p><b>June 2013:</b> Drainage is considered. Following further discussion with NCC, water consumption and quality is now also included within paragraph 10.7.</p>

9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Local	ST-LT	Perm	Low		-	-	-	-	Effects of developing mineral extraction sites (Policy M2) on this objective will be dependent on location and design of individual sites. The supporting text to the policy recognises that mineral extraction can have significant consequences for the environment. In addition, it is stated that in the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment. <b><u>Policy M3 seeks that sensitive areas are avoided for oil and gas sites, which could minimise potential effects. However, it is considered that aggregate extraction is not highly sensitive to flood risk.</u></b>	Policy M2 or its supporting text should indicate that minerals development will only be permitted if due regard is given to flooding, flood risk, flood mitigation, sustainable drainage measures and where appropriate the need for Flood Risk Assessments. If by virtue of the proposal's nature or location there is an unacceptable risk of off-site flooding, development should not be permitted.
10	Increase energy efficiency	-						0	0	0	0	No obvious effects	None identified
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓	Local	ST-LT	Perm	Med		+	++	++	++	Encouraging the use of secondary and recycled aggregates as part of the construction process of new development could contribute positively to increasing the levels of recycling.	None identified
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-						0	0	0	0	No obvious effects	None identified

			Local	ST- LT	Perm	Low								
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	x						-	-	-	-	Effects of developing mineral extraction sites (Policy M2) on this objective will be dependent on location and design of individual sites. The supporting text to the policy recognises that mineral extraction can have significant consequences for the environment and amenity of local communities and that the need for the particular mineral must therefore be weighed against the impact of the extraction and associated operations. In addition, it is stated that in the case of proposed major mineral developments it will be appropriate that these factors should be weighed by means of an Environmental Impact Assessment. <b><u>Policy M2 also seeks that adjoining areas are not adversely impacted in terms of noise, dust, vibration and traffic generation levels. This should enable a reduction in the significance of potential negative effects.</u></b>	<b>2012:</b> Policy M2 or its supporting text should indicate that minerals development will only be permitted if there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties.  <b>June 2013:</b> M2 includes <u>that adjoining areas are not adversely impacted in terms of noise, dust, vibration and traffic generation levels.</u>	
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-						0	0	0	0	No obvious effects	None identified	
16	Improve the quantity, quality, variety and affordability of housing	-						0	0	0	0	No obvious effects	None identified	
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-						0	0	0	0	No obvious effects	None identified	

18	To conserve and enhance the historic environment of Newport	✗	Local	ST-LT	Perm	Low		-	-	-	-	Mineral extraction sites may affect historic assets or their settings.	<p><b>2012:</b> Policy M2 could state that minerals development will only be granted if due regard is given to the likely effects on the need to protect and safeguard sites of archaeological, historical, and architectural importance, and the settings of these sites.</p> <p><b>June 2013:</b> Policy M2 includes a requirement for the historic environment to be considered for mineral extractions or similar.</p>
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-						0	0	0	0	No obvious effects	None identified
20	To enable high and stable levels of local employment in Newport	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	Mineral extraction development (Policy M2) and the exploration or production of oil and gas (Policy M3) may result in additional employment which may benefit the local population. Also safeguarding localised potential sand and gravel blocks can provide economic security for minerals operators (and hence employment stability).	None identified
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	Mineral extraction development (Policy M2) and the exploration or production of oil and gas (Policy M3) will allow for business diversification and help achieve economic growth.	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-						0	0	0	0	No obvious effects	None identified

23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects	None identified
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-						0	0	0	0	No obvious effects	None identified
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓	Sub-Reg	ST-LT	Perm	Med		+	+	+	+	The protection of existing wharves and rail infrastructure at Newport Docks to ensure the continued sustainable transport of aggregate through Policy M4 will have a positive effect on this objective. However, the policy doesn't explain how sustainable transport of minerals will be sought and doesn't specify the conditions under which mineral development involving significant levels of transportation will be permitted.	Policy M4 should promote the sustainable transport of minerals in general. This could include further encouraging alternatives to road transport, requiring all proposals for new sites to be accompanied by traffic assessment and transport plan and preventing the use of unsuitable roads.
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effects	None identified

Table G.25 – Policy component 24: City Centre

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)		Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm			
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	-					0	0	0	0	No obvious effects		None identified

2	To protect, manage and enhance biodiversity	-					0	0	0	0	No obvious effects	None identified
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	MT-LT	Perm	Med	+	+	+	+	The application of the sequential test to the location of retail through Strategic Policy SP20 and its promotion within Newport City Centre (Policy R1) may ensure a more efficient use of land when compared to out-of city centre retail which will tend to locate on greenfield land.	None identified
4	To improve air quality	✓	Local	MT-LT	Perm	Med	+	+	+	+	By avoiding extended shopping trips beyond Newport's boundaries to Cardiff and Cwmbran, mainly by car, this could contribute to the reduction of air pollution originated by such car movements. In addition, accessibility by public transport to the City Centre and District Centres and focusing retail provision in these locations, may also contribute to the achievement of this objective.	None identified
5	To reduce emissions of greenhouse gases	✓	Local	MT-LT	Perm	Med	+	+	+	+	By avoiding extended shopping trips beyond Newport's boundaries to Cardiff and Cwmbran, mainly by car, this could contribute to the reduction of greenhouse gases originated by such car movements. In addition, accessibility by public transport to the City Centre and District Centres and focusing retail provision in these locations may also contribute to the achievement of this objective.	None identified
6	To minimise the effects of noise pollution	✓	Local	MT-LT	Perm	Med	+	+	+	+	There is an issue with noise from some non-retail uses such as food and drink uses and other entertainment related uses, particularly late at night, on residents. Policies R3 (Primary Frontages) and R4 (Secondary Frontages) require any new non-retail developments to undertake a noise assessment to specify how they will meet the requirements of the Noise Abatement Zone within the City Centre. This could lead to minor positive effects against this	None identified

												objective.	
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effects	None identified
8	To reduce water consumption	-						0	0	0	0	No obvious effects	None identified
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	-						0	0	0	0	No obvious effects	None identified
10	Increase energy efficiency	-						0	0	0	0	No obvious effects	None identified
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects	None identified
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Perm	Med		+	+	+	+	In the City Centre redevelopment proposals will only be allowed if their scale, design and layout is compatible with the local architectural character and visual environment (Policy R1). Policy R2 states that within the Primary Shopping Frontages, design aspects should be acceptable, particularly with regard to the intended shopfront treatment. New shopfronts (Policy CE6) will need to take account of the design features of neighbouring shopfronts and use materials which complement the street scene. In addition signs and advertisement (Policy CE7) must be sensitively located and carefully related to the features of the building on which they are placed. Along with other LDP policies, these requirements may help to promote high quality design in City Centre retail development.	None identified

14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-					0	0	0	0	No obvious effects	None identified
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	MT-LT	Perm	Low	+	+	+	+	An increase in retail provision may lead to an increase in accessibility to local services, in that there will be an extension of the shopping areas, especially the secondary frontages, which could provide complimentary uses to retail.	<p><b>2012:</b> The policy component could seek to ensure that where a mix of uses is proposed alongside retail, that these uses seek to provide for the needs of all sectors of the community. These uses may include services such as health and community centres.</p> <p><b>June 2013:</b> LDP Policy SP12 guides the provision of community based facilities.</p>
16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effects	None identified
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	ST-LT	Perm	Low	+	+	+	+	An increase in retail provision will lead to an increase in footfall and active frontages in the City Centre. This could have a positive effect on the fear of crime in that it will create natural surveillance during the day. However, this may also have negative effects in that opportunistic criminal activity may increase in crowded areas. An increase in the evening economy could potentially have positive and negative effects. Pedestrianised routes without natural surveillance could be open to an increase in crime levels, especially if the evening economy were to increase. LDP Policy GP2 requires that proposals see to design out crime, which could lead to overall minor benefits against this objective.	The design and layout of the retail areas should be considered carefully to ensure maximum natural surveillance, so that crime and fear of crime is reduced.

18	To conserve and enhance the historic environment of Newport	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>By only permitting new shopfronts, signs and advertisements which relate well to the building, take account of design features of neighbouring shopfronts and use materials which complement the street scene, Policies C6 and C7 will contribute to conserve and enhance the historic environment of Newport.</p> <p>In the City Centre redevelopment proposals will only be allowed if their scale, design and layout is compatible with the local architectural character and visual environment (Policy R1). Policy R2 states that within the Primary Shopping Frontages, design aspects should be acceptable, particularly with regard to the intended shopfront treatment. Along with other LDP policies, these requirements may help to promote high quality design in the City Centre.</p>	None identified
19	To identify, promote, strengthen and enhance the cultural identity of Newport	✓	Local	ST-LT	Perm	Med		+	+	+	+	<p>By allowing only retail redevelopment schemes which are compatible with the overall functioning of the city centre, its architectural character and visual environment, Policy R1 will contribute to the enhancement of the cultural identity of Newport. <b><u>Policy R5 could encourage a greater sense of community within the city centre, through the creation of outdoor seating areas.</u></b></p>	None identified
20	To enable high and stable levels of local employment in Newport	✓✓	Local	MT-LT	Perm	Low		+	++	++	++	<p>New retail development in the City Centre (Policy R1) could generate additional local retail employment. Allowing change to non-retail uses such as bars and restaurants (Policies R2, R3 and R4) in certain areas of the city centre could also generate employment.</p>	None identified

21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-						0	0	0	0	No obvious effects	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	✓	Local	ST-LT	Perm	Med		+	+	+	+	Policies seeking to improve the City Centre could improve the image of Newport, encouraging visitors to the area.	None identified
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects	None identified
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	-						0	0	0	0	No obvious effects	None identified
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓	Local	MT-LT	Perm	Med		+	++	++	++	Development of the City Centre as the and District Centres as the first approach in the sequential test on retail proposals should ensure that new retail development is easily accessible to the population and served by the greatest range of transport options over time, including walking and cycling.	None identified
26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Local	MT-LT	Perm	Med		++	+++	+++	+++	Policy R1 favours redevelopment proposals to enhance the provision of retail facilities within the City Centre shopping area and the District Centres. This could result in the strengthening of the retail function of the City Centre and improve its vitality and viability.	None identified

Table G.26 – Policy component 25: District Centres

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	-					0	0	0	0	No obvious effects.	None identified
2	To protect, manage and enhance biodiversity	-					0	0	0	0	No obvious effects.	None identified
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	-					0	0	0	0	No obvious effects.	None identified
4	To improve air quality	✓	Local	ST-LT	Perm	Med	+	+	+	+	By providing improved shopping facilities in district centres (Policy R6) where shops are usually accessible by a means of transport and/or within walking distance of the surrounding population the need to travel to satisfy basic retail needs may be reduced and have beneficial effects on air quality.	None identified
5	To reduce emissions of greenhouse gases	✓	Local	ST-LT	Perm	Med	+	+	+	+	By providing improved shopping facilities in district centres (Policy R6) where shops are usually accessible by a means of transport and/or within walking distance of the surrounding population the need to travel to satisfy basic retail needs may be reduced and contribute to a reduction of emissions of greenhouse gases.	None identified

6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Med		+	+	+	+	By providing improved shopping facilities in district centres (Policy R6) where shops are usually accessible by a means of transport and/or within walking distance of the surrounding population the need to travel to satisfy basic retail needs may be reduced and have beneficial effects on noise pollution.	None identified
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effects.	None identified
8	To reduce water consumption	-						0	0	0	0	No obvious effects.	None identified
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	-						0	0	0	0	No obvious effects.	None identified
10	Increase energy efficiency	-						0	0	0	0	No obvious effects.	None identified
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects.	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects.	None identified
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-						0	0	0	0	No obvious effects.	None identified
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-						0	0	0	0	No obvious effects.	None identified
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	MT-LT	Perm	Med		+	+	+	+	Policy R7 permits various leisure and community uses in District Centres which may contribute to an improved offering of such facilities and maximize opportunities for community development and social welfare.	None identified

16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effects.	None identified
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	MT-LT	Perm	Low	+	+	+	+	An increase in retail provision will lead to an increase in footfall and active frontages in the district centres. This will have a positive effect on the fear of crime in that it will create natural surveillance during the day. However, this may also have negative effects in that opportunistic criminal activity may increase in crowded areas. An increase in the evening economy could potentially have positive and negative effects. Pedestrianised routes without natural surveillance could be open to an increase in crime levels, especially if the evening economy were to increase. LDP Policy GP2 requires that proposals see to design out crime, which could lead to overall minor benefits against this objective.	The design and layout of the retail areas should be considered carefully to ensure maximum natural surveillance, so that crime and fear of crime is reduced.
18	To conserve and enhance the historic environment of Newport	-					0	0	0	0	No obvious effects.	None identified
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0	No obvious effects.	None identified
20	To enable high and stable levels of local employment in Newport	✓✓	Local	MT-LT	Perm	Low	+	++	++	++	Retail redevelopment and non-retail uses development in the District Centres (Policies R6 and R7) may generate additional local retail and non-retail employment.	None identified
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-					0	0	0	0	No obvious effects.	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0	No obvious effects.	None identified

23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-						0	0	0	0	No obvious effects.	None identified
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	ST-LT	Perm	Med		+	+	+	+	By providing improved shopping facilities in district centres (Policies R6 and R7) where shops are usually accessible by a means of transport and/or within walking distance of the surrounding population the need to travel to satisfy basic retail needs may be reduced.	None identified
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects.	None identified
26	To seek to improve the vitality and viability of the district centres and City Centre	✓✓	Sub-Reg	ST-LT	Perm	Med		++	+++	+++	+++	District centres provide a range of shops and services for its immediate areas. Policy R6 favours improved shopping facilities in 8 District Centres which will contribute to improving the vitality and viability of these 8 district centres. However, in Newport Retail Park District Centre no additional retail floor sales will be permitted given its already large size (Policy R6) therefore providing room for other district centres to receive retail redevelopment. Policy R7 seeks to allow development within the defined boundary. Goods sold in the District Centre will be restricted to avoid potential negative impacts on the City Centre. The requirements included within the policy should seek to ensure the enhanced vitality and viability of both the District and City Centres over time.	None identified

Table G.27 – Policy component 26: Large Scale Out of Centre Retailing

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
SA Objective		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	-					0	0	0	0	No obvious effects.	None identified
2	To protect, manage and enhance biodiversity	-					0	0	0	0	No obvious effects.	None identified
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	✓	Local	MT-LT	Perm	Med	+	+	+	+	The application of the sequential test to the location of retail through Strategic Policy SP20 (see component 24 City Centre) and the restrictions posed on the development and extension of large scale retail development on sites outside the City Centre or district centres by this policy component will ensure a more efficient use of land first as these large scale developments tend to locate on greenfield land.	None identified
4	To improve air quality	x	Local	ST-LT	Perm	Low	-	-	-	-	Major out-of-town or out-of-centre retail schemes will very likely generate additional trips rather than reducing the need to travel with the consequent deterioration of air quality in their vicinity.	None identified

5	To reduce emissions of greenhouse gases	x	Local	ST-LT	Perm	Low		-	-	-	-	Major out-of-town or out-of-centre retail schemes will very likely generate additional trips rather than reducing the need to travel with the consequent increase in the emissions of greenhouse gases.	None identified
6	To minimise the effects of noise pollution	x	Local	ST-LT	Perm	Low		-	-	-	-	Major out-of-town or out-of-centre retail schemes will very likely generate additional trips rather than reducing the need to travel with the consequent increase of noise levels in their vicinity.	None identified
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effects.	None identified
8	To reduce water consumption	-						0	0	0	0	No obvious effects.	None identified
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	-						0	0	0	0	No obvious effects.	None identified
10	Increase energy efficiency	-						0	0	0	0	No obvious effects.	None identified
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects.	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects.	None identified
13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-						0	0	0	0	No obvious effects.	None identified
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-						0	0	0	0	No obvious effects.	None identified

15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	-					0	0	0	0	No obvious effects.	None identified
16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effects.	None identified
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-					0	0	0	0	No obvious effects.	None identified
18	To conserve and enhance the historic environment of Newport	-					0	0	0	0	No obvious effects.	None identified
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0	No obvious effects.	None identified
20	To enable high and stable levels of local employment in Newport	✓	Local	MT-LT	Perm	Med	+	+	+	+	If need is identified for a large scale retail development (Policy R11), any retail unit proposed could potentially generating a large number of jobs in one single location.	None identified
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-					0	0	0	0	No obvious effects.	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0	No obvious effects.	None identified
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-					0	0	0	0	No obvious effects.	None identified

24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	x	Local	ST-LT	Perm	Low		-	-	-	-	Any large scale retail development or proposals for extensions to large retail outlets will only be permitted if the surrounding highway and transportation network has the capacity to serve the development and the proposals is fully accessible on foot, bicycle and by public transport. Nevertheless, major out-of-town or out-of-centre retail schemes will very likely generate additional trips rather than reducing the need to travel.	None identified
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-						0	0	0	0	No obvious effects.	None identified
26	To seek to improve the vitality and viability of the district centres and City Centre	-						0	0	0	0	No obvious effects.	None identified

**Table G.28 – Policy component 27: Other Retail**

		<b>Effects</b>					<b>Assessment</b>				<b>Summary of Effects</b> (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	<b>Recommendations for mitigation or enhancement</b> (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
<b>SA Objective</b>		<b>Mag</b>	<b>Scale</b>	<b>Dur</b>	<b>T/P</b>	<b>Cert</b>	<b>ST</b>	<b>MT</b>	<b>LT</b>	<b>Sm</b>		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	-					0	0	0	0	No obvious effects.	None identified
2	To protect, manage and enhance biodiversity	-					0	0	0	0	No obvious effects.	None identified

3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	-						0	0	0	0	No obvious effects.	None identified
4	To improve air quality	✓	Local	ST-LT	Perm	Low		+	+	+	+	By providing new local retail facilities where new residential development is taking place outside the City and district centres, this is likely to reduce the need to travel for those in the new residential development and contribute to better air quality.	None identified
5	To reduce emissions of greenhouse gases	✓	Local	ST-LT	Perm	Low		+	+	+	+	By providing new local retail facilities where new residential development is taking place outside the City and district centres, this is likely to reduce the need to travel for those in the new residential development and contribute to a reduction in the emissions of greenhouse gases.	None identified
6	To minimise the effects of noise pollution	✓	Local	ST-LT	Perm	Low		+	+	+	+	By providing new local retail facilities where new residential development is taking place outside the City and district centres, this is likely to reduce the need to travel for those in the new residential development and contribute to a reduction in noise pollution.	None identified
7	To maintain and, where possible, enhance water quality, quantity and flow	-						0	0	0	0	No obvious effects.	None identified
8	To reduce water consumption	-						0	0	0	0	No obvious effects.	None identified
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	-						0	0	0	0	No obvious effects.	None identified
10	Increase energy efficiency	-						0	0	0	0	No obvious effects.	None identified
11	Promote renewable energy production and use	-						0	0	0	0	No obvious effects.	None identified
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	-						0	0	0	0	No obvious effects.	None identified

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	-					0	0	0	0	No obvious effects.	None identified
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	-					0	0	0	0	No obvious effects.	None identified
15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓	Local	MT-LT	Perm	Med	+	+	+	+	Policy R10 allows for change of uses of existing shop premises to food and drink uses and leisure and community uses outside the City and district centres. This will provide opportunities for more rural communities to benefit from improved facilities within easy access.	None identified
16	Improve the quantity, quality, variety and affordability of housing	-					0	0	0	0	No obvious effects.	None identified
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	-					0	0	0	0	No obvious effects.	None identified
18	To conserve and enhance the historic environment of Newport	-					0	0	0	0	No obvious effects.	None identified
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0	No obvious effects.	None identified
20	To enable high and stable levels of local employment in Newport	✓	Local	MT-LT	Perm	Med	+	+	+	+	By linking the need for new local retail facilities, extension of floorspace, change of use of existing buildings to retailing outside the City Centre and district centres, to new residential development that would be served to a situation of under-provision (Policy R9) some local jobs are likely to be created.	None identified

21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	-					0	0	0	0	No obvious effects.	None identified
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0	No obvious effects.	None identified
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	-					0	0	0	0	No obvious effects.	None identified
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓	Local	ST-LT	Perm	Low	+	+	+	+	By providing new local retail facilities where new residential development is taking place outside the City and district centres, this is likely to reduce the need to travel for those in the new residential development.	None identified
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	-					0	0	0	0	No obvious effects.	None identified
26	To seek to improve the vitality and viability of the district centres and City Centre	-					0	0	0	0	No obvious effects.	None identified

**Table G.29 – Policy component 28: Gypsy and Traveller Sites**

		Effects					Assessment				Summary of Effects (reasoning behind assessment scoring including short, medium and long term effects)(changes as a result of the June 2013 assessments shown in blue, bold, underline)	Recommendations for mitigation or enhancement (to be specified by policy name or supporting text for specific policy)(unless specified, recommendations are from the 2012 iteration of assessment)
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
SA Objective												
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	✓	Sub-Reg	ST-LT	Perm	Low	+	+	+	+	<p><u>The allocated sites are all within the settlement boundary.</u></p> <p><u>The distance to closest area of open space from the former Ringland Allotments site is 0.27km.</u></p> <p><u>The nearest usable open space to the Hartridge Farm Road site is 0.3km away. Detail from NCC has suggested that it is possible to accommodate a recreational and play area within the site, adjacent to the RSPCA dog kennels. This will be designed and segregated, to ensure that it remains in permanent use.</u></p> <p><u>The nearest usable open space to the Celtic Way site is not within an accessible distance. However, in accordance with national guidance, an area of play space has been planned into initial site layout designs.</u></p> <p><u>Overall positive effects are predicted against this objective.</u></p>	<u>None identified</u>

2	To protect, manage and enhance biodiversity	x	Local	MT -LT	Temp	Med		-	-	-	-	<p><u>The former Ringland Allotments site backs onto Hartridge Wood, an Ancient Semi-Natural Woodland. This is designated as a SINC but is not directly adjacent to the site. Rare Calcareous grassland is located to the east of the site, which is also bordered by hedgerows. Negative effects may therefore result.</u></p> <p><u>The Hartridge Farm Road site is adjacent to the Ringland Way Marsh SINC, and less than 2km from the Gwent Levels- Nash and Goldcliff SSSI. Supporting text for the designation suggests that the design of the site could accommodate ecological connectivity. This will be implemented through other LDP policies and could reduce the potential significance of negative effects.</u></p> <p><u>The Land at Celtic Way transit site is 300m from the St Brides SSSI. Potential impacts in relation to drainage and the site have been highlighted during the consultation. Further, although the site is previously developed land, the consultation has highlighted that the site has since been colonised by species such as buddleia. There is also a SINC adjacent to the site. Negative effects may therefore result.</u></p> <p><u>Policy GP5 seeks that proposals are designed and managed to protect and encourage biodiversity and ecological connectivity, amongst other measures, including the mitigation of any negative effects. This should ensure that the significance of negative effects is</u></p>	<u>None identified</u>
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												<p><u>minimised.</u></p> <p><u>Recommendations for the sites made through previous consultation (Appendix J) in relation to appropriate survey work, as well as the potential for the management of sites for nature conservation, will be implemented through the planning application process.</u></p>	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	?	Local	ST-LT	Temp	Med		+/-	+/-	+/-	+/-	<p><u>The Former Ringland Allotments site would comprise the development of greenfield land. The Hartridge Farm Road site comprises a mix of both greenfield and previously developed land. Initial masterplanning for the Hartridge Farm Road site indicates that the pitches would be accommodated on the greenfield elements of the site. The Celtic Way site would comprise the development of previously developed land. The use of greenfield sites would lead to negative effects against this objective, due to an increase in hardstanding and resulting loss of soil resources. Further, the uses on site including traffic, could lead to an increase in the potential for soil contamination.</u></p> <p><u>Requirements of policy H17 that gypsy traveller sites are to be capable of being supplied by utilities should help to reduce potential environmental effects from pollution of soils. Other LDP policies should encourage the reduced risk of environmental pollution from new development.</u></p>	<p><u>It is suggested that SPG is created on the development of Gypsy and Traveller Sites considered under policy H17, to clarify how LDP policies will be implemented in these areas as cultural differences may require further levels of understanding from the perspective of both parties.</u></p>

4	To improve air quality	✘	Local	ST-LT	Temp	Med		-	-	-	-	<p><u>The former Ringland Allotments site is adjacent to the Southern Distributor Route. This could lead to significant negative effects on incoming residents in relation to air pollution.</u></p> <p><u>The proximity of the Hartridge Farm Road site could lead to increased negative effects from air quality on incoming residents, due to the proximity of the dual carriageway to the site. Further, the number of pitches proposed on the site could lead to increased air pollution locally, through increase vehicle movements.</u></p> <p><u>Other LDP policies including GP2 will seek to ensure that there are no significant negative effects from air quality. This may encourage the implementation of mitigation, which could minimise the significance of negative effects.</u></p>	<u>No recommendations.</u>
5	To reduce emissions of greenhouse gases	✔	Local	ST-LT	Temp	Low		+	+	+	+	<p><u>The allocated sites are well related to adjacent services and facilities. This may reduce the need to travel by private vehicle to some degree. The provision of residential pitches in accessible locations could reduce greenhouse gas emissions in comparison to a scenario where all pitches provided were for transit accommodation, or no pitches were provided, which could compare as increasing the need to travel between sites as well as to access key services and facilities. Therefore, an overall minor positive effect is predicted.</u></p>	<u>No recommendations.</u>

6	To minimise the effects of noise pollution	x	Local	ST-LT	Temp	Low		-	-	-	-	<p><u>The former Ringland Allotments site is adjacent to the Southern Distributor Route. The Hartridge Farm Road site is bounded by a dual carriageway and a mainline railway. This could lead to significant negative effects on incoming residents in relation to noise pollution and vibration. Initial masterplanning for the Hartridge Farm Road site has identified that a 30m buffer from the railway could be employed. The sites are also located away from the dual carriageway. This could reduce the significance of effects at Hartridge Farm Road.</u></p> <p><u>The Hartridge Farm Road site is adjacent to a RSPCA dog kennels, which could lead to potential conflicts in relation to noise pollution. Initial masterplanning for the site has established that the site could accommodate an area of open space and a buffer between the RSPCA kennels and the pitches required. This could help to minimise potential adverse effects between the two users.</u></p> <p><u>Other LDP policies such as GP2 should ensure that unacceptable levels of noise pollution are reduced through the provision of mitigation. This should reduce the significance of potential negative effects.</u></p>	<u>No recommendations.</u>
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7	To maintain and, where possible, enhance water quality, quantity and flow	x	Local	ST-LT	Temp	Low		-	-	-	-	<p><u>As the former Ringland Allotments site is currently greenfield, development in the area could lead to an increase in land and water contamination. The site does not currently have adequate water and sewerage infrastructure, which could lead to negative effects in terms of the environmental implications of site establishment.</u></p> <p><u>The Hartridge Farm Road site already includes water and sewerage infrastructure, which may reduce the environmental impacts of site establishment.</u></p> <p><u>The Celtic Way site would require the installation of new water and sewerage infrastructure, which could lead to negative effects on water resources.</u></p> <p><u>Requirements of policy H17 that gypsy traveller sites are to be capable of being supplied by utilities should help to reduce potential environmental effects from pollution.</u></p>	<u>None identified.</u>
8	To reduce water consumption	?	Local	ST-LT	Temp	Low		-	-	-	-	<p><u>It is unclear how measures to minimise water consumption, as required through other LDP policies, will be applied to Gypsy and Traveller Accommodation proposals. Developments of this type could increase pressure on water resources if they are unable to implement reduced consumption measures.</u></p>	<u>Guidance on how water consumption on gypsy and traveller sites could be reduced, to ensure the implementation of LDP policy SP4, could be incorporated within SPG for sites coming forward under policy H17.</u>
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	x	Local	ST-LT	Perm	Low		-	-	-	-	<p><u>Both the former Ringland Allotments and the Celtic Way sites are over 1ha in size. However, the EA has advised that an FCA would not be required due to the low flood risk on site. However, drainage assessments would be required.</u></p>	<u>No recommendations.</u>

													<p><u>The Hartridge Farm Road site, at 8.7ha, could lead to an increased risk of flooding.</u></p> <p><u>However, national policy and LDP policy SP3 will ensure that the appropriate technical assessments and mitigation applied to reduce risk. Policy H17 requires that sites are not allocated within areas at high risk of flooding, which should ensure that potentially negative effects against this objective are minimised.</u></p>	
10	Increase energy efficiency	?	Local	ST-LT	Temp	Low		-	-	-	-	<p><u>It is unclear how measures to improve energy efficiency, as required through other LDP policies, will be applied to Gypsy and Traveller Accommodation proposals. Developments of this type could increase pressure on energy resources if they are unable to implement reduced consumption measures.</u></p>	<p><u>Guidance on energy efficiency at gypsy and traveller sites could be produced to ensure the implementation of LDP policy SP1. This could be incorporated within an SPG for sites coming forward under H17.</u></p>	
11	Promote renewable energy production and use	-						0	0	0	0	<p><u>No obvious effects.</u></p>	<p><u>None identified.</u></p>	
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	✓✓	Local	ST-LT	Temp	Low		++	++	++	++	<p><u>Policy H17 seeks to ensure that new Gypsy Traveller sites are capable of being served by adequate sustainable waste disposal and recovery services. This could help to enable the implementation of sustainable waste management at gypsy and traveller sites.</u></p>	<p><u>None identified.</u></p>	

13	Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	✓	Local	ST-LT	Temp	Low		+	+	+	+	<p><u>Insofar as the sites may include some built development, these will need to be in accordance with other LDP policies, which could lead to some benefits against this objective.</u></p>	None identified.
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	✓✓	Local	ST-LT	Temp	Med		++	++	++	++	<p><u>Policy H17 requires that sites will be permitted, provided that the site is well related to suitable community facilities and services for the prospective occupants. This could help to create positive effects against this objective.</u></p> <p><u>The former Ringland Allotments site lies just beyond the border of one of the most deprived super output areas within Newport (IMD 2011), Ringland. The site connects to a PRow and underpass, which connects to the Ringland District Centre, where a range of services and facilities may be accessed. Additional facilities are likely to be available upon completion of the nearby Glan Llyn development. This could lead to a positive effect on the health and wellbeing of potential residents. It is considered that there is sufficient capacity within the area to accommodate the size of the site, which would comprise seven pitches.</u></p> <p><u>The Hartridge Farm Road site is within one of the most deprived areas of Newport (IMD 2011). The closest district centre is 0.6m from the site, which could enable accessibility to local services and facilities. The neighbouring Glan Llyn development could provide accessibility to further facilities. There is the potential that the site would include the provision of</u></p>	

										<p><u>some facilities, where a local shortfall is identified. Due to the size of the site, and in accordance with national guidance, a communal building will be provided on the Hartridge Farm Road site. This could be used for outreach work, support work, youth work, playgroups, quiet space for children doing homework, adult education, pre-school or health clinics.</u></p> <p><u>The development of the Hartridge Farm Road site could have negative effects on a PRoW, which leads onto, but ends on the site, requiring a potential diversion. An enhancement of this will be incorporated into the design of the site, to provide a link from the PRoW to another destination. This could enable the site to integrate with the wider community and could lead to significant positive effects.</u></p> <p><u>Both the former Ringland Allotment site and the Hartridge Farm Road sites are within accessible distances to areas of open space. Further, the size of the Hartridge Farm Road site may mean that the provision of an area for play and recreation is likely to be provided on site. This could lead to significant positive effects.</u></p> <p><u>The Celtic Way site has good access and there are pedestrian walkways from the site (Imperial Way), leading to a bus stop and a bakery. This could lead to some positive effects for temporary occupiers of the transit accommodation.</u></p>	
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15	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them to maximise opportunities for community development and social welfare	✓✓	Local	ST-LT	Temp	Med		++	++	++	++	<u>Policy H17 seeks that Gypsy and Traveller sites are well related to suitable community facilities and services, which could lead to benefits against this objective. See assessment under objective 16.</u>	<u>None identified.</u>
16	Improve the quantity, quality, variety and affordability of housing	✓✓	Local	ST-LT	Temp	Med		++	++	+++	+++	<u>The supply of land for Gypsy and Traveller communities is in accordance with a needs assessment, which included consultation with the communities in need. In particular, the Hartridge Farm Road site is the only site within the available sites that could meet the accommodation needs for two of the families identified. This should lead to significant positive effects against this objective</u>	<u>None identified.</u>
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	✓	Local	ST-LT	Temp	Low		+	+	+	+	<u>The scale of the Hartridge Farm Road site could lead to the potential reduction in integration between the site and the wider community. However, policy GP2 should ensure the implementation of Secured by Design Principles and liaison with the local police force in designing the layout of sites. This could lead to minor beneficial effects against this objective.</u>	<u>None identified.</u>
18	To conserve and enhance the historic environment of Newport	✗	Local	ST-LT	Perm	Low		-	-	-	-	<u>The Hartridge Farm Road site includes the site of a post-medieval farm that may have had a medieval pre-cursor.</u>  <u>The site at Celtic Way, proposed for transit use, is close to the boundary of the Gwent Levels Registered Historic Landscape. However, the development of the site within a context of existing industrial development is unlikely to affect the character of the</u>	<u>An archaeological evaluation will be required prior to the granting of planning permission. It is likely that this will be implemented through other LDP policies.</u>

												<p><u>historic landscape. This assertion has been confirmed by Cadw and will be considered during the masterplanning of the site.</u></p> <p><u>Other LDP policies will ensure that effects on the historic environment are minimised.</u></p>	
19	To identify, promote, strengthen and enhance the cultural identity of Newport	-					0	0	0	0		<u>No obvious effects.</u>	<u>None identified.</u>
20	To enable high and stable levels of local employment in Newport	-					0	0	0	0		<u>No obvious effects.</u>	<u>None identified.</u>
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	x	Local	ST-LT	Perm	Low	-	-	-	-		<p><u>The development of the Hartridge Farm Road site could potentially have a negative impact in relation to the attractiveness of the Glan Llyn development to inward investors.</u></p> <p><u>The site is 150m from the closest building at an adjacent business park. A 10m buffer on site has been included within early stage masterplanning, which is likely to minimise any negative effects. However, some negative effects on economic interests may result from noise and light pollution as well as from traffic, as a result of the use of the site for transitory occupation.</u></p>	<u>None identified.</u>
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	-					0	0	0	0		<u>No obvious effects.</u>	<u>None identified.</u>
23	To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	✓	Local	ST-LT	Temp	Low	+	+	+	+		<u>The former Ringland Allotments site, the Celtic Way site and the Hartridge Farm Road site are within accessible distances to local primary education facilities</u>	<u>None identified.</u>

															that have available capacity. Further, the Hartridge Farm Road site will include a community building, which could potentially be used for educational purposes for all age groups. However, the closest school to the Celtic Way site is currently over capacity. As a transit site, this issue may be of less significance than for the residential sites. Therefore, minor positive effects are predicted.	
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	✓✓	Local	ST-LT	Temp	Med		++	++	++	++				Sites allocated for Gypsies and Travellers are all within walking distance of public transport facilities and community facilities. Further, policy H17 seeks that other sites that may come forward are also well related to suitable community facilities and services. Therefore, positive effects are predicted against this objective.	None identified.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	✓✓	Local	ST-LT	Temp	Med		++	++	++	++				Sites allocated for Gypsies and Travellers are all within walking distance of public transport facilities and community facilities. Further, policy H17 seeks that other sites that may come forward are also well related to suitable community facilities and services. Therefore, positive effects are predicted against this objective.	None identified.
26	To seek to improve the vitality and viability of the district centres and City Centre	✓	Local	MT-LT	Temp	Low		+	+	+	+				The incoming occupants on site could lead to an increase in footfall and thus help to improve the viability and vitality of local centres as more people live in these areas.	None identified.

# Appendix H – NCC response to SA Recommendations (Deposit Plan, February 2012)

Table H.1 – SA Recommendations and NCC Responses (February 2012)

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
COMPONENT 1: SUSTAINABILITY		
1	It is recommended that point ii) of Policy SP1 refers specifically to a sequential approach utilising previously developed land and empty properties in preference to greenfield sites, where possible. This would amplify the policy's message.	SP1 (ii) wording will be changed to "The reuse of previously developed land and empty properties in preference to greenfield sites, where possible"
2	The wording of Policy SP1 could be strengthened through the inclusion of specific reference to Green Infrastructure. This could be added to point (ix) to read as 'Protecting and enhancing the built and natural environment. This will include conserving, enhancing and linking Green Infrastructure'. Measures would include green roofs and walls, as well as the linking of cycle paths and walking routes, river corridors, hedgerows and open spaces.	The following wording will be added to criteria (ix) 'Include conserving, enhancing and linking Green Infrastructure' The following text will also be added to the end of paragraph 2.14 ' local environment and green infrastructure. Measures could include green roofs and walls, the linking of cycle paths and walking routes, river corridors, hedgerows and open spaces.'
3	It is suggested that that the text referring to green roofs and green walls (para 3.9) is extended to acknowledge that apart from other benefits, green walls and roofs can pave way for biodiversity in buildings and can provide a valuable part of a wider SUDS scheme. This would strengthen the case for the use of green walls and roofs to encourage and enhance biodiversity in the built environment	The following wording will be added to paragraph 3.9 "In addition green walls and roofs can also pave way for biodiversity in buildings and can provide a valuable part of a wider SUDS scheme"
4	It is recommended that supporting text for Policy SP1 elaborates on what should be considered when judging social and environmental equality of existing and future communities. This could include the pollution of various environmental media, including noise pollution. The supporting text could also refer to Policies GP2 and GP7 which provide further relevant details.	At the end of Para 2.12 the following text will be added: "Policies GP2 and GP7 provide further advice"
5	It is recommended that Policy SP1 wording is strengthened by referring not only to risk of flooding and sea level rise but also to coastal erosion. This would provide a link with the topic specific Policy CE13 Coastal Zone.	At the end of paragraph 2.11 the following text will be added: Coastal erosion is also a factor of concern for Newport. Policy CE13 provides further guidance in this regard
6	It is recommended that Policy GP1 wording is amplified by adding a reference to adapt to potential impacts of changing climate, apart from flood risk. This could be added to point (i) to read as follows: 'Be designed to withstand the predicted changes in the local climate and to reduce the risk of flooding [...]'. Green roofs and walls	Under Criteria (i) of Policy GP1 the following text will be inserted after 'be designed to': "withstand the predicted changes in the local climate and to"

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	referred to in the supporting text for this policy is an example of such buildings' design adaptation. Green Infrastructure could be referenced for the part it can play in enabling species to adapt to the change in habitats, through enabling their migration to other areas. Reference could also be made to the inclusion of allotments in the green infrastructure strategy, as included under Policy CF7.	
7	It is recommended that point viii of SP1 be modified to include reference to the vitality and viability of district centres as well as the city centre.	The text of Policy SP1 criteria viii will refer to improving the vitality and viability of district as well as the city centre.
COMPONENT 2: HEALTH AND AMENITY		
1	It is recommended that the supporting text for Policy SP2 is elaborated to increase the coverage of health determinants that can be influenced through the plan. This should cover climate change consequences. Adaptation measures to cope with changing climate will be beneficial for public health. This can refer to resilient settlement patterns and buildings and infrastructure design and can also emphasise the importance of Green Infrastructure (GI) with its multi-faceted benefits. See recommendations under assessment component 1. The enhancement of GI can be linked to opportunities for walking and cycling and can refer to Policy GP5 (General Development Principles – Natural Environment for GI support) and Policy T5 (Walking and Cycling) for further details.	<p>Policy SP2 supporting text will include the following text:</p> <p>“There are many determinants of health that can be influenced by policy in this Plan. Adaptation measures for climate change will feature highly in this respect as they have many public health benefits. For example, tight settlement boundaries and green infrastructure encouragement”.</p> <p>The supporting text of Policy GP5 at the end of para 3.34 will state: “Developers should also show recognition of how the enhancement of Green Infrastructure can be linked to walking and cycling opportunities”.</p> <p>The supporting text of policy GP7 will be added to refer to the need for Health Impact Assessments and Environmental Impact Assessments. Paragraph 3.42 will read ‘ ...before any planning application is determined. <i>A Health Impact Assessment may also be required to establish potential impacts on health or quality of life.</i>’</p>
2	Policy CF7 could include criteria encouraging the development of additional allotment	The encouragement of community gardens and

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	provision where a need is identified.	allotments is covered under Policy SP12 Community Facilities and Policy CE5 on Environmental Spaces.
COMPONENT 3: SERVICE INFRASTRUCTURE		
1	It is recommended that the policy be renamed to 'service infrastructure' to reflect the narrow interpretation of infrastructure included under the policy.	The policy title has been amended to read 'service infrastructure' as recommended to reflect the specific nature of infrastructure within this policy.
2	Text "IN AREAS SERVED BY THE PUBLIC FOUL SEWER, DEVELOPMENT WILL NOT BE PERMITTED WITH CONNECTIONS TO PRIVATE FACILITIES" - is at variance with para. 3.14. If NCC will consider applications in exceptional circumstances, then the policy needs to be amended to allow for this. This might include the addition of 'unless there are exceptional circumstances that prevent connection'	Agree to add text 'unless there are exceptional circumstances that prevent connection' to policy in order to clarify approach as set out in the supporting text
COMPONENT 4: ENERGY		
1	It is recommended that a robust evidence base is prepared to underpin this policy to support and facilitate the deployment of renewable and low carbon energy systems, in addition to the study on the potential for generating energy from wind <sup>24</sup> . Specifically, the evidence base should include an assessment of the potential for renewable and low carbon energy generation, at different scales, and at different levels of detail. WAG Practice Guidance 'Planning for Renewable and Low Carbon Energy - A Toolkit for Planners', 2010, could be used to prepare this study.	Detailed advice on Renewable Energy technologies, including design and locational considerations is set out in TAN 8: Planning for Renewable Energy. In accordance with National Guidance the LDP does not repeat this. However the following wording will be added to para. 4.55 to clearly set out where this information can be found: "TAN 8: Planning for Renewable Energy sets out.....Detailed guidance on different types of renewable energy technologies including design and locational considerations are set out in TAN 8: Planning for Renewable Energy, and developers should have regard to these when proposing renewable energy schemes."
2	The policy could benefit from further supporting guidance on the way in which RE technologies can be carefully designed to integrate into sensitive environments, including established urban areas. Carefully designed renewable energy schemes could enhance the identity of the place, especially community-owned energy-generation projects. These could be encouraged through the policy.	More localised advice, specific to Newport, is set out in paragraphs 4.56 – 4.62. This notes that while a

<sup>24</sup> Wadelin, GD (year unknown) A Technical Capacity Study for Wind Turbines within Newport County Borough

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		<p>variety of renewable energy schemes may come forward (and each will be assessed on their merits), the most common installations seeking planning permission in Newport has been wind turbines and solar panel farms. Advice is given on locational considerations: preference for brownfield sites within the urban boundary, protection of the special qualities of the Gwent Levels, and the cumulative impact of schemes. The approach taken is considered to offer flexibility to consider a variety of renewable energy schemes that may come forward, while setting out planning considerations specific to Newport from recent experience.</p> <p>In addition the Council will undertake Welsh Government issued Practice Guidance on Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2010). This will set the potential for renewable energy resources and technologies within Newport.</p>
3	Suggest change 'urban' to 'settlement' with regards to the boundary description for consistency and to remove potential confusion.	Agree to amend text to settlement for consistency reasons
4	Supporting text to the policy could include guidance on how the potential impact of renewable energy generating infrastructure could be in-keeping with the character of the built environment in Newport.	Paragraph 4.62 advises that particular regard will be had to design of renewable energy within conservation areas, listed buildings and the Gwent Levels Special Landscape Area. A line will be added here to point the reader in the direction of the CADW advice guidance on 'Renewable energy and your historic building' which was produced in 2010.
<b>COMPONENT 5: FLOOD RISK, COAST AND WATER RESOURCES</b>		
1	See recommendations under assessment component 1. The use of green infrastructure could help to provide benefits under the aspects considered in these	See response to Component 1

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	policies.	
COMPONENT 6: GREEN BELT, LANDSCAPE AND COUNTRYSIDE DEVELOPMENT		
No recommendations are made for this assessment component.		
COMPONENT 7: CONSERVATION OF THE NATURAL ENVIRONMENT		
1	It is recommended that the policy (GP4) should be updated to make reference to the use of green infrastructure networks being utilised as footpaths and cycle paths. See recommendation under component 1: A green infrastructure strategy could also include environmental spaces.	Add reference to paragraph 3.16 suggested wording 'Development proposals should look to enhance permeability and to improve existing connectivity. The use of the green infrastructure network to improve public access will be encouraged. Reference should also be made to policy T5 Walking and Cycling.'
COMPONENT 8: DESIGN		
1	Include reference in the policy to noise pollution. Any development should be designed to minimise noise pollution - this should be related to layout of development as noise insulation in individual buildings is covered by building regulations. This could include cross reference to policy GP2 (General Amenity).	Policy GP6 (ii) will be reworded as follows; "Access, Permeability and Layout: All development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution." No cross reference to Policy GP2 (General Amenity) considered necessary.
2	Include reference in the policy to the delivery of flood resilient design and considering climate change within the preparation of development proposals, as part of good design. This could comprise a cross reference to policy GP1 (General Development Principles- Climate Change)	Policy GP6 (vi) 'flood resilient' will be added.
3	Policy GP2 requires that development will be permitted where "The proposal seeks to design out the opportunity for crime and anti-social behaviour". Reference to this policy should be made in the supporting text of Policy GP6.	Reference will be made to the police guidance Secured by Design and it is considered that the General Development Principle policies should be read as a whole when considering new development proposals. A line in paragraph 3.1 will be added to reflect this.
4	The policies in component 9 are concerned with preservation of the historic environment. Reference to these policies should be made in the supporting text of	At the end of 3.39 a line will be added suggesting that "Reference should also be had to the historic

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	Policy GP6.	environment polices of this plan where relevant”.
COMPONENT 9: HISTORIC ENVIRONMENT		
1	The Plan's performance could be strengthened in this respect through the incorporation of the recommendation for Policy CE14 Renewable Energy in relation to SA objective 18, e.g. to include further guidance (or reference to it) on a sympathetic integration of renewable energy technologies and energy efficient measures in historic buildings. More generally, guidance on how the potential conflicts between sustainable design and the historic environment could be overcome would be a useful addition to supporting text.	Reference to the Cadw guidance on Renewable Energy and the historic environment will be referenced in the plan. More detailed policy is not deemed appropriate and the guidance produced by Cadw provides specific advice required by developers.
COMPONENT 10: HOUSING SUPPLY		
1	It should be ensured that encouragement of public accessibility to the river does not compromise its environmental value. This could be included in policy CF5 (assessment component 17). The cumulative environmental effect of housing development should be considered when individual planning applications are assessed against other LDP policy criteria that seek to protect the natural and built environment. This consideration could be included in policy SP10.	Paragraph 9.23 of Policy CF5 (page 99) will state that public accessibility to the river must not compromise its environmental value. The cumulative environmental effect of housing development is considered as part of the Habitat Regulations Assessment on individual planning applications.
2	Regarding Policies H17 and H18, the assessments suggest that some of these sites are at high risk of flooding. It is recommended that Gypsy & Traveller sites are supported by SPG and that this should fully address the risk of flooding and identify design solutions to deliver flood resilience. This should also include how the integrity of protected areas for biodiversity can be maintained. The aim of SPG should be to enable greater understanding between the local planning authority and Gypsy and Traveller communities.	The Council has made a public commitment to submit planning applications on 5 sites for Gypsy and Traveller use across Newport. Full consideration of the merits of the sites will be assessed under the individual planning applications. It is considered that National guidance and policies in the LDP will provide robust advice to consider such applications. Consideration to SPG for development on Gypsy and Traveller sites will be had a later stage of the Plan process, as resources and priorities permit. A background paper has been provided to accompany the Gypsy and Traveller polices at Page 69 and 70 (H15,16,17).
3	Detailed SPG to be produced on outdoor play space (see component 13) should include the consideration of amenity for existing residents alongside new	Agree to give consideration to this issue in any review of SPG produced on outdoor play space.

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	communities.	
4	Policy R9 could include a requirement that developers could enable the provision of local shops for new residential development where a shortfall is identified.	It is considered that the existing Policy R9 is provides appropriate criteria for local scale retail provision.
COMPONENT 11: EASTERN EXPANSION AREA		
1	The policy does not draw in many of the good features of the East Newport Development Framework SPG (2007) SPG beyond transport. It is recommended some of the other key issues (e.g. flood risk; biodiversity enhancement; landscaping; employment types etc.) are also highlighted within the supporting text and clearly state that development of the EEA must be in accordance with the SPG and the LDP policies.	The plan states that further detail can be found in the adopted SPG, which contains much detail. The LDP also needs to be read as a whole, so all relevant need to be considered. Highlighting certain elements may undermine others that were not highlighted.
2	It is also suggested that the Council may benefit from introducing a requirement for development proposals to be supported by an ASIDOHL when they affect the Gwent Levels (this would also need to appear in the historic environment policies).	
COMPONENT 12: HOUSING STANDARDS		
1	Policy H2 – consider adding specific reference to ‘adaptability and flexibility of accommodation’ within para. 5.14.	<p>Agree that Policy should be changed and text amended.</p> <p>The following text to be added to paragraph 5.12 ‘to ensure that they are <i>adaptable and flexible having regard to Building for Life Standards to ensure that they will not require replacement.....</i>’</p> <p>The following text to be added to paragraph 5.11 ‘This should help to ensure that dwellings are built to improve economic and social sustainability as well as environmental; energy efficiency can help avoid fuel poverty, and good design can assist health and well-being, both mental and physical. Building for Life can also be valuable in terms of enabling people not to have to move if their abilities alter’.</p> <p>Policy H2 is also reworded ‘to Residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling’</p>
2	It is also recommended that the wording of housing policy H2 is changed to ‘residential development should be built to high standards of sustainable design, taking into account the whole life of the dwelling’ to ensure that dwellings are built to improve economic and social sustainability (energy efficiency from an economic perspective including fuel poverty as well as aspects such as health and wellbeing, both mental and physical that can be influenced by design) as well as environmental.	
3	Reference could be made in the supporting text to Building for Life standards.	

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
4	The SPG could usefully include how development falling under policies H16 and H19 may incorporate requirements for sustainable design and lower resource consumption. Reference to Gypsy and Traveller accommodation could be included within SPG as recommended above.	The plan does not propose to set out bespoke standards for housing beyond those existing at the national scale. Therefore an SPG is not proposed.
5	Policy H3 – consider whether to specify potentially suitable housing densities;	This would be difficult to do in a way that was widely applicable because of differences in the characteristics of sites. It may be more appropriately dealt with by SPG, which can also respond more flexibly to other changes which may affect density, such as to building regulations or parking standards.
6	Policy H4 – consider also specifying a minimum requirement for affordable housing. This would fit better with the text provided in 5.13 (which suggests that all sites should make some contribution)	The affordable housing requirement needs to be evidence based, and assessment of the viability of a particular scheme will be part of that. A minimum requirement might contradict the viability assessment.
7	Policy H6 – With reference to backland development it may also be worth making the link to specific additional protection of domestic gardens that make a positive contribution to conservation areas.	This is dealt with in the relevant supplementary planning guidance on backland development.
COMPONENT 13: EXISTING AND NEW COMMUNITY FACILITIES		
1	The policy could further emphasise the importance of walking/cycling accessibility to certain types of facilities and the importance of incorporating security and safety principles in future developments.	The plan is to be read as a whole and all the issues raised are addressed in policies contained throughout the plan.
COMPONENT 14: DEVELOPER CONTRIBUTIONS		
1	The supporting text of the policy should be expanded to include further information relating to the types of infrastructure that could be delivered and the conditions when the policy would apply.	The preparation of a charging schedule represents a significant piece of work which will need to take account of these factors, and present rates for differing types of development, even if they are zero rated. Thresholds will need to be considered within the preparation of the schedule, as this may be significant in terms of the potential sums raised. Examples could be given of community infrastructure, but care would

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		be needed not to raise expectations unrealistically or to prejudge the proper assessment of what infrastructure is to be included.
2	The policy could further emphasise the importance of linking infrastructure (transport or green infrastructure for example) to sustainable modes of transport and specific types of infrastructure that will require walking/cycling accessibility. See recommendations under policy component 1.	The policy has not specified infrastructure types and has outlined the production of SPG to enable clear guidance on such detail at the appropriate time. It is clear from the policy that the emphasis will be on ensuring sustainable development which the proposed recommendation makes a clear consideration. See response to component 1.
<b>COMPONENT 15: TRANSPORT</b>		
1	A reference in Policy GP4 could be made, to requirements for Travel Plans and Construction Management Plans for threshold developments in line with 8.7.2 of Planning Policy Wales, TAN 18 and policy PLP3 of the Regional Transport Plan.	<p>This point is considered to fit better within policy SP15 – Integrated Transport. The following text to be added after SP15(vii) ‘significant development proposals are accompanied by Travel Plans’.</p> <p>Add as additional supporting text: In accordance with PPW (Edition 4 Feb 2011) and TAN 18 (2007), developments of a significant size (see 8.7.2 of PPW) should be accompanied by the Transport Assessment to establish anticipated impacts of development. They also provide an important basis for the preparation of Travel Plans, which set out proposals for the delivery of more sustainable travel patterns. Developers may be required to submit a Travel Plan as part of the planning application process.</p> <p>Specific reference to electric car charging points is not considered necessary. Adequate reference to sustainable modes of transport and associated</p>

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		<p>infrastructure is made throughout the plan.</p> <p>The need for Construction Management Plans is considered to cover a wider range of developments than just transport proposals. The following text will therefore be added to support Policy SP1: Sustainability: “Developers may be required to produce a Construction Management Plan to demonstrate how the impacts on the community and amenity during the construction phase will be minimised and handled.”</p>
COMPONENT 16: RECREATIONAL ACCESSIBILITY		
1	Parking demand at key recreational destinations needs to be considered in conjunction with the consideration of sustainable accessibility	The Plan should be read as a whole and specific reference to adequate parking provision is covered in Policy GP4 and T4, therefore additional reference to car parking is not considered necessary.
COMPONENT 17: HIGHWAYS INFRASTRUCTURE		
See recommendations under Component 15.		
COMPONENT 18: EMPLOYMENT		
1	In relation to Policies SP18 and EM1 it is recommended that for large scale allocations in particular, specific landscape proposals are developed to ensure that negative effects on landscape assets are not experienced. It should be ensured that these do not compromise the SSSI designation at Llanwern. This could be added to the supporting text to the policies.	Addition of text is proposed: “The plan has a focus on urban regeneration, and seeks to provide employment on such sites. These tend to be relatively small in scale, though may sustain high density uses. There may, however, be a need at some time for larger sites with lower density uses, which could not be accommodated within the urban area. More peripheral locations, adjacent to other employment uses, may therefore be the only realistic prospect if such uses are to be located in the Newport area at all. Provision is

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		made therefore, in order to facilitate the achievement of the Economic Development Strategy.”
2	For policies SP18 and EM1 supporting text could include a cross-reference to the requirements for employment development to meet BREEAM standards. Consideration could also be given to setting NCC bespoke targets for attainment of particular minimum credits/scores.	Policy GP1 covers these requirements in a general way for all development, not just schools and housing. As the plan should be read as a whole, specific references for certain types of development are not thought appropriate as they could be duplicating Policy SP1, and possibly undermining application to uses that were not specifically mentioned. SPG may be appropriate, especially in an area where standards may change from time to time.
3	Policies SP18 and EM1 could include a requirement that a certain proportion of employees should be from the local area. This would be particularly relevant for larger scale strategic sites (e.g. >10ha. Land requirements).	This would be an administrative action that would be difficult to enforce, although Newport has a good record in securing local employment.
4	For Policy EM1 it is recommended that the further guidance is provided as to how developers may determine the level of economic significance in relation to the environmental value of the site. The wording of point d) of (i) and (ii) should be made clearer with respect to whether mitigation will be required and compensation provided if mitigation is not possible, or if there is an option (as it suggests at present). It is suggested that the policy is phrased in such a way that deliverability of environmental protection is ensured	Addition of text is proposed: “The plan has a focus on urban regeneration, and seeks to provide employment on such sites. These tend to be relatively small in scale, though may sustain high density uses. There may, however, be a need at some time for larger sites with lower density uses, which could not be accommodated within the urban area. More peripheral locations, adjacent to other employment uses, may therefore be the only realistic prospect if such uses are to be located in the Newport area at all. Provision is made therefore, in order to facilitate the achievement of the Economic Development Strategy.” Additional text proposed for supporting text paragraph 6.5’ <i>prestigious site for proposals of national importance which complement the existing prestigious uses located on the site including major developments such as Lloyds TSB, Panasonic, the Office for National Statistics and the former LG factory.</i> ’

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		<p>Additional text proposed for paragraph 6.9, 'future strategic employment proposals for this area. <i>Developers will be required to demonstrate the national economic benefits of their proposal. Such prestigious scale schemes must have regard to the Newport Economic Development Strategy. In addition Environmental Impact Assessment....</i>'</p> <p>The wording of point d) of (i) and (ii) is considered to give flexibility to allow both mitigation and compensation measures to be implemented for a scheme as deemed appropriate.</p>
5	Policy EM1 for port related employment development should consider long term coastal change implications using the SMP2.	The SMP2 proposals have been taken into account by the LDP and coastal changes such as sea level rise are considerations that development would be required to consider in terms of flood risk management
6	Policy EM1 could require all development within the Gwent Levels to complete an 'assessment of the significance of impacts of development on historic landscapes' (ASIDOHL) as part of proposals and to mitigate any potential effects. In addition, further guidance on the type of land uses encouraged at Duffryn and Queensway Meadows (i) and (ii), and more specific guidance beyond the land use types for the other sites, could be provided to ensure that the intentions of the economic strategy are achieved (i.e. the development of a knowledge based, green, economy).	See comments on Policy EM1 above. The Economic Development Strategy does refer to potential sources of employment, but is wary of too specific a focus as in a changing economy the success of particular sectors can change quite quickly.
COMPONENT 19: REGENERATION		
1	It is recommended that policy CE4 includes the need to consider 'water quality and flow' alongside 'nature conservation'. Consideration of the protection of water quality through the remediation of land could be added to supporting text, or to the supporting text for or policy SP4.	The addition of the wording water quality and flow are to be included in the policy wording. It is considered that the plan is to be read as a whole and issues such as water pollution is covered within the plan.
2	Further guidance on sustainable design standards for housing estates to be refurbished could usefully be provided for policy H9.	The plan does not propose to set out bespoke standards for housing beyond those existing at the national scale.
3	It is recommended that development in areas of high flood risk should be avoided and that surface water calculations under SP4 consider the potential implications of	A Strategic Flood Consequence Assessment has been undertaken for the plan and has informed the plans

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	an increase in precipitation levels and flash flooding.	development aiming to avoid developing areas at high flood risk levels. The best available data has been used to inform this assessment.
4	It is recommended that policy SP19 includes a requirement that sites provide a mix of uses, to guide the development of sites that may not be allocated in policy EM2. Policy H9 could encourage the development of community uses as part of housing estate regeneration projects.	Agree to add: "Opportunities are taken to provide a mix of uses." Agree to add an additional criterion to H9: (iv) <b>ENCOURAGE THE DEVELOPMENT OF COMMUNITY USES WHERE APPROPRIATE.</b>
5	Specific requirements could be set for some regeneration sites as to the specific requirements for affordable housing required as this may differ according to location based on deprivation levels.	As each scheme will need to be tested at the time of proposed development for viability, it would not be appropriate to do so in advance
6	Where sites may contain historic buildings, it should be specified that these should be reused as part of proposals.	It is proposed that the historic environment section is clear on the importance of protecting such buildings and the plan is to be read as a whole.
7	Supporting text could highlight the types of employment encouraged in the city centre based on local needs and a desire to create a knowledge-based 'green' economy.	The Economic Development Strategy does refer to potential sources of employment, but is wary of too specific a focus as in a changing economy the success of particular sectors can change quite quickly.
COMPONENT 20: RURAL ECONOMY		
No recommendations are made for this policy.		
COMPONENT 21: TOURISM		
No recommendations are suggested.		
COMPONENT 22: WASTE		
1	The policy wording or its supporting text should indicate that waste management facilities will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to protect and enhance, the character of the landscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed. Also, highest standards of operational practice for the management, working and, where appropriate, restoration and aftercare of	It is agreed that waste developments have different characteristics from other types of development such as housing and employment. This has been addressed in W3(i) requiring waste management facilities to meet National Planning Policy considerations, which cover all the issues raised the SA Assessment. In accordance with Welsh

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	sites will need to be adopted.	<p>Government advice, this has not been repeated in the LDP. Furthermore the plan is to be read as a whole and all the issues raised are addressed in policies contained throughout the plan and will be applied in the appropriate manner to the type of development being proposed.</p> <p>Clarification will be made in para 11.8 to refer to TAN 21: Waste for further detailed guidance on specific waste related planning considerations that developers will be required to meet to satisfy the policy. The section will also be expanded to state:</p> <p>In accordance with TAN 21: Waste and the policies set out in the plan, including the General Development principle policies, waste management facilities will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to protect and enhance, the character of the landscape. If necessary additional design, landscaping, planting and screening should be proposed. Developers will be required to demonstrate potential impact on biodiversity, including designated nature conservation sites. Proposals which are likely to prejudice nature conservation interests will not be permitted unless the reasons for the development outweigh any likely adverse impact. In addition, restoration of waste sites to after-uses which will enhance or add to biodiversity interests will be encouraged.</p> <p>Waste management facilities will only be permitted</p>
2	The policy wording or its supporting text should indicate that waste management facilities, which are likely to prejudice the purpose of biodiversity designated sites, will not be permitted unless the reasons for development outweigh the likely adverse impact. In addition, restoration of waste to after-uses which will enhance or add to biodiversity interests should be encouraged.	
3	The policy wording or its supporting text should indicate that waste management facilities which would have a significant adverse effect on the land and geological value will not be permitted.	
4	The policy wording or its supporting text should indicate that waste management facilities will only be permitted if due regard is given to the air pollution impacts on the residents and users of nearby dwellings and other sensitive properties.	
5	The policy wording or its supporting text should state that waste management facilities will only be permitted if due regard is given to the noise pollution impacts on the residents and users of the locality.	
6	The policy wording or its supporting text should indicate that waste management facilities will only be permitted if they are unlikely to have an unacceptable impact on surface or ground waters.	
7	The policy wording or its supporting text should indicate that waste management facilities will only be permitted if they give due regard to water conservation and efficiency.	
8	The policy wording or its supporting text should state that waste management facilities will only be permitted if due regard is given to flooding, flood risk, flood mitigation, sustainable drainage measures and where appropriate the need for Flood Risk Assessments. If by virtue of the proposal's nature or location there is an	

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	unacceptable risk of off-site flooding, development should not be permitted.	<p>where no unacceptable impacts on air and noise pollution can be demonstrated, particularly on the residents and users of nearby dwellings and other sensitive properties.</p> <p>Flood risk is an important consideration in the assessment of waste management proposals. Developments will only be permitted where the issue of flood risk, flood resilience and sustainable drainage measures are addressed in accordance with TAN 15: Development and Flood Risk. Where appropriate, developers will be required to undertake a Flood Consequence Assessment. Impact on surface and ground waters will also need to be thoroughly explored. Proposals considered to have an unacceptable impact will not be permitted. Furthermore, the management of water resources through appropriate conservation and efficiency measures should be achieved in a sustainable manner and without adverse effects on ecology. The Environment Agency Wales has a statutory responsibility to manage water resources through its abstraction licensing procedures.</p> <p>Proposals should be designed to a high standard, particularly when proposed in highly visible locations. The development of a facility should adhere to sustainable construction principles. In addition, highest standards of operational practice for the management, working and where appropriate restoration and aftercare of a site will need to be set out.</p> <p>It is important that waste schemes do not have a</p>
9	The policy wording or its supporting text should refer to waste management facilities which are designed to a high standard and incorporate sustainable construction principles	
10	The policy wording or its supporting text should indicate that waste management facilities development will only be permitted if there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties.	

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		<p>significant adverse effect on land and geological values.</p> <p>The impact on the highway will need to be established and where applicable, developers may be required to undertake a Transport Assessment. Proposals considered to have an unacceptable impact on the volume of traffic or road network will not be permitted.</p> <p>Proposals that fall within the relevant Schedule of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 must be subject to an Environmental Impact Assessment. A Health Impact Assessment may also be required to establish potential impacts on health or quality of life.</p>
<b>COMPONENT 23: MINERALS</b>		
1	<p>Policy M2 or its supporting text should go further by indicating that minerals development will only be permitted if due regard is given to the likely visual impact of the proposed development and its impact on, and the need to protect and enhance, the distinctive character of the landscape. If necessary, additional design, landscaping, planting and screening, including planting in advance of the commencement of the development, should be proposed. Also, mineral extraction should not be permitted unless there is satisfactory provision for the restoration of the site, within a reasonable timescale</p>	<p>The plan is to be read as a whole and all the issues raised are addressed in policies contained throughout the plan and will be applied in the appropriate manner to the type of development being proposed.</p> <p>Clarification will be made to the supporting text to ensure these particular issues are highlighted and the relevant policies signposted. In line with Government advice it is not for the LDP to repeat national guidance which also sets out a clear steer concerning these particular issues. The supporting text of the policy will clearly signpost to relevant national policy to ensure these issues are adequately covered as well as the wider policy context of the plan.</p>
2	<p>Policy M2 or its supporting text should indicate that minerals development, which is likely to prejudice the purpose of biodiversity designated sites, will not be permitted unless the reasons for development outweigh the likely adverse impact. In addition, restoration of mineral workings to after-uses which will enhance or add to biodiversity conservation interests should be encouraged</p>	
3	<p>The policy could also state that restoration of mineral workings to after-uses which</p>	

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
	will enhance or add to geological conservation interests should be encouraged.	
4	Policy M2 or its supporting text should indicate that mineral developments will only be permitted if due regard is given to the air pollution impacts on the residents and users of nearby dwellings and other sensitive properties.	
5	Policy M2 or its supporting text should indicate that proposals for mineral extraction development will be required to demonstrate that they have been designed to reduce emissions of greenhouse gases.	
6	Policy M2 or its supporting text should indicate that minerals development will only be permitted if due regard is given to the noise pollution impacts on the residents and users of the locality.	
7	Policy M2 or its supporting text should indicate that minerals developments will only be permitted if they are unlikely to have an unacceptable impact on surface or ground waters.	
8	Policy M2 or its supporting text should indicate that minerals developments will only be permitted if they give due regard is to water conservation and efficiency.	
9	Policy M2 or its supporting text should indicate that minerals development will only be permitted if due regard is given to flooding, flood risk, flood mitigation, sustainable drainage measures and where appropriate the need for Flood Risk Assessments. If by virtue of the proposal's nature or location there is an unacceptable risk of off-site flooding, development should not be permitted.	
10	Policy M2 or its supporting text should indicate that minerals development will only be permitted if there is unlikely to be an unacceptable impact on health and/or the quality of life of occupants of nearby dwellings and other sensitive properties.	
11	Policy M2 could state that minerals development will only be granted if due regard is given to the likely effects on the need to protect and safeguard sites of archaeological, historical, and architectural importance, and the settings of these sites.	

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
COMPONENT 24: CITY CENTRE		
1	It is recommended markets, as a traditional form of retail in the City Centre, are recognised as part of the retail policies being put forward.	The covered market, owned by the Council, is a listed building, and is a key element of the city centre. Other markets are held from time to time, and specific policy references are not thought necessary. See also below under District Centres regarding need for permission.
2	The policy component could seek to ensure that where a mix of uses is proposed alongside retail, that these uses seek to provide for the needs of all sectors of the community. These uses may include services such as health and community centres.	The provision of community based facilities is clearly encouraged by Policy SP12 and proposals will be assessed against the criteria.
3	The design and layout of the retail areas should be considered carefully to ensure maximum natural surveillance, so that crime and fear of crime is reduced.	It is considered that paragraph 8.2 of the plan clearly sets out that the plan is to be read as a whole and the issues raised is addressed in policies contained within the plan.
COMPONENT 25: DISTRICT CENTRES		
1	It is recommended markets, as a traditional form of retail in district centres, are recognised as part of the retail policies being put forward.	<p>Add after para 8.16: "Traditional outdoor markets can add variety to a shopping area and can be a means of facilitating more independently run retail businesses and enhancing the local economy. Such forms of retail provision are directed to established district centres.</p> <p>The co-location of traditional outdoor markets with existing shops can have spin off benefits for both types of retail provision and can enhance the vitality and viability of a retail centre. Frequently run markets that exceed the threshold set out in The Town &amp; Country Planning (General Permitted Development) Order 1995 as amended, will require planning permission. Such market proposals will need to meet the policies of the plan, including the General Development Principles Policies. Impact on highway safety, residential amenity and car parking provision will need</p>

SA RECOMMENDATION (note: original LDP policy numbers shown)		NCC RESPONSE
		to be carefully considered.”
2	The design and layout of the retail areas should be considered carefully to ensure maximum natural surveillance, so that crime and fear of crime is reduced.	Supporting text amended paragraph 8.15 to include reference to designing out crime. ‘Accessibility, parking and designing for surveillance are considerations which will be assessed against the General Development Principle Policies of this plan.
COMPONENT 26: LARGE SCALE OUT OF CENTRE RETAILING		
There are no recommendations for enhancement or mitigation identified.		
COMPONENT 27: OTHER RETAIL		
There are no recommendations for enhancement or mitigation identified.		

# Appendix I – Consultation Responses to SAR (June 2012)

## I.1 Consultation Responses to SAR accompanying Deposit Plan

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
<b>Respondent: Countryside Council For Wales</b>			
General	Thank you for giving CCW the opportunity to comment on the Sustainability Appraisal Report for Newport deposit Local Development Plan. We are providing comments in separate documents on the Local Development Plan, Deposit Version and on the Habitats Regulations Appraisal Final Screening Report. Our comments are made in the context of our role as consultation body under the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and adviser to the Welsh Government on matters pertaining to the natural heritage of Wales and its coastal waters. In general, CCW commends the Authority for the effort made in respect of the SA/SEA process. This Report is a thorough document and we are pleased to see that many of our previous comments have been incorporated. We welcome mention of the Welsh Government's Living Wales programme and, in particular, reference to environmental capacities and thresholds. It is also encouraging to see recognition of the importance of ecological connectivity and green infrastructure.	Noted with thanks.	No action required.
General	We do have some concerns about the Appraisal. More detail about these concerns is given in Appendix 1 but, in summary, these are as follows: We welcome the recommendation that certain sites not be carried forward to the LDP in order to avoid negative effects. We are disappointed to note that this advice has not always been followed	Noted. See other comments.	See other comments.
General Objective 2	We do have some concerns about the Appraisal. More detail about these concerns is given in Appendix 1 but, in summary, these are as follows: We disagree with the assessment results for some strategic sites and policies, particularly with regard to SA objective 2 (protection of biodiversity). We feel that key concerns for some sites – especially those on or adjacent to the Gwent Levels SSSI designations -have not always been adequately reflected	Noted. See other comments.	See other comments.
General Mitigation	We do have some concerns about the Appraisal. More detail about these concerns is given in Appendix 1 but, in summary, these are as	Noted. See other comments.	See other comments.

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Measures	follows: Mitigation measures suggested in the SA Report have not always been carried forward to the LDP. We seek reassurance that the mitigation proposed will deal effectively with the negative environmental impacts identified.		
General Site Assessment Methodology	We do have some concerns about the Appraisal. More detail about these concerns is given in Appendix 1 but, in summary, these are as follows: While a robust SA Framework has been developed for the assessment of sites, the methodology (including the agglomeration of candidate sites into strategic sites) has caused confusion.	Noted. See other comments.	See other comments.
General	We do have some concerns about the Appraisal. More detail about these concerns is given in Appendix 1 but, in summary, these are as follows: We feel that more could be made of opportunities for the multifunctional nature of open space provision and its benefits for both health and wellbeing, as well as the natural environment.	Noted. See other comments.	See other comments.
Glossary	We very much welcome the incorporation of a glossary. There are other acronyms contained within the Report that we feel should be included in the list of terms. These include: SPZ, CAMS, ASA, SAP rating, SFCA and MSW.	Agreed.	Acronyms added to glossary.
Non-Technical Summary	This summary provides a clear and thorough account of the Sustainability Appraisal process to date	Noted with thanks.	No action required.
Introduction Figure 1.1	This figure would benefit from a key to explain what the different kinds of shading mean.	The intention of the plan is to demonstrate the location of Newport within the surrounding local authority areas, and so an explanation of the key is considered unnecessary.	No action necessary.
Introduction. Para. 1.17-1.23	We are encouraged to see a clear explanation of the relationship between Strategic Environmental Assessment and Sustainability Appraisal and reference to the iterative nature of both processes.	Noted with thanks.	No action required.
Introduction Para. 1.29	We welcome this reference to the Habitats Regulations Assessment. Please note that we are providing a separate response to the HRA final screening report.	Noted.	No action required.

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Introduction Para. 1.37	We very much appreciate the concerted efforts made to simplify the process of consultation. This includes the 'colour-coding approach' which does help to make the stages of the SA process more easily navigable.	Noted with thanks.	No action required.
Methodology	In general, this chapter provides a very clear explanation of the SA process that has taken place.	Noted with thanks.	No action required.
Methodology Para. 2.34	It is very encouraging to see explicit recognition of the importance of secondary, cumulative and synergistic effects, as well as specific assessment methodology put in place to detect such effects. We are particularly encouraged to see reference to the sensitivity and threshold limits of receptors.	Noted with thanks.	No action required.
Methodology Table 2.6	This figure provides a useful record of where the requirements of the SEA Directive have been met within the Environment Report.	Noted with thanks.	No action required.
Other Plans and Programmes	This stage of the SA process was initially undertaken as part of the 'scoping stage' in 2008. However, plans and programmes dated later than 2008 have since been included. This is to be warmly welcomed as it will make both the Environment Report and the LDP more relevant in a current policy context. However, it would be worth making reference to this updating exercise within the methodology. We are particularly encouraged to see reference to the Welsh Government's Living Wales consultation document.	Noted with thanks. A note of this update is already provided in paragraph 2.6 in the methodology (Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope)	No action required.
Other Plans and Programmes	We very much welcome inclusion of this table, which is very thorough and clear. It provides a useful base for the subsequent development of the SA objectives.	Noted with thanks.	No action required.
Other Plans and Programme Table 3.2	The theme 'Protect and enhance biodiversity' should also cover geodiversity, as this is not covered elsewhere in the Table.	Agreed.	Geodiversity added to the themes table.
Other Plans and Programme Table 3.2	Under the theme 'Improve health and wellbeing of the population', local sources/plans/programmes should also reference the Council's audit of natural greenspace within the County. Furthermore for this theme, under 'implications for the LDP', more recognition should be made of the links between this topic and natural greenspace. The implication given is that 'health facilities' are always built/man-made, whereas there is the opportunity for the natural environment to provide part of	Noted. Copy of the audit of natural greenspace to be provided by NCC. However, this is not a PPP, but provides baseline data.	Reference to the links between health and open space added.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
	the facility, in turn benefiting not only human health and wellbeing but the natural environment as well.		
Other Plans and Programme Table 3.2	The last comment also applies to the theme 'Protect/provide local social, recreational and leisure facilities'.	It is considered that addition of the comment under both themes is unnecessary as this could cause repetition within the SA.	No action required.
Baseline Characteristics General Characteristics	Throughout the Report, there is a tendency to describe the County Borough of Newport as if it is just Newport city. In fact, a substantial percentage of the County Borough is rural in nature. In this section describing the general characteristics of the County Borough, for example, there is no mention of the characteristics of the rural parts of Newport County. It is of course vital that the issues and needs of the whole County Borough have been considered equally during the preparation of the LDP.	Noted. The correct title of the council is Newport City Council. Therefore references to the name of the area as Newport City are correct, and refer to the whole council area.	General characteristics description amended to include the rural areas.
Baseline Characteristics Data limitations and updates	We welcome the reference to data limitations and gaps encountered.	Noted with thanks.	No action required.
Identifying Key Sustainability Issues Table 5.1	There is a great deal of content to welcome in this Table. We are particularly encouraged to see a strong focus on water quality, water quantity and the importance of maintaining ecological connectivity.	Noted with thanks.	No action required.
Identifying Key Sustainability Issues Table 5.1	Poor Air Quality – under 'implications for the LDP', there is reference to increased vegetation providing carbon sinks. It should also be noted that an increase in vegetation can also help to filter pollutants and improve air quality.	Noted.	Detail added to Table 5.1
Identifying Key Sustainability Issues Table 5.1	CO2 emissions – if known, it would be helpful to include information here as to why per capita CO <sub>2</sub> emissions are substantially higher for Newport than the Welsh average. This would provide a rationale for the development of the SA objective and LDP policy concerned with reducing greenhouse gas emissions.	Noted. The reason for this is unclear, although a potential explanation could be partially due to the presence of the M4 in the plan area.	Detail added to Table 5.1

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
Identifying Key Sustainability Issues Table 5.1	Biodiversity – we welcome detailed reference to international and national protected site designations in the County Borough. It would be beneficial here to include the number of local nature conservation (SINC) designations and also include outline detail about European Protected Species within the County Borough.	Noted. Agreed. Information on SINC designations provided by NCC. Agreed to add information about European protected species to baseline and key issues table.	Detail added to Table 5.1.
Identifying Key Sustainability Issues Table 5.1	Cycling – while it is very encouraging to see specific reference to cycling and a cycle network, it would also be good to include consideration of walking and rights of way. This issue/opportunity should also link to the SA objective for biodiversity. Cycle networks have the potential to provide benefit to both the human population and biodiversity.	Walking and rights of way were not found to be key sustainability issues as part of the study. It is not the aim of the table to include every possible issue. Nevertheless, walking has been considered in the key issues table with links to cycling routes and local food production. Walking and PRoWs are reflected in the SA Framework as a result of the review of PPPs.	No further action necessary.
Identifying Key Sustainability Issues Table 5.1	Access to open space – this issue/opportunity should also link to the SA objective for biodiversity. Natural greenspace has the potential to provide benefit to both the human population and biodiversity.	The key issue does not relate specifically to natural greenspace, although this link has been made elsewhere in the assessment. The study considered in the identification of key sustainability issues relate more specifically to the provision of formally provided open space.	No further action necessary.
Sustainability Appraisal Framework	We are very encouraged to note the changes made to the SA Framework as a result of CCW's comments (made in our response to the Initial Sustainability Appraisal Report, March 2010).	Noted.	No action required.
Sustainability Appraisal Framework Table 6.1	SA objective 1 (landscape) – it would be helpful to clarify further what counts as an 'important landscape or open space'. This objective may also link to the SEA topic 'biodiversity', depending on how open spaces are protected or enhanced. The 6th indicator given is not clear and seems rather subjective – what counts as development that 'affects an SLA' and how can this be quantified?	The phrase used is 'important landscapes and open spaces', therefore only the landscapes are referred to as 'important'. Important landscapes will be those that are protected, which will comprise the SLAs referred to in the key issues	Detail added to SAF.

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		table. Development that will affect an SLA may include development that is deemed to have an effect on its setting or character, as determined through the development management process.	
Sustainability Appraisal Framework Table 6.1	SA Objective 3 (protection of land and geodiversity) – there are no potential indicators given for geodiversity. We recommend that geodiversity indicator(s) are added.	Although no indicators were included in the SA Framework used for the assessment, the wording of the objective has ensured that geodiversity was considered within the assessments. However, it is agreed that an indicator for geodiversity will be added to the framework.	Geodiversity indicators added to SA framework. As no significant effects were identified for geodiversity during the assessment, these have not subsequently been added to the monitoring framework.
Sustainability Appraisal Framework Table 6.1	SA Objective 7 (maintain water quality, quantity and flow) – while we would agree that groundwater quality needs to be improved, we feel that the 7th indicator (simply ‘Groundwater quality’) needs to be more specific in order to achieve a positive effect.	Agreed. Other quality measures such as the protection of quality through the remediation of contaminated land are already included in the framework.	Indicator modified. ‘Groundwater quality’ modified to read ‘proportion of development in areas of identified zones for the protection of groundwater’.
Testing the LDP Objectives Task B1	It is not explicitly stated whether the LDP vision has undergone SA assessment and this should be made clear. We agree with the recommendations given to improve the original vision. However, CCW still has concerns about the Plan vision and its lack of aspiration for the natural environment (see our response to the Plan itself).	The LDP Vision was subject to a broad assessment, which led to a number of recommendations being made. However, as the objectives, which directly stem from the Vision, were assessed individually against the SA	Text added to paragraph 7.5.

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		objectives, it was not considered necessary to include the vision in Figure 7.1.	
Testing the LDP Objectives Suggestions for additional objectives	We very much support the rationale given here and the recommendation to include an additional LDP objective, specifically addressing 'Reducing the need to travel'. We welcome that this recommendation has been addressed by amending Objective 4: Housing.	Noted with thanks.	No action required.
Testing the LDP Objectives Changes to the LDP Vision and Objectives	We welcome the decision made to split objective 5 into separate objectives for the built and natural environment.	Noted with thanks.	No action required.
Testing the LDP Objectives Changes to the LDP Vision and Objectives	For objective 9 (health and wellbeing), it is not completely clear what is meant by 'safe lifestyle choices' and further clarity is sought.	Noted. The amendment to the objective occurred post Preferred Strategy.	Objective changed by LDP team to read "To provide an environment that encourages <del>healthy</del> safe and safe healthy lifestyle choices and promotes wellbeing."
Developing the Plan options Housing Numbers	CCW has previously made comments about the development of Plan Options in our response to the Initial Sustainability Appraisal Report (March, 2010). It is not our intention to reiterate these comments here, but we particularly draw attention to the following two points. We note that the decision to put forward option HN2 as the preferred option was 'marginal' and was put forward 'in the absence of further information on potential environmental effects'. From a Strategic Environmental Assessment perspective, this does not necessarily seem a robust basis on which to have selected a preferred housing number. It is not clear how this absence of information has been addressed within this Environment Report, nor is there detail of how	It is not the role of the SA (or SEA) to determine which of the options should be chosen as the basis for the LDP Preferred Options; that responsibility falls to the Local Planning Authority team preparing the plan. The LDP Deposit Plan (2012) provides an explanation of the preferred option chosen in relation to housing numbers. The environmental impact of the strategy has been considered in	Update added to the report.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
	the potential adverse environmental effects of selecting option HN2 will be dealt with at a strategic policy level (although we appreciate there are some details of mitigation for individual strategic sites).	relation to the capacity of the plan area to accommodate such numbers, with a focus on the development of previously developed sites. <i>“The focus on reusing previously developed land will help in the protection of the countryside, including the Green Belt on the Cardiff boundary (currently the only formally designated Green Belt in Wales). Areas which are assessed as being of particular value using the Landmap methodology will have their character protected as Special Landscape Areas.”</i> Following the selection of a preferred option, the SA has assessed effects and recommended mitigation in relation to the detailed proposals (Stage B5).	
Developing the Plan options Village development	We note the decision to choose a hybrid of options V2 and V3, which perform less well against environmental objectives than V1. In our response to the Initial Sustainability Appraisal Report (March, 2010), we suggested the need to include a suite of recommended mitigation measures and policy refinements to address this decision. It is unclear whether or where this recommendation has been addressed within this Environment Report.	The hybrid recommended only includes the CfSH levels proposed in option V3, with option V2 being the majority of the recommended hybrid. This is recommended as mitigation for negative effects of V2. However, it is agreed that this may not go far enough and other mitigation measures have been added to the text.	Further mitigation and enhancement measures added to the text and filtered through the subsequent stages of the report.
Preferred Strategy Compatibility Assessment Table 9.6	CCW has previously made comments about this Table (previously Table 10.6) in our response to the Initial Sustainability Appraisal Report (March, 2010).	Noted. Appendix F includes the responses to the ISAR comments.	No action required.
Preferred Strategy	This record of the Council’s response to the SA recommendations is good practice and is to be welcomed. We are very encouraged to see	Noted with thanks.	No action required.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
Compatibility Assessment Table 9.7	that the majority of SA recommendations have been agreed by the Council and amendments made accordingly.		
Preferred Strategy Compatibility Assessment Table 9.7	Conservation of the Natural and Built Environment– we welcome the recommendation concerned with ‘mapping sites of local importance for biodiversity’.	Noted with thanks.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Table 10.2	This is a useful and informative Table that will also help to ensure that mitigation measures identified in previous sections are adequately addressed and incorporated into strategic and detailed policies.	Noted with thanks.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Table 10.12	We welcome the level of detail in the scoring system, particularly the distinction between ‘neutral’, ‘positive/negative’ and ‘uncertain’ outcomes.	Noted with thanks.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 1	We note the positive assessment against all of the SA objectives and support all 7 recommendations made. We are particularly encouraged to see strong recognition of the multi-functional role of green infrastructure.	Noted with thanks.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment)	We agree with the 2 recommendations made. More should be made of the opportunity to build green infrastructure into development design and to recognise the benefits that the natural environment can have for health and amenity.	Noted with thanks.	No action required.

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Tables) Component 2			
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 4	It is unclear why this component scores a 'moderate positive' for energy efficiency when it is a policy concerned with energy generation.	The policy within the component relates to the generation of renewable energy and thus does not satisfy all of the elements assessed under SA objective 10 (energy efficiency). The assessment rationale is included within Table 10.2 of the SAR. SA objective 11 relates to renewable energy. Although a moderate score is given against this objective, this is because the assessment has considered that there are additional elements that could be added to the policy, in order that greater beneficial effects could be achieved.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 6	We consider that inclusion of CE1(vi) and CE2(vi) within this component, and the possibility of mineral working within Green Belt and Green Wedges, means that a minor/moderate negative score should be given for SA Objective 1 (Protection of open space).	The intention of the policies within component 6 is concurrent with SA objective 1. Mitigation within the policy should ensure that the open nature of the Green Belt and Green Wedges are maintained. However, agree to downgrade the assessment to minor positive.	Assessment downgraded.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 7	We very much welcome the discussion around 'environmental spaces' and recognition of the multifunctional value of the natural environment. We support the recommendation to further recognise the role of green infrastructure and would welcome clarity on the Council's definition 'green infrastructure' and what it encompasses.	Noted with thanks.	No action required.
Assessment of Detailed Policies	Because of the inclusion of policies H1(56) and H1(57) in this component, CCW has concerns that development will lead to the loss	In accordance with the Assessment Rationale included within Table 10.2 of	No action required.

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(Appendix G Detailed Assessment Tables) Component 10	of semi-natural habitat and reduced connectivity. As such, this component should score a moderate negative for SA Objectives 1 (Protection of open space) and 2 (Protection of biodiversity).	the SAR, this comment should relate to SA objective 2. Moderate adverse effects in the long term (once sites have been developed over time) have already been predicted against this component.	
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 10	H15(i) proposes a new Gypsy and Traveller site within a green wedge, which should be reflected in the SA assessment with a minor/moderate negative for SA objective 1 (Protection of open space).	NCC is in the process of reviewing and assessing a range of new potential G&T sites, as a result of the consultation process. It is likely that the resulting allocations will differ to those included within the Deposit LDP. This will be reviewed following the publication of the Focussed Changes.	No action required at this stage.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 10	H16(iii) proposes development adjacent to the Gwent Levels Nash and Goldcliff SSSI, which has the potential for indirect loss and damage to the features of the SSSI. This should be reflected with a moderate negative score against SA Objective 2 (Protection of biodiversity).	Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	Policies assessment reviewed.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 10	We welcome the recognition that a number of housing sites are either adjacent to, or contain areas with, a high level of environmental protection and could cumulatively lead to significant effects on biodiversity, even with the application of the relevant LDP policies.  The recommendation is that the cumulative environmental effect of housing development should be considered when individual planning applications are assessed against other LDP policy criteria that seek to protect the natural and built environment and that this consideration could be included in policy SP10.	Noted. Agree. However, the cumulative effect of wider development is understood to be an integral part to the Habitat Regulations Assessment process. Each planning application will be assessed against the relevant policy and judged on its own merit.	No further action proposed.
Assessment of Detailed Policies (Appendix G	We note that Policy H1 paragraph 5.4 refers to sites in close proximity to the River Usk and the requirement to carry out an HRA. However, no reference is made to sites in close proximity to/within	Noted. LDP team response: The plan is to be read as a whole and as such it is considered to adequately reflect the	No further action proposed.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
Detailed Assessment Tables) Component 10	other sensitive locations and we would like to see further detail as to how this recommendation will be met with respect to such sites. We welcome the recommendation to develop SPG in order to maintain the integrity of protected areas, with respect to the development of Gypsy and Traveller sites.	need for developers to consider and carry out the appropriate assessments for sensitive locations including ecological designations.	
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 11	We support both recommendations given and would be particularly keen to see much stronger cross-reference to the good features of the East Newport Development Framework SPG. We note, however, that this SPG has not undergone Strategic Environmental Assessment.	Noted with thanks. LDP team response: It is considered that the SPG should be read as a whole. It is also important to note that all SPGs will need to be readopted and as part of this process the relevant assessments will need to be undertaken, including SEA.	No further action proposed at this stage.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 13	Because of the inclusion of policy CF15(i) in this component, CCW has concerns that development will lead to the direct loss of an area of the Gwent Levels St Brides SSSI. The interconnected nature of the drainage system also means that there is potential for detrimental effects over a wider area of the SSSI and may exacerbate existing water quality concerns. As such, the assessment for this policy should score a moderate/major negative for SA Objective 2 (Protection of biodiversity) and Objective 7 (Water quality).	Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	Policies assessment reviewed.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 14	We welcome the recommendation to further emphasise the importance of linking infrastructure (such as transport or green infrastructure) to sustainable modes of transport.	Noted with thanks.	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment	Because of the inclusion of policy T1 (Coedkernew) in this component, CCW has concerns that development will lead to the direct loss of an area of the Gwent Levels St Brides SSSI. The interconnected nature of the drainage system also means that there is potential for detrimental effects over a wider area of the SSSI and may exacerbate existing	Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	Policies assessment reviewed.

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Tables) Component 15	water quality concerns. As such, the assessment for this policy should score a moderate/major negative for SA Objective 2 (Protection of biodiversity) and Objective 7 (Water quality).		
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 17	Because of the inclusion of policy SP16(iii) in this component, CCW considers that a major negative score should be given for SA Objective 2 (Protection of biodiversity). We have serious concerns in relation to a western extension of the southern distributor road which is located within, and has the potential to have adverse effects on, the Gwent Levels St Brides SSSI.	Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	Policies assessment reviewed.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 17	We note the large number of significant negatives for this component, especially against environmental objectives. The recommendation is made that Policy GP4 be amended to include a need for Travel Plans and Construction Management Plans but cross-reference to the LDP itself indicates that this policy has not been amended.	The assessment states that paragraph 8.7.2 of Planning Policy Wales, TAN 18 and policy PLP3 of the Regional Transport Plan require the need for travel plans and construction management plans. Therefore it is not necessary to include these requirements in the LDP as guidance states that LDPs should not repeat national guidance. Notwithstanding this, paragraph 2.17 of the LDP states <i>“Developers may be required to produce a Construction Management Plan to demonstrate how the impacts on the community and amenity during the construction phase will be minimised and handled.”</i>	No action required.
Assessment of Detailed Policies (Appendix G Detailed Assessment)	We note with concern (and agree with) the significant negative results for this component against multiple environmental objectives. These include landscape (especially development in the Eastern Expansion Area and the River Usk corridor) and biodiversity (allocated employment sites will impact on local, national and international	LDP team response: The employment sites have been reviewed and it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment	Change to be included within next iteration of SA.

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Tables) Component 18	conservation designations).	to the plan will be assessed at the Revised Deposit LDP Stage.	
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 18	Policy EM1 (i) and (ii) requires that development may be permitted provided that "the national economic benefits of the proposal outweigh the environmental impacts...". We agree with the statement made that that it is unclear how such an evaluation may be undertaken as the economic value cannot be directly compared to environmental value or impacts.	LDP team response: The employment sites have been reviewed and it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment to the plan will be assessed at the Revised Deposit LDP Stage.	Change to be included within next iteration of SA.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 18	The SA report has recommended that the Queensway Meadows site and the Solutia site (both within Strategic Site 5) not be carried forward for development, so it is disappointing to note that this advice has not been followed and that no justification for the continued inclusion of these candidate sites has been given.	LDP team response: The employment sites have been reviewed and it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment to the plan will be assessed at the Revised Deposit LDP Stage.	Change to be included within next iteration of SA.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 18	Allocation EM1(i) (Duffryn – Strategic Site 28) – development at this site will lead to the direct loss of a large area of the Gwent Levels St Brides SSSI. The interconnected nature of the drainage system also means that there is the potential for detrimental effects over a wider area of the SSSI. In CCW's opinion, the SA should recommend that this site not be carried forward to the LDP.	The SA recommends that only the previously developed parts of the site are carried forward for development. LDP team response: The employment sites have been reviewed and it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment to the plan will be assessed at the Revised Deposit LDP Stage.	Change to be included within next iteration of SA.
Assessment of Detailed Policies (Appendix G Detailed Assessment Tables)	While we would agree with recommendation 1 (landscape), we find that the wording 'specific landscape proposals... to ensure that negative effects...are not experienced' is a rather vague proposal for mitigation which needs to be clarified much further.	Agree. The intention of the recommendation was that developers provide assessments of landscape and visual impact along with their applications for permission, with the necessary mitigation included as a response to assessed effects during this process.	Text clarified in appendix and main report.

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Assessment of Detailed Policies (Appendix G Detailed Assessment Tables) Component 18	Recommendation 4 – ‘to provide guidance for developers in determining economic significance in relation to environmental value’ – is equally vague. While such a tool may help to analyse the significance of sites objectively, there could be many opportunities for error and subjectivity in the application of this approach. As such, it would need to be very clearly thought-out and applied, and that detail is lacking here.	Agree. The SA assessment clearly states that “it is unclear how such an evaluation may be undertaken as the economic value cannot be directly compared to environmental value or impacts”. The recommendation was merely intended to ensure that should this wording remain in the LDP, such guidance should also be provided. It is not the role of the SA to write such guidance. However, the employment sites have since been reviewed and the site boundaries reflect the known areas of constraint.	No further action at this stage.
Cumulative, Synergistic and Indirect Effects 11.1	The second sentence of this paragraph does not make sense.	Noted.	Sentence reworded for clarity.
Cumulative, Synergistic and Indirect Effects Table 11.1	We welcome this Table, which is a concerted effort to draw out potential cumulative, synergistic and indirect effects for SA ‘themes’. It is not clear what the ‘significance’ column refers to and, while we can see some very outline ideas for mitigation, it is disappointing that the Table does not contain detail about potential mitigation for the effects identified. Under ‘Biodiversity’, for example, it states that ‘measures may minimise effects’. This does not help to identify specific action that will mitigate for the adverse effects identified. While we understand that there is more mitigation detail in several of the appendices, it would be beneficial to have listed the appropriate mitigation here.	The intention of the ‘significance’ column relates to the predicted significance of the cumulative effects outlined, in a similar way to how the ‘significance’ of effects has been assessed for the direct and indirect effects of the policies. The significance of cumulative effects can be seen from considering the summary of policy assessments in Table 10.3. It is considered that the mitigation detailed under the individual policies will cumulatively help to minimise the cumulative effects identified. Cross reference will be added.	Text added to cross reference the SA recommendations.
Mitigation	We welcome this outline of what mitigation is. We are encouraged to	Noted with thanks.	No further action

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	note that additional measures identified as a result of the Habitats Regulations Assessment have been incorporated into the LDP.		required.
Monitoring	We support the intention to conduct SA monitoring alongside monitoring of the LDP. We also welcome the intention to focus on creating a balanced, effective, yet achievable set of monitoring criteria.	Noted with thanks.	No further action required.
Monitoring Table 13.1	In our opinion, the potential suite of indicators outlined form a reasonably thorough and diverse basis for a monitoring programme. We would be keen to see an indicator added for geodiversity.	As no significant effects for geodiversity were identified during the assessment process, this indicator has not been included within the suite of monitoring indicators.	No further action required.
Conclusions	We note the conclusion here that predicted negative effects of the LDP can be mitigated through the implementation of measures included in LDP policies, but will also need to be supported by other documents including the Pillgwenlly Regeneration Framework and the East Newport Development Framework Plan SPG. It is not clear whether these supporting documents have themselves undergone Sustainability Appraisal/Strategic Environmental Assessment and we request that the assessment status of the Plans listed be clarified.	It is important to note that all SPGs will need to be readopted. As part of this process, the Supplementary Planning Guidance proposed within the Local Development Plan will need to be reviewed and the appropriate assessments (including SA/SEA) will be undertaken.	SA to be undertaken before re-adoption of the SPGs.
Appendix D D.1.3 Assessment Methodology	It is not clear why the candidate sites have been agglomerated to form strategic sites, prior to assessment. It would be beneficial to offer a rationale for this methodology. As it stands, this led to some uncertainty and confusion, namely <i>[see comments below]</i>	The sites were agglomerated for the assessment to avoid repetition within the assessment, as many of the sites in similar locations would have similar characteristics and thus effects. The agglomerations were based on the map of candidate site locations. However, the intention of the appraisal was to ensure that distinction was made between individual sites where differences arose, ensuring that sustainability effects were assessed in a robust manner.	Rationale to be added to the report and further detail to the added to the sites assessment as appropriate.
Appendix D D.1.3 Assessment	It is difficult to ascertain whether the Sustainability Appraisal has been applied to all candidate sites. For example, we cannot determine which strategic site encompasses site H16(iii)	Policy H16 was not put forward as a candidate site so is not part of the candidate sites assessment. However,	Policies assessment reviewed.

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Methodology		the site is included within policy assessment component 10. Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	
Appendix D D.1.3 Assessment Methodology	Cross-referencing between the LDP candidate sites and the SA strategic sites was difficult. The sites were numbered differently and presented differently on the respective site location maps. The boundaries of LDP candidate sites are not the same as those of the strategic sites having undergone assessment.	The candidate sites included within each strategic site are listed under table D.1.	No further action required.
Appendix D D.1.3 Assessment Methodology	Some of the strategic sites are large and it is difficult to determine which assessment results are attributable to which of the component candidate sites. In recommending not to take forward Solutia (strategic site 5), for example, is the SA recommending that both component candidate sites should not be taken forward to the LDP?	Agreed. The recommendations refer to the cumulative effect of sites within the component, although some of specifics of the assessment refer to just one candidate site (only 232.C3 Queensway Meadows is within the SSSI). Further detail of the distance of individual sites to designated sites for nature conservation shall be added to the candidate sites assessment and the policies appraisal.	SA team to go through assessments to check specifically for the relationship to each component and SA predicted effects.
Appendix D D.1.3 Assessment Methodology	It is not clear which (if any) of the candidate sites have been brought forward from the Unitary Development Plan or whether previously committed sites without planning permission have been subject to the SA process or simply rolled forward into the LDP.	All of the sites included within the LDP have been subject to the SA process. Further detail of the allocated sites in the LDP that were not candidate sites, including those brought forward from the UDP, shall be integrated into the policies assessments by theme.	Further sites detail to be added to the policies assessment where necessary.
Appendix D D.1.3 Assessment	We note that no sites safeguarded for transport proposals have undergone assessment, which would have been good practice.	Paragraph 2.64 of the LDP states that <i>“Environmental Assessments and where necessary Habitat Regulations</i>	LDP team to note response.

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Methodology		<p><i>Assessments will be undertaken on all major road schemes and impacts of proposals will be minimised and where required properly mitigated.</i> It is considered that SA of the safeguarded routes was unnecessary as the routes are not specific locations where development may occur, but corridors within which development could be likely. The principles behind the transport strategy and the strategic contribution of the proposals within the LDP have been assessed under component 15. Cumulative effects have also been considered. However, it is considered more appropriate for any detailed proposals to be assessed on a case by case basis, should schemes be brought forward.</p>	
Appendix D Table D3	<p>We very much welcome this detailed and modified SA Framework, which seems to be a clear, robust and thorough tool for undertaking SA of the candidate sites. For objective 2, it is not clear whether the 'environmental protection designations' include SINC. These local sites should have been considered as part of the SA assessment and it is not clear whether that has taken place. Clarity would be welcomed.</p>	<p>As included within the detailed assessment tables in Appendix G, SINC designations have been included in the assessments. For example, a SINC designation is referred to under Component 18 (employment).</p>	<p>No action necessary.</p>
Appendix D D2.4	<p>We note the reference to here to the 3 most sustainable sites (Pirelli, Ringland and Retail East).</p>	<p>Noted with thanks.</p>	<p>No action required.</p>
Appendix D D2.8	<p>We welcome the cross-reference here to the Habitats Regulations Assessment. We are providing a separate response to the HRA final screening report.</p>	<p>Noted with thanks.</p>	<p>No action required.</p>
Appendix D D2.14	<p>We note here the SA recommendation that the following sites should not be carried forward to the LDP. Solutia, Michaelston, Marshfield West, Marshfield East and Airport.</p>	<p>Noted. A justification as to why recommendations have or have not been considered is provided in Table D.6 of the appendices.</p>	<p>No action required.</p>

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Appendix D Table D4	Rogerstone (strategic site 8) – this site should score red for SA objective 2 (biodiversity) for two reasons. Firstly, there are likely to be otters present and secondly there is the potential for a loss of ecological connectivity through development here.	Noted.	Assessment to be reviewed.
Appendix D Table D4	Duffryn (strategic site 28) – this site should score red for objective 3.15 (protection of greenspace and connectivity). The site is currently open countryside so we cannot see how development there could be considered to protect ecological connectivity.	The site will provide public open space, which could provide some benefits in maintaining linkages and green infrastructure across the site, if designed in accordance with the principles of the LDP.	LDP team to note response.
Appendix D Table D4	Castleton (strategic site 33) – It should be noted that this site is within 2km of the Gwent Levels St Brides SSSI. This should mean a red score for objective 3.7 (proximity to designated site).	All assessments to be reviewed in relation to their distance from designated sites for nature conservation. The sites within Strategic Site 33 have not been taken forward into the plan.	SA team to go through assessments to check specifically for the relationship to each component and SA predicted effects.
Appendix D Table D4	Eastern Expansion Area (strategic site 39) – this site should score red for objective 3.15 (protection of greenspace and connectivity). The site is currently open countryside so we cannot see how development of up to 1100 houses there could be considered to protect ecological connectivity.	Disagree. The development of the eastern expansion area will be in conjunction with land developed at strategic site 41 (Glan Llyn), which focuses on the redevelopment of the Llanwern Steelworks. Further detail on the development of the site can be found in the LDP as well as an SPG <sup>25</sup> . Within this, paragraph 3.22 states “ <i>The form of development proposed will protect the areas of existing woodland, and will also keep ridgelines free from</i>	LDP team to note response.

<sup>25</sup> [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont115277.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf)

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		<p><i>development. It is also important that connectivity between areas of ecological interest should be maintained, because without that connectivity value can soon be lost. The greenways through the development therefore have ecological importance as well as visual and aesthetic value. Any development on the Gwent Levels SSSI should seek to conserve and enhance the features of the SSSI. The Baseline Ecological Assessment produced by Capita Symonds in September 2004 provides information on species, habitats and ecological constraints.”</i></p>	
Appendix D Table D4	Glan Lyn (strategic site 41) – this site should score amber for objective 3.15 as it provides a connection corridor down to the Gwent Levels.	<p>Disagree. The Glan Llyn site involves the comprehensive redevelopment of a former steelworks site (see above). Further detail on the development of the site can be found in the LDP as well as an SPG<sup>26</sup>. Within this, paragraph 3.22 states <i>“The form of development proposed will protect the areas of existing woodland, and will also keep ridgelines free from development. It is also important that connectivity between areas of ecological interest should be maintained, because without that connectivity value can soon be lost.</i></p>	LDP team to note response.

<sup>26</sup> [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont115277.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf)

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		<p><i>The greenways through the development therefore have ecological importance as well as visual and aesthetic value. Any development on the Gwent Levels SSSI should seek to conserve and enhance the features of the SSSI. The Baseline Ecological Assessment produced by Capita Symonds in September 2004 provides information on species, habitats and ecological constraints.” Therefore, as the site would introduce new habitats to the site, a green score has been given.</i></p>	
Appendix D Table D4	Adjacent Hartridge (strategic site 44) – this site should score amber for objective 3.15 as it provides a connection corridor down to the Gwent Levels.	Disagree. The site scores red for environmental protection designations. The baseline Ecological Assessment produced as part of the SPG (as above - Eastern Expansion Area) provides information on species, habitats and ecological constraints. The form of development proposed will protect the areas of existing woodland and keep ridgelines from development. Therefore it is considered that connectivity would be ‘maintained’.	No action required.
Appendix D Table D5	Solutia (strategic site 5) – we agree with the recommendation not to carry this site forward to the LDP.	Noted. A justification as to why recommendations have or have not been considered is provided in Table D.6 of the appendices.	No action required.
Appendix D Table D5	Rogerstone (strategic site 8) – the design of development needs to include mitigation for otters and measures to protect and enhance connectivity.	Noted.	Assessment to be reviewed.
Appendix D	Llanwern (strategic site 26) – development must ensure that there is no	Agree. The SA recommends that	LDP team to note

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Table D5	detrimental impact to the SSSI and its features. It is important that the designated outfall is maintained in perpetuity.	development should seek to connect to and enhance the ecological value of the area. It also recommends that any development likely to harm the environmental designations or protected species should not be permitted and that water quality should be maintained.	response.
Appendix D Table D5	Duffryn (strategic site 28) – Development at this site will lead to the direct loss of a large area of the Gwent Levels St Brides SSSI. The interconnected nature of the drainage system also affords the potential for detrimental effects over a wider area of the SSSI. In CCW's opinion, the SA should also recommend that this site not be carried forward to the LDP. If development proceeds it must ensure that there is no detrimental impact to the SSSI and its features. It is important that the designated outfall is maintained in perpetuity. It should be noted that there may also be otters in the vicinity.	Agree. The SA recommends that only the previously developed parts of the site are carried forward for development. Therefore, this recommendation should exclude the SSSI from development. The response to the SA recommendations is provided in Table D.6.	LDP team to note response.
Appendix D Table D5	Celtic Manor (strategic site 29) – the summary here needs to mention the River Usk SAC and the following European Protected Species - dormice, bats and otters.	Noted.	Assessment to be reviewed.
Appendix D Table D5	Castleton (strategic site 33) – we welcome the assessment and summary text for this site and agree with the recommendation not to take this site forward to the LDP.	Noted. Response from LDP team: none of the sites within Strategic Site 33 have been taken forward into the Deposit LDP.	No action necessary.
Appendix D Table D5	Eastern Expansion Area (strategic site 39) – it is important in developing this site that the woodland is retained as a buffer.	Agree. The development of the eastern expansion area will be in conjunction with land developed at strategic site 41 (Glan Llyn), which focuses on the redevelopment of the Llanwern Steelworks. Further detail on the development of	LDP team to note response.

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		<p>the site can be found in the LDP as well as an SPG<sup>27</sup>. Within this, paragraph 3.22 states <i>“The form of development proposed will protect the areas of existing woodland, and will also keep ridgelines free from development. It is also important that connectivity between areas of ecological interest should be maintained, because without that connectivity value can soon be lost. The greenways through the development therefore have ecological importance as well as visual and aesthetic value. Any development on the Gwent Levels SSSI should seek to conserve and enhance the features of the SSSI. The Baseline Ecological Assessment produced by Capita Symonds in September 2004 provides information on species, habitats and ecological constraints.”</i></p>	
Appendix D Table D5	Glan Lyn (strategic site 41) -development must ensure that there is no detrimental impact to the SSSI and its features. It is important that the designated outfall is maintained in perpetuity.	<p>Agree. The Glan Llyn site involves the comprehensive redevelopment of a former steelworks site (see above). Further detail on the development of the site can be found in the LDP as well as an SPG<sup>28</sup>. Within this, paragraph 3.22 states <i>“The form of development proposed will protect the</i></p>	

<sup>27</sup> [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont115277.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf)

<sup>28</sup> [http://www.newport.gov.uk/stellent/groups/public/documents/plans\\_and\\_strategies/cont115277.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf)

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
		<p>areas of existing woodland, and will also keep ridgelines free from development. It is also important that connectivity between areas of ecological interest should be maintained, because without that connectivity value can soon be lost. The greenways through the development therefore have ecological importance as well as visual and aesthetic value. Any development on the Gwent Levels SSSI should seek to conserve and enhance the features of the SSSI. The Baseline Ecological Assessment produced by Capita Symonds in September 2004 provides information on species, habitats and ecological constraints.” Therefore, as the site would introduce new habitats to the site, a green score has been given.</p>	
Appendix D Table D5	Crindau (strategic site 45) – we are unclear what the ‘River’s Edge Strategy’ is and further clarification would be helpful.	Noted. This is a typo within the report and should refer to the River Usk Strategy. A reference to the report has now been added.	Reference to the report added.
Appendix D Table D6	The SA recommendation not to carry certain sites forward to the LDP has not been addressed in this Table.	<p>Noted. Response from LDP team:</p> <p>Site 5: The employment sites have been reviewed and on the basis of a review it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment to the plan will be assessed at the focussed changes</p>	No further action necessary.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
		<p>stage. This could mean that the land at EM1 (ii) East of Queensway will remove those areas within the SSSI.</p> <p>Sites 20, 21, 22 and 43 were not taken forward into the deposit plan.</p>	
Appendix D Table D6	It is disappointing to note that, for many of the candidate sites, the NCC response is the same – that ‘the policies within the LDP provide an adequate framework to control these issues to ensure any planning applications consider these critical issues for the site at the detailed stage’ even though the LDP will establish the principle of development at the site.	Noted. Response from LDP team: It is accepted that the LDP establishes the principle of development at the site. However, the issues raised within the SA recommendations are considered to be adequately covered by the many policies within the LDP, e.g. access, design which will be controlled at the application stage.	Comment for the LDP team.
Appendix D Table D6	EM1(i) Duffryn – it is noted that mitigation for this site links to the SA recommendations for Policy EM1(i), namely guidance so that proposals can demonstrate that the national economic benefits of proposals outweigh the environmental impacts.	See response above.	See response above.
Appendix D Table D6	EM1(ii) East of Queensway Meadows – it is noted that the rationale for development here is at least partly dependent on M4 corridor enhancement measures which are still only under consideration by Welsh Government, and not included in the National or Regional Transport Plans.	Noted. LDP team response: The M4 route as indicated on the constraints plan is due to a direction placed on the Council to protect the route. Until this situation changes the LDP will reflect this direction.	No action required at this stage.
Appendix D Table D6	EM1(iv) Solutia – it is noted that the rationale for development here is at least partly dependent on M4 corridor enhancement measures which are still only under consideration by Welsh Government, and not included in the National or Regional Transport Plans.	Noted. The route of the M4 Relief road is still a proposal that the plan must consider as there is still a requirement on the Council to protect the route. The development of sites affected by this protection line (or other improvement methods) is relevant and should be reflected in its assessment.	Assessment reviewed. The site has been recommended for exclusion from development.

Section	Representation (it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)	Response	Action
Appendix F	We welcome this record of consultation responses to the Initial Sustainability Appraisal Report, NCC's responses and action taken as a result.	Noted with thanks.	No action required.
Appendix H	We welcome this record of the efforts made to incorporate many of the SA recommendations into the LDP.	Noted with thanks.	No action required.
Appendix H Component 10	We have concerns about the cumulative effect of housing development and support the recommendation to include consideration of this in policy SP10. It is disappointing to note that this recommendation has not been taken forward.	Noted. LDP team response: The cumulative effect of wider development is understood to be an integral part to the Habitat Regulations Assessment process. Each planning application will be assessed against the relevant policy and judged on their own merit.	No action required for LDP.
Appendix H Component 18	We welcome the SA recommendation to provide further guidance as to how developers may determine the level of economic significance of a site in relation to its environmental value. We do not feel that the response/action taken by NCC (as listed in Table H.1) adequately addresses this recommendation.	Noted. See response above.	Comment for the LDP team.
General	Please see our detailed comments in our accompanying letter (dated 13th June 2012) <b>See Reps U2, U3, U4, U5, U6 &amp; U7.</b>	Noted.	See other representations.
<b>Respondent: Environment Agency Wales</b>			
Page 43 Table 3.2	Table 3.2 Sustainability Themes linked to final SA Objectives. Table 3.2 presents the relationship between the final SA Objectives and Sustainability Themes, implications for LDP, links with plans, policies and programmes and SEA topic areas. On page 43, a theme relates to flooding. We suggest that reference is also made to the "management of consequences" in addition to the text "reducing the risk of flooding".	Noted.	Text added.
Page 70-72 Table 5.1	Table 5.1 presents the results of analysis for key sustainability issues. The 'Water' theme should look to managing water as a whole. The overarching aim of the EU Water Framework Directive (WFD) is to achieve an integrated system of water protection, improvement and sustainable use. All aspects of water, including water quality, quantity	Noted.	Table 5.1 updated using the River Basin Management Plan Severn River Basin District.

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	<p>and flow (surface and groundwater), water supply and capacity, wastewater treatment and flood risk should be considered. Their impacts on biodiversity interests are also relevant. Comments made under Table 5.1 Key issues/opportunities for Water Quality states “water quality is good throughout the main river except for localised enrichment from sewerage discharges”. This is not in line with the most up to date information from our Severn River Basin Management Plan (RBMP) for the Newport area, a statutory plan produced as a requirement of the Water Framework Directive (WFD) and published in December 2009. The WFD places a duty on public bodies to have regard to RBMPs and requires rivers to reach “good” status by 2015. One of the main messages of the WFD is that there should be “no deterioration” of water quality. We therefore recommend review of WFD and further information contained within the RBMPs in order to amend Table 5.1 to reflect the current water quality of the rivers in Newport, as given in the Severn RBMP. Please refer to our latest evidence pack available attached for your consideration and update. It contains information on water quality from the Severn River Basin Management Plan (RBMP), which should also be used as part of the baseline data to inform your SEA/ SA and your LDP. An interactive map is also available on our website, which shows the existing and predicted (for 2015) chemical and ecological water quality: <a href="http://maps.environment-agency.gov.uk/wiyby/dataSearchController?lang=e&amp;textonly=off&amp;topic=wfd_rivers">http://maps.environment-agency.gov.uk/wiyby/dataSearchController?lang=e&amp;textonly=off&amp;topic=wfd_rivers</a>. The majority of Newport is currently at “Moderate” status under the RBMP, and would therefore need to be improved in order to comply with the WFD. Please note that the water quality data used to inform the RBMPs includes more stringent methods of measuring water quality than GQA. As a result, rivers that were classed as passing the GQA standards may now fail under the criteria used under the WFD. Resultant implications for the LDP include that the Plan should seek to enhance water quality through measures such as the promotion of SuDS, limiting surface water runoff and mitigating against the effects of climate change. We note that you already suggest these</p>		<p>This evidence pack data was requested but not received. Information has been updated based on the information available online.</p>

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	measures in your LDP; however, you may wish to make more explicit reference to how they contribute to the fulfilment of the requirements of the WFD.		
Page 98, Section 6, Table 6.1 Sustainability Appraisal Framework.	The SA Framework is presented in Table 6.1 with SA objectives, indicators and targets. Page 98, for Objective 7, we further advise that WFD targets should be used and we suggest that you replace the current indicators to read: "Number of rivers achieving 'good' status". The WFD requires rivers to reach "good" status by 2015. We suggest the associated target should be 'increase'.	Agreed.	Indicators and targets updated in SA Framework.
Page 128 Table 8.1	Section 8 - Developing the Plan Options. Table 8.1 Assessment Rationale. In developing Plan Options (Section 8 of ISAR), adequacy of infrastructure is provided in the rationale for housing, however, this may need to be extended in the rationale for other types of development proposals such as employment or separated out following your considerations. Please refer to considerations above that may impose changes to your SA.	Noted. This is considered under water quality.	Assessments to be reviewed.
Page 8 Non-Technical Summary	Sustainability Baseline and Key Issues. We refer to the non technical summary, which briefly summarises key issues. Waste is identified as a key issue with reference to the potential to improve recycling rates. This has placed an emphasis in the SA on recycling. We wish to highlight that the waste hierarchy should be followed and the first step of the waste hierarchy is reduction, a target for which is included in Towards Zero Waste and which Newport will have to meet. We also recommend that you seek to ensure that sustainable management of waste is addressed through the emerging LDP, which is supported through your evidence base and assessment of waste. On page 8, we suggest the inclusion of additional wording "There is the potential to improve recycling rates and opportunity to ensure sustainable management of all types of waste".	Objective 12 of the SA Framework already seeks to "Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management" It is not the intention of the sustainability issues table to cover all potential issues, more to highlight where issues or opportunities for improvements specific to the local area may arise. However, waste reduction will be added as an issue. The waste hierarchy and the associated targets were picked up in the PPP review, which equally feeds into the	Key issues table updated.

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		development of the SA Framework, forming the basis for the assessment. A link to the Welsh Government document is included in a footnote to the table.	
<b>Respondent: RSPB</b>			
Page 87	The RSPB objects to the “Implications for the LDP” chapter of the SA/SEA (p87) because, in discussing a Welsh-medium school, it fails to state that the Council’s preferred site (and the one proposed for allocation in the Deposit Draft) is within the Gwent Levels SSSI. Because of this failure, the SA/SEA is deficient, because it does not discuss the implications on the environment (i.e. the SSSI) of allocating the site, and therefore frustrates the purpose of the SEA Regulations and Directive, viz that of throwing light not the decision-making process, and enabling the LPA to identify the most environmentally-acceptable option. Redraft p87 to include the recommendation to delete this proposed allocation	It is not the role of the key issues table to appraise sites for development. The key sustainability issue relating to education merely states that a requirement for new educational facilities is a key issue for the plan area, in support of local wellbeing. Further detail of the allocated sites in the LDP that were not candidate sites shall be integrated into the policies assessments by theme. This comment will be noted.	Policies assessment reviewed.
Page 74	The RSPB objects to The list of designated sites which the SA/SEA deems vulnerable to threats (p74 ) does not include SSSI, consisting of international sites only Redraft p74 to add SSSIs into this list – in the interests of completeness, and to ensure that nationally-important sites are correctly deemed vulnerable by the SA/SEA to development	SSSIs are listed on page 75 of the SA Report within the key issues table, under ‘biodiversity’. This includes a commentary of the implications for the LDP based on their vulnerability to development.	No action required.

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
Page 92 Para 6.4	<p>The RSPB objects to deletion of the indicator: - “the area of land affected by planning applications approved that lead to loss of species, (and) habitats of important biodiversity value” The reason given for this deletion is that the indicator is repetitive with other indicators is not correct. No other indicator captures the loss of Coastal and Floodplain Grazing Marsh – a UK, Wales and Newport biodiversity process Priority Habitat, for which Newport is the most important resource, and hundreds of hectares of which are threatened by proposed allocations on and near the Gwent Levels SSSI reinstate this indicator, and use it to reassess the proposed allocations on or in the vicinity of the Gwent Levels in the light of it.</p> <p>Reason: To provide an indicator which addresses damage to a habitat of acknowledged conservation importance.</p>	<p>It is considered that the indicator “<i>Area of important wildlife habitat lost to other uses affecting functional viability</i>” would include Coastal and Floodplain Grazing Marsh as an important habitat for biodiversity.</p>	No action required.
Page 127 Table 8.2	<p>Table 8.2 (p127) scores +/- for options E3 and E4, vis a vis SA objective 2 (“To manage and protect biodiversity”). Para 8.24 states: - <i>“It is considered that options E3 and E4 will provide the most beneficial effects against the sustainability locations, which will enable the protection for many environmental aspects. Option E3 takes a more proactive approach to locate development sites in more sustainable locations”</i> This is incorrect, because the economic strategy recommended would result in significant adverse impacts on the Gwent Levels SSSI, and on the Coastal Floodplain Grazing Marsh – a UK, Wales and Newport biodiversity process Priority Habitat, which could not be obviated or reduced to an acceptable level by conditions or obligations.</p> <p>The SA/SEA should reassess the economic strategy of the Deposit Draft LDP in the light of this, and recommend deletion of the damaging proposed allocations in or in the vicinity of the SSSI.</p> <p>Reason: To accurately reflect the damaging element of E3 and E4</p>	<p>Option E3 for employment was <i>“Sustainable and Regeneration Based Employment – This option would seek to maximise employment in sustainable locations, well related to public transport, including city centre and other brownfield locations.”</i> Option E4 was <i>“Employment Promotion on Non-Employment Sites – This would seek to maximise employment opportunities through the encouragement of employment generating uses. Renewed regional hospital facilities would be particularly favoured in view of the range, quality and quantity of jobs.”</i></p> <p>At the options assessment stage, no allocations were available and only the principles of the options were assessed, in a strategic way, to provide advice on the direction of the</p>	No action required.

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		LDP. It is considered that the alternative options, E1- Do Nothing and E2 – Market-led Reappraisal of Supply, would not allow the plan to guide development in the area. Therefore, it is considered that the options appraisal findings quoted were correct at the time of writing. The more detailed sites and policies assessment provide recommendations in relation to SSSIs where appropriate.	
Para 10.82	Para 10.82 , in presenting a critique of Policy EM1 (d), states :-“it is unclear as to whether full mitigation or compensation would be acceptable” The RSPB concurs with this, but the Deposit draft LDP does not address this issue, and disregards the SA/SEA on this point	Noted. LDP team response: The employment sites have been reviewed and on the basis of a review it is considered appropriate for those areas within a SSSI designation to be removed. This proposed amendment to the plan will be assessed at the focussed changes stage.	To be assessed in next iteration.
<b>Respondent: Cromwell, Mr Paul</b>			
Page 330 Section 10	Flood Zone C1, bungalow style dwelling may not be appropriate as ground floor sleeping accommodation increases the risk of flooding I have applied to put my land into LDP, with the intention of building one property a bungalow. I have changed my mind, and would like to build a detached house, and agricultural buildings	Noted.	No further action for the SA.
<b>Respondent: Crellin, Mr RT</b>			

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
Page 279 Appendix D	<p>Sustainability APPRAISAL</p> <p>4.1 As previously noted at paragraph 3.10 the Council's sustainability appraisal considered the proposed site at Rock Farm in conjunction with another other site that is arguably less sustainable than the Rock Farm site. This resulted in the Rock Farm site sustainability figures being artificially suppressed. Taken in isolation the following assessment is believed to be a more accurate reflection of the site.</p> <p>4.2 The Council's assessment has been revised to focus on the merits of the Candidate Site 2074.C1 at Rock Farm. The table below shows the Council's assessment and our assessment, where there is agreement, this is acknowledged, where there is a difference of opinion reasons are provided.</p> <p>4.3 Previously the proposed site scored: It now scores:</p> <p>(a) Red: - -5            (b) Orange: 1-12            (c) Green: 1-19            (d) Black and White: - 4            (e) Questionable: - 2</p> <p>4.4 As a result of this assessment the proposed site scores considerably more favourably and is comparable with some sites which have emerged as housing land allocation.</p> <p>4.5 The proposed site would also be compatible with wider regional and national policy as it would facilitate individuals to lead healthier lifestyles in rural areas, without impinging on Green Belt land or significantly changing the landscape of the surrounding area.</p>	<p>The representation is viewed as an updated SA on the Candidate Site 2074.C1.</p> <p>With regard to point 1 of the revised assessment, although the site may be surrounded by development, the fact that the site is greenfield means a score of red in accordance with the assessment rationale and the site would still lead to the loss of previously undeveloped land, and potential contamination.</p> <p>The score of orange with regards to PRowS allows for the continuation in use of, but nevertheless potential disruption to, the PRow within proximity to the site.</p> <p>The scoring of orange with regards to the point under local convenience shop relates to accessible distances for all, therefore with 2 miles being a fairly long distance for a lot of the population to walk/cycle. Note that the score was not considered to be 'red' and the inclusion of a convenience store is included as a recommendation.</p> <p>With regards to the site being considered as a good location for working from home, this is not a consideration within the SA Framework, as this could be considered for any site that would otherwise be considered</p>	<p>Assessment reviewed.</p>

Section	Representation <i>(it should be noted that policy number references may have changed in the Revised Deposit Plan compared to those shown here)</i>	Response	Action
		<p>unsustainable. Further, working from home is not considered to be an employment opportunity for the majority of the population.</p> <p>Agree with argument for education facilities - included within assessment. Overall score changed to orange.</p> <p>Agree with changes for SAM and Registered Park and Garden.</p> <p>Although the site is large enough for the incorporation of a shop, this is not a proposal for the site at the moment as such, and therefore remains an 'unknown' at this stage.</p> <p>With regards to the bus stop, agree to change to green.</p>	
<b>Respondent: EVOCATI Limited</b>			
General	<p>It is submitted that the Sustainability Appraisal itself is unsustainable in that on Page 26 it refers to Planning Policy Wales (Edition 4, 2011) so that sustainable development means: "enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own and future generations in ways which:</p> <ul style="list-style-type: none"> <li>• promote social justice and equality of opportunity; and</li> <li>• enhance the natural and cultural environment and respect its limits - using only our fair share of the earth's resources and sustaining our cultural legacy." <p>That is the last time we see social, economic and environmental 'well-being' as the basis for sustainability objectives except Objective 9 Page 12 Summary &amp; Page 14 mentions 'well being' and that only in respect of providing an environment that encourages healthy and safe lifestyle choices and promotes wellbeing.</p> <p>The problem is historic within Welsh Government Policy which has cascaded through to the Local Level notwithstanding what PPW says it</p> </li></ul>	<p>The SA Report has been written within the context of the European SEA Directive, with social and economic elements also being considered to create a holistic approach. In order to meet the requirements of the European legislation, the report is inevitably detailed in relation to the protection of the environment, but within a context of how the environment can bring socio-economic benefits. The SA objectives relating to social and economic factors have ensured that these have been considered within the assessment.</p>	No action required.

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	<p>has become unacceptably skewed towards environmental sustainability alone and relegating well being and its assessment merely in respect of human health and welfare</p> <p>The appraisal is only of limited use given the nature of the bias and irregularities it is assessing. Sustainability is supposed to be the long-term maintenance environmental economic, and social (ESE) well being considered in an integrated way to produce the most optimum outcomes and providing evidence of prudent sustainable governance.</p> <p>Put another way well-being is supposed to apply to the economy, environment and social factors not just physical, mental health and life satisfaction of people. The well being of all three including the economy should be covered here as part of sustainable governance but has been discarded.</p>		
	<p>The sustainable governance of Newport City Council has been fettered by a deliberate bias towards social and particularly environmental sustainability. The economic and therefore social well-being of Newport is being put at risk by misdirection and misapplication of policy.</p> <p>Consider Government of Wales Act 2006 60 Promotion etc. of well-being (1) The Welsh Ministers may do anything which they consider appropriate to achieve any one or more of the following objects— (a) the promotion or improvement of the economic well-being of Wales, (b) the promotion or improvement of the social well-being of Wales, and (c) the promotion or improvement of the environmental well-being of Wales. This is a mechanism of achieving any of the well-being objects but not meant to be a fetter on the others. Well-being is the object of sustainability but in Wales and in this appraisal environmental sustainability has been given an undeserved priority over the other two. EIA and SAE</p>		

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	<p>Whereas there is a specific requirement for an EIA and SAE (environmental 'well being') in the absence of equivalent, in-depth, assessments of Economic and Social factors the sustainability of the appraisal is in question. At best all that is assessed is everything in terms of the environment alone which means a skewed, biased and therefore distorted assessment. The unacceptable bias towards any one of the economic, social and environment factors seems to be acknowledged by the Minister in his statement regarding the Consultation on proposals for a Sustainable Development Bill "This means things like investing in high quality, early education now to prevent social hardship later on; or helping Welsh householders and businesses to become more energy efficient so they can save money whilst also preparing for future energy price rises. Consultation on proposals for a Sustainable Development Bill continued.</p> <p>"We believe that by adopting this approach we will improve economic, social and environmental well being and enhance quality of life in Wales. This in turn will mean healthy, productive people, vibrant, inclusive communities, a diverse environment that supports wildlife and an advanced, innovative and resilient economy. "Of course we know we cannot achieve all this on our own. These proposals are about ensuring that all organisations delivering public services in Wales are legally committed to making decisions based on clear sustainability principles. We believe this approach will deliver long-term benefits. "However we are also mindful of the need to avoid unnecessary bureaucracy and costs and this consultation considers whether there are obligations that could be removed in light of the proposed sustainability duty."</p> <p>Result There is no mechanism in the Sustainability Appraisal in which strategies, programs and sites can be effectively cross-impacted in terms of economic, social and environmental well-being.</p> <p>The Sustainability Appraisal is 313 pages long and is unwieldy and</p>		

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	<p>biased. Few of the population of Newport will read it to even see that it is biased.</p> <p>The EIA and SAE have to be done. So should an equal and assessment of Economic and Social factors with Community input to fulfil the true meaning of a sustainability appraisal. Simplifying the assessment would reflect the Minister's words regarding mindful of the need to avoid unnecessary bureaucracy and costs. The length of the appraisal should be much shorter and focused.</p> <p>Consider appraising sustainability as it should by three equal cross-impacts of well-being each with an input from Community along the lines of triple 'bottom line'. Something along the lines of:</p>		
	<p>ENVIRONMENTAL well-being&lt;Livable&gt; SOCIAL well-being            &lt; Deliverable &gt; COMMUNITY            SOCIAL well-being &lt; Fair &gt; ECONOMIC well-being            &lt; Workable &gt;COMMUNITY            ECONOMIC well-being &lt; Viable &gt; ENVIRONMENTAL well-being &lt;Compatible&gt;COMMUNITY</p> <p>The whole point is for Newport City Council to have the flexibility of its own sustainable governance in the preparation of its Plan not a meaningless sustainability appraisal distorted by environmental factors because it did not follow the stated well-being objections</p>		
<b>Respondent: Griffiths, Mr John</b>			
	Sustainability to take account of the "sustainability" of the fabric/village of Caerleon	Noted. The SA has considered the settlement strategy and the need for viability and vitality within villages.	No further action.

# Appendix J – Additional Gypsy and Traveller Sites Assessment (December 2012)

## J.1 Gypsy/Traveller Sites Assessment: December 2012

- J.1.1 Newport City Council has recently reviewed its Gypsy and Traveller Site allocations across the plan area, following consultation on the Deposit Plan.
- J.1.2 A study by Fordham Consultants (2010) showed an immediate need for 18 permanent pitches and seven transit pitches. The report stated that these pitches are required to be distributed according to the needs of specific groups, in order that families are accommodated together. A cross-party project team was set up by the Scrutiny Committee for Community Planning and Development after it agreed to re-examine the issue of where to locate Gypsy and Traveller accommodation. The Gypsy and Traveller groups have been consulted at regular intervals regarding their requirements. The Newport City Council Policy and Review Group prepared a report for consideration by the Community Planning and Development Scrutiny Committee at its meeting on 29 October 2012<sup>29</sup>. The scrutiny report states that in planning the requirements for Gypsy and Traveller sites in Newport, a consultation exercise was undertaken in February 2011 with the Gypsy and Traveller families currently in need of permanent residential sites.
- J.1.3 Recent NCC consultation with the gypsy and traveller community suggests that there are currently three families in need of accommodation in Newport, with requirements for seven pitches; three pitches; and 13 pitches respectively. Based on the likely future needs to accommodate family growth, these requirements are likely to grow to the need for 13 pitches; seven pitches; and 23 pitches by 2026, respectively. At present, the gypsy and traveller groups within the area live on the east side of Newport and attend schools and other facilities in this area.
- J.1.4 The consultation with the gypsy and traveller groups comprised:
- In July 2012, the group invited members of the public to suggest sites. A total of 33 responses were received and the suggestions were included in a long-list of more than 220 locations.
  - On 6th September 2012 and members of the public were given 28 days to respond to the list of 11 sites that complied most with WG criteria for G and T accommodation. The deadline for responses was midnight on 4th October 2013. Over 7000 responses were received including those from the Gypsy and Traveller Community.
  - Gypsy and Traveller families were consulted via a new ideas of consultation in Feb 2011. In planning the requirements for Gypsy and Traveller sites in Newport, a consultation exercise was undertaken in February 2011 with the Gypsy and Traveller families currently in need of permanent residential sites. The families were asked to identify their essential and desirable criteria for site selection.
  - Housing officers also informally consulted the families on preferred sites in 2012.
- J.1.5 220 identified sites were shortlisted to 11, following site visits and an assessment by the planning policy team, using the following criteria and publications:
- Welsh Government Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites<sup>30</sup>;
  - Good Practice Guide in Designing Gypsy and Traveller Sites in Wales, July 2009<sup>31</sup>;
  - C1/C2 flood risk areas;
  - Sites of Special Scientific Interest / conservation areas;
  - Green wedge / green belt;
  - Hazards on site;

<sup>29</sup> <http://www.newport.gov.uk/dc/index.cfm?fuseaction=democratic.scrutiny&contentid=cont674652>

<sup>30</sup> <http://wales.gov.uk/publications/circular/2007/gypsy/?lang=en>

<sup>31</sup> <http://wales.gov.uk/docs/dsjlg/publications/comm/091112gpgdesigningen.pdf>

- Existing use (e.g. local amenity, environmental space);
- Proximity to local facilities (health services, schools, shops);
- Vehicular access to site;
- Privacy;
- Public transport links; and
- For transit sites, proximity to major roads (A48/A449).

J.1.6 The Welsh Government Circular 30/2007 places importance on the consideration of site sustainability, as *“important for the health and well being of Gypsy and Travellers not only in respect of environmental issues but also for the maintenance and support of family and social networks. It should not be considered only in terms of transport mode, pedestrian access, safety and distances from services. Such consideration may include:*

- *Opportunities for growth within family units;*
- *The promotion of peaceful and integrated co-existence between the site and the local community;*
- *The wider benefits of easier access to GP and other health services;*
- *Access to utilities including waste recovery and disposal services;*
- *Access for emergency vehicles;*
- *Children attending school on a regular basis;*
- *Also other educational issues such as space e.g. for touring or static play bus, homework club, teaching base for older children and adults;*
- *Suitable safe play areas;*
- *Contribute to a network of transit stops at intervals that reduce the need for long-distance travelling<sup>32</sup>;*
- *Possible environmental damage caused by unauthorised encampment;*
- *Not locating sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans and;*
- *Regard for areas designated as being of international or national importance for biodiversity and landscape.”*

J.1.7 The Good Practice Guide in Designing Gypsy and Traveller Sites in Wales (July 2009) states that *“local authorities will have to consider issues of sustainability when identifying suitable site locations....When deciding on site location local authorities must first consider locations with access to local services e.g. shops, doctors, schools. Local authorities should avoid locating sites next to or near hazards which present specific risks to children and adults such as dual carriageways, industrial sites, rivers or canals. In the event that a site chosen by Gypsy Travellers is near a potential hazard, these hazards should be made clear to the Gypsy Travellers and steps taken to minimise the risks...Such measures might include pedestrian crossings or secure perimeter fences.”*

J.1.8 The 11 shortlisted sites have been subject to an assessment in order to determine their performance in sustainability terms, with reference to social, environmental and economic factors. This assessment has incorporated the potential capability of each site to accommodate the specific existing and projected future needs of the gypsy and traveller groups within Newport (as

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<sup>32</sup> With regards to the provision of transit stops the Fordham study did not highlight a need for any such sites. Furthermore WG no longer promotes the provision of transit stops due to the lack of facilities.

set out in para. J.1.3). It is also noted that the permission for each site would be based on accommodating specific family groups. The list of sites assessed is presented in **Table J.1**. The rationale used for the sites assessment, the results of the assessment and a discussion of the relative merits and disadvantages of the shortlisted sites are set out below.

- J.1.9 Following the evaluation of the sites, they were considered for inclusion within the LDP Revised Deposit Plan, which will be consulted on in Spring 2013. These changes will include updates to the policies assessments, which will incorporate the allocated sites.

Table J.1 - Gypsy and Traveller Sites for Assessment

Site name	Type
1. Land at Brickyard Lane	residential only
2. Former Allt yr yn Brickworks	residential only
3. Yard adjacent to A449	transit only
4. Land west of Llanmartin Primary School	residential only
5. Former Langstone Nursery, Magor Road	residential only
6. Land to south of Langstone Cottage, Old Chepstow Road	residential only
7. Former Ringland Allotments	residential or transit
8. Former Road Safety Centre and adjoining land, Hartridge Farm Road	residential only
9. Former Newport Speedway, Plover Close, Lliswerry	transit only
10. Former Chicken Farm, Castleton	residential only
11. Land at Celtic Way, Marshfield	transit only

## Assessment Methodology

- J.1.10 The assessment methodology included a revision of the SA Framework used in the assessment of the Candidate Sites (shown in **Appendix D**). Details of the SA Framework used and the overall assessment results, including consideration of the cumulative effects of the sites being carried forward through the LDP, are included in this appendix. In the interests of using SA to support iterative development of the LDP, preliminary results have been discussed with NCC prior to the publication of this report. The results of the SA will be used to inform the development of the Revised Deposit LDP.
- J.1.11 Existing SA guidance recognises that the most familiar form of SA prediction and evaluation is generally broad-brush and qualitative. It is recognised that quantitative predictions are not always practicable and broad-based and qualitative predictions can be equally valid and appropriate. Examples of the prediction and evaluation techniques for assessing significance of effects are expert judgement, dialogue with stakeholders and public participation, geographical information systems, reference to legislation and regulations and environmental capacity. Many of these techniques have been employed in this assessment.
- J.1.12 Six modifications were made to the SA Framework used for the assessment of Candidate Sites as the criteria were not considered to be relevant to this specific use type. The changes are as follows and the overall rationale for assessment is shown in **Table J.3**:
- 14 Improve equality of opportunities amongst all social groups
- Additional criterion under the red score:** Within an area of deprivation and likely to exacerbate effects by placing an increased pressure on local facilities
- 16 Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them.
- Remove of reference to Table 7.1.** The accessibility table has been considered in the assessment, although as the catchment populations are different, the criteria have not been used strictly.

- 21 To enable high and stable levels of local employment in Newport  
**Removal of whole objective including:** Is the site proposed for employment or mixed use with employment included?
- 23 To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets  
**Removal of:** Is the site designated for tourism use?  
**Change from:** *Will the site protect or enhance features which may have tourism value to also include sites of features of other economic value.*
- 27 To seek to improve the vitality and viability of the City Centre  
**Removal of:** Is the site proposed for mixed use development including employment within the City Centre?

J.1.13 The results in the following section are a combination of the interpretation of the data collection undertaken by NCC in terms of the framework developed, including a comparison of the sites against constraints maps of Newport County Borough showing the following data:

- Gwent Levels Historic Landscape<sup>33</sup>;
- Welsh Index of Multiple Deprivation; and
- Air Quality Management Areas.

J.1.14 The use of these data along with the NCC data has enabled the appraisal of the majority of the sites against the indicators.

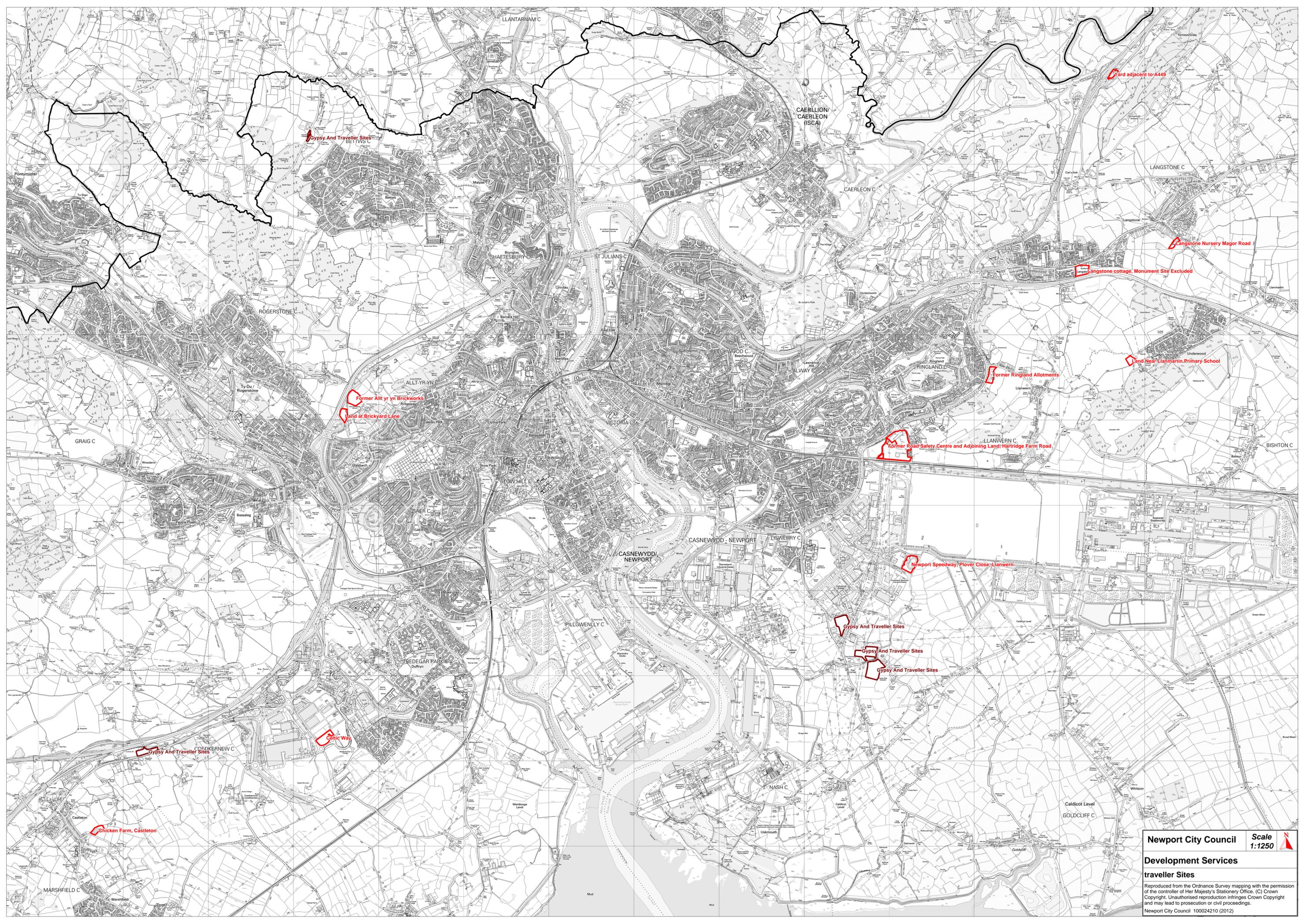
J.1.15 The assessment of the sites was undertaken using the following qualitative assessment scale:

**Table J.1 - Key to Strategic Sites Assessment**

  	<p>In conformity with the criterion</p> <p>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified</p> <p>In conflict with the criterion</p>	 	<p>Not relevant to criterion / Neutral effects</p> <p>Insufficient information is available</p>
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<sup>33</sup> [http://www.ggat.org.uk/cadw/historic\\_landscape/Gwent%20Levels/English/GL\\_17.htm](http://www.ggat.org.uk/cadw/historic_landscape/Gwent%20Levels/English/GL_17.htm)

**Figure J.1 - Map of Site Locations**



## Results

J.1.16 Overall, the results predict a number of positive as well as negative effects on the SA Objectives should the sites be implemented, taken individually.

### Conformity with the SA Criteria

J.1.16 In general, conformity with the criteria associated with following SA objectives is predicted for most of the sites:

- SA Objective 9: To minimise risk of and from flooding;
- SA Objective 16: Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them; and
- SA Objective 19: To conserve and enhance the historic environment of Newport.

J.1.18 All of the sites were predicted to have conflicts with some of the SA Objectives. However, site 5 (Langstone Nursery) was predicted to lead to the lowest number of conflicts against the SA Objectives, with just two of the criteria scoring 'red'.

J.1.19 All other proposed sites were predicted to have conflicts with at least three of the SA criteria.

### Predicted Conflicts with the SA Criteria

J.1.20 Conflicts were predicted to arise for the majority of the sites against the criteria associated with the following SA Objectives:

- SA Objective 3: To ensure efficient use of land and protect geodiversity, soil quality and mineral resources;
- SA Objective 6: To minimise noise pollution; and
- SA Objective 7: To maintain and, where possible, enhance water quality.

J.1.21 Sites that were considered to have the potential to lead to a large number of significant negative effects have been recommended as unsuitable to be carried forward to the LDP. These sites are detailed in the recommendations section of this chapter.

## Recommendations

J.1.22 Detailed recommendations to improve the sustainability performance for each site are provided in **Table J.5**. In summary, the appraisal has resulted in recommendations for modifications to the scale of sites, mitigation measures for implementation as well as recommendations for the some sites not to be allocated.

J.1.23 Some candidate sites will intrinsically have negative effects that can be avoided if they were not allocated for development. It is recommended that Site 3: Yard adjacent to A449 is not carried forward for inclusion in the LDP. This is because the site would be unable to accommodate the identified needs of the Gypsy and Traveller groups.

J.1.24 It is recommended that Site 4: Llanmartin Primary School is not carried forward for inclusion in the LDP, for reasons detailed in **Table J.5**. These include its current designation as a Registered Historic Park and Garden of national importance.

J.1.25 Site 9: Former Newport Speedway, Plover Close, Lliswerry is recommended as inappropriate for allocation. This is due to its proximity to another more appropriate site in terms of addressing local needs and the desire to avoid potential cumulative effects should both sites be pursued. Other reasons include a lack of local amenities; flood risk; noise and air quality impacts; and economic considerations from neighbouring uses. Further detail is provided in **Table J.5**.

J.1.26 Potential conflicts for other sites may be, to a certain degree, minimised through the implementation of LDP policies that will seek to reduce the effects of development on

environmental and socio-economic considerations. However, specific mitigation measures should also be considered. These are sign-posted on a site by site basis in **Table J.5**.

J.1.27 Mitigation and enhancement can take the form of various measures including:

- Modifying the site area to avoid the designation or vulnerable asset;
- Creating buffer zones;
- Providing compensatory or mitigating features/management measures as part of the development;
- Investigation and remediation/mitigation ahead of development (particularly in relation to potentially contaminated land and protected species);
- Sensitive design including noise and air quality mitigation, particularly for the Gypsy and Travellers occupying the sites;
- Enhancing community integration through the provision of facilities and open space/play space as part of the site development;
- Ensuring the provision of adequate infrastructure as part of site development; and
- Enhancement of walking/cycling accessibility.

### Data Gaps

J.1.28 At this stage, the effect of the sites taken as a whole is unable to be assessed. This is because the SA is intended to inform the development of the LDP policies, and therefore the number of pitches to be allocated and the specific sites to be chosen and how they link is unclear. Once sites have been chosen to accommodate identified needs, the cumulative effects, and potential networks between sites, will be reviewed. At this stage, the assessment has largely been made on the potential of sites to cause effects on an individual level.

J.1.29 It should be noted that there are a number of information gaps in the site appraisal data gathered by NCC. Specific data that still need to be collated for a number of the possible Gypsy and Traveller sites (unless otherwise stated) relate to the following criteria:

- *SA Objective 2: Does the site contain protected or important hedgerows? (for the majority of sites, the protected status of hedgerows on site was unknown although hedgerows were present);*
- *SA Objective 3: Will it lead to the loss of best and most versatile agricultural land (grades 1, 2 and 3a)?;*
- *SA Objective 12: Does the site have adequate waste management facilities?;*
- *SA Objective 14: Will the site be located near or within a ward within the 100 most deprived in the country?;*
- *SA Objective 16: Is the range of shopping facilities available locally likely to be adequate?; and*
- *SA Objective 26: Is the nearest railway station within reasonable walking or cycling distance?.*

Table J.3 - Candidate Sites Sustainability Appraisal Framework and Rationale

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
<b>Environmental</b>			
1	Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management	Will it protect or enhance valued landscapes?	<p><b>Will the site enhance the quality of or lead to the increase of local valued landscapes?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Area has already demonstrated ability to accommodate change (e.g. existing built up area)</li> <li>Further development on previously developed land could improve landscape</li> <li>Limited landscape effect due to land use in urban location (e.g. sports fields)</li> <li>Limited landscape effect due to scale of proposed development (e.g. one dwelling) and mitigation proposed</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Likely to have an effect although adjacent to built up area and use will be low impact, screened or low density</li> <li>Nature of landscape will screen development to minimise effect</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>Large area of undeveloped land to be developed</li> <li>Likely to significantly modify existing character</li> </ul>
		Will it improve access to areas for recreational use?	<p><b>Proximity to or effect on public rights of way<sup>34</sup></b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No PRoW is likely to be affected</li> <li>PRoW(s) existing on site but unlikely to be affected due to land use proposed</li> <li>Provision will be made for incorporation of PRoWs into site design</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Site includes PRoW but effect unknown at this stage</li> <li>PRoW likely to be diverted</li> <li>PRoW adjacent to the site and effect unknown at this stage</li> </ul>

<sup>34</sup> Public rights of way include: footpaths; bridleways; Byways Open to All Traffic (BOATs) and Restricted Byways (formally designated as Roads Used as Public Paths)

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• PRow likely to be negatively affected.</li> </ul> <p><b>Is the nearest area of usable open space within walking or cycling distance?<sup>35</sup></b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Within 300m (6 minute walk)</li> <li>• Development to provide public open space</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Within 10 minute walk</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Further</li> </ul> <p><b><u>n/a</u></b></p> <ul style="list-style-type: none"> <li>• not relevant to land use proposed</li> </ul>
2	To protect, manage and enhance biodiversity	Will it protect, maintain or enhance sites designated for their nature conservation interest?	<p><b>Is the site subject any environmental protection designations (e.g. SSSI)? (or within 2km proximity)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• On the fringe (within 2km)</li> <li>• Yes, but designation could protect or enhance it</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes - part or all of the site</li> </ul>
		Will it protect, maintain or enhance species of acknowledged	<p><b>Is it likely that there are any protected species on or near the site?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No impacts on protected species nor detrimental effects predicted</li> </ul>

<sup>35</sup> No one should live more than a six-minute walk (300m) from their nearest natural green space (CCW): Promotion and provision of access, recreation and their benefits [www.ccw.gov.uk](http://www.ccw.gov.uk)

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
		conservation concern?	<p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Protected species on site likely, effect unknown at this stage, risk may be minimal due to land use proposed</li> <li>Protected species on site likely, site would be subject to investigation/mitigation ahead of development</li> <li>Woodland and buildings on site may provide habitats for bats although no evidence of roosts</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Negative effects highly likely</li> </ul>
		Will it protect, maintain or enhance features designated for their nature conservation interest or features important for nature conservation?	<p><b>Does the site contain protected or important mature trees?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No</li> <li>Yes, but will be retained</li> <li>Not protected but will be retained</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Trees on site, not protected</li> <li>TPOs on site, although land use may enable their retention</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>TPOs on site, uncertain as to whether or not they will be retained</li> </ul>
			<p><b>Does the site contain protected or important hedgerows?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No</li> <li>Yes, but will be retained</li> <li>Not protected but will be retained</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Hedgerows on site, not protected</li> <li>Hedgerows on site, although land use may enable their retention</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>Hedgerows on site, uncertain as to whether or not they will be retained</li> </ul> <p><b>Will it protect, maintain or enhance green spaces or corridors important for ecological connectivity?</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> <li>Would introduce green space into site</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Will lead to the maintenance of greenspace, but may not necessarily be good for biodiversity</li> <li>May lead to an overall loss, but corridors and green space to be maintained throughout the site</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No- potential negative effect to existing as next to river corridor</li> <li>No- likely to lead to a loss of greenspace overall</li> </ul>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	Will it minimise the loss of greenfield land lost to development?	<p><b>Is the site previously developed land (PDL)?</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>Part of site is PDL</li> <li>Development area is minor</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>n/a</u></p> <ul style="list-style-type: none"> <li>Site is for green open space</li> </ul> <p><b>Is the site greenfield?</b>  <u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• Yes, but site is for green open space</li> <li>• Part of the site is greenfield</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
		Will it minimise the loss of best and most versatile agricultural land to development?	<p><b>Will it lead to the loss of best and most versatile (BMV) agricultural land (grades 1, 2 and 3)?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Agricultural but low quality</li> <li>• Part of site is BMV agricultural land</li> <li>• Value of agricultural land is reduced by infrastructural barriers such as roads</li> <li>• Site is agricultural land but previously designated for employment or housing use</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
		Will it protect mineral resources?	<p><b>Is the site in a potential minerals safeguarding zone?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
		Will it maintain or enhance soil quality?	<p><b>Will it lead to the remediation of contaminated land?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Development would lead to appropriate remediation of contaminated site</li> <li>• Land is not contaminated but is previously developed so would not lead to a loss of quality</li> <li>• Retention of greenfield land</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• Large development of greenfield land - contamination possible</li> <li>• Soil test pending</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Would most likely lead to an increased contamination of land due to land use proposed</li> </ul>
4	To improve air quality	Will it improve air quality?	<p><b>Will the proposed use increase air pollution (from traffic or industrial processes)?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> <li>• Likely to be an improvement compared to previous use on site</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• May be an increase although sustainable transport provision proposed to minimise road traffic growth</li> <li>• May be a slight although probably insignificant traffic increase as previous and proposed uses are likely to have similar levels of trip generation (e.g. hospital and training site to mixed use residential - both have all hours traffic)</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Site likely to lead to an increase in traffic overall through change of use of site for current use</li> </ul> <p><b>Is the site within an AQMA?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
6	To minimise noise pollution	Will it increase noise pollution?	<p><b>Is the site to include a noisy land use next to a sensitive land use?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> <li>• Proposed use likely to improve/reduce noise pollution</li> <li>• No difference from existing use</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• Increase in noise pollution from traffic likely</li> <li>• Mix of uses could potentially lead to noise pollution for residents</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Accommodation next to major road/increased industrial activity</li> </ul>
7	To maintain and, where possible, enhance water quality	Will it increase water pollution?	<p><b>Is the site adjacent to a watercourse?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• No, but complex mix of drains inside and outside of the site</li> <li>• Not adjacent but close</li> <li>• Yes, but development will ensure its avoidance/no negative effects</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes: watercourses/reens throughout the site</li> </ul>
			<p><b>Does the site have adequate water and sewerage infrastructure?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Some upgrading required</li> <li>• Septic tank proposed</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
9	To minimise the risk of and from flooding	Will it minimise the risk of flooding to people and property?	<p><b>Does the site lie within the development advice zone (TAN15) and have a non compatible use?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Yes but site benefits from flood defences (C1)</li> <li>• Part of site is within flood zone, although a small area which is to be avoided by development</li> <li>• Yes but building design will seek to mitigate and site is currently impermeable</li> <li>• No, but scale of development on greenfield land may increase risk from an increase in surface water run off</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Within flood zone C2</li> </ul>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	Will the site enable a reduction in waste generation?	<p><b>Does the site have adequate waste management facilities?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Upgrades required</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
<b>Social</b>			
14	Improve equality of opportunities amongst all social groups	Will it reduce poverty and social exclusion in those areas most affected?	<p><b>Will the site be located near or within a ward within the 100 most deprived in the country?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes and development is likely to enable a reduction in inequalities (e.g. provision of employment or community facilities)</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Area of moderate deprivation</li> <li>• Adjacent to area of high deprivation and suitable land use to enable a reduction in inequalities</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Not in area of deprivation and development may increase inequalities by reducing development in deprived areas</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p>and providing increased facilities, services, employment and high quality housing in areas of low deprivation.</p> <ul style="list-style-type: none"> <li>• Within an area of deprivation and likely to exacerbate effects by placing an increased pressure on local facilities.</li> </ul> <p><u>n/a</u></p> <ul style="list-style-type: none"> <li>• Site too small to have an effect</li> <li>• Use proposed unlikely to affect deprivation levels</li> </ul>
16	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them	Will it improve accessibility to key local services, facilities and employment opportunities?	<p><b>Will the development lead to a loss of community facilities?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Potential loss</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul> <hr/> <p><b>Is the local convenience shop within walking or cycling distance?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Will be provided as part of development proposals</li> </ul> <p><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></p> <ul style="list-style-type: none"> <li>• Cycling distance</li> <li>• Slightly more than Table 7.1 requirements</li> </ul> <p><u>In conflict with the criterion (Red)</u></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <hr/> <p><b>Is the range of shopping facilities available likely to be adequate?</b></p> <p><u>In conformity with the criterion (Green)</u></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Will be provided as part of development proposals</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>No</li> </ul>
			<p><b>Are key local services within walking or cycling distance?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Yes</li> <li>Will be provided as part of development proposals</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Cycling distance</li> <li>Slightly more than Table 7.1 requirements</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>No</li> </ul>
			<p><b>Are employment opportunities within walking or cycling distance? or within 30 mins travel by public transport?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Employment site close to residential area</li> <li>Employment provided on-site as part of a mix of uses including residential</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Within 1km</li> <li>Accessible by public transport</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>No</li> </ul>
			<p><b>Are educational opportunities within walking or cycling distance? or within 30 mins travel by public transport?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Education site close to residential area</li> </ul>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>• Education provided on-site as part of a mix of uses including residential</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Within 1km</li> <li>• Accessible by public transport</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
19	To conserve and enhance the historic environment of Newport	Will it conserve or enhance sites, features and areas of historical value?	<p><b>Will the site negatively affect a Conservation Area?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Adjacent but site to be developed sensitively</li> <li>• May affect setting</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
			<p><b>Will the site negatively affect any listed buildings on or adjacent to the site?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Adjacent but site to be developed sensitively</li> <li>• May affect setting</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> </ul>
			<p><b>Will the site negatively affect an Area of Archaeological Importance or potential archaeological site? (proximity: 40m)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>No</li> <li>Will be enhanced as a feature of the development</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Potential for site to have archaeological importance</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Site is within an archaeologically sensitive area</li> </ul>
			<p><b>Will the site negatively affect the Gwent Levels?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Site within Gwent Levels but small scale so potential negative effect minor</li> <li>Directly adjacent to Gwent Levels historic landscape</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Within Gwent Levels historic landscape and likely negative effects</li> </ul>
			<p><b>Will the site negatively affect an area of ancient woodland?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No/previously developed site</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Negative effects likely</li> </ul>
			<p><b>Will the site negatively affect a Scheduled Monument? (proximity: 40m)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No- previously developed site</li> <li>Scheduled Monument setting will be enhanced through the development of the site</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
			<ul style="list-style-type: none"> <li>Scheduled Monument within 500m but visually separated from site</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Scheduled Monument within site - likely negative effects</li> <li>Setting likely to be affected</li> </ul> <p><b>Will the site negatively affect a Registered Park or Garden? (proximity: 40m)</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>No - previously developed site</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Yes</li> </ul>
<b>Economic</b>			
23	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets	Will the development of the site enhance the local tourism offer?	<p><b>Will the site protect or enhance features which may have tourism or economic value?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Development on site could enhance tourist asset(s)</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>Potential for negative effects due to proximity</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>Site adjacent to tourist potential area but for residential use</li> </ul> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>No likely effect /previously developed site</li> </ul>
26	Promote attractive and viable alternatives to car transport to	Is the site close to public transport nodes or will it improve connectivity to	<p><b>Is the closest bus route within walking distance (800m)?</b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>Yes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p>

No	SA Objective	Decision Aiding Question	Detailed Criteria (brackets: relevant candidate sites form reference)
	achieve a modal shift to more sustainable modes of transport, including walking and cycling	public transport?	<ul style="list-style-type: none"> <li>• Yes but services not frequent</li> <li>• Buses serving existing sites adjacent although distance unknown</li> <li>• Distance is slightly further than 800m</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>
		Is the nearest railway station within walking or cycling distance? (800m or 2-5km)	<p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes - walking</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• Yes- cycling</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul> <p><b><u>N/A</u></b></p> <ul style="list-style-type: none"> <li>• Site well served by bus routes (other public transport)</li> </ul>
		Is the site close to or will it improve connectivity to walking and cycling routes?	<p><b><u>Will the site connect to the wider walking and cycling network?</u></b></p> <p><b><u>In conformity with the criterion (Green)</u></b></p> <ul style="list-style-type: none"> <li>• Yes</li> <li>• Site will create an increase in routes</li> </ul> <p><b><u>Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified (Orange)</u></b></p> <ul style="list-style-type: none"> <li>• To be dealt with as part of planning application process (site close to PRoW)</li> <li>• Site layout will encourage walking and cycling – within site</li> </ul> <p><b><u>In conflict with the criterion (Red)</u></b></p> <ul style="list-style-type: none"> <li>• No</li> </ul>

Table J.4 - Site Assessment Results

Key

	In conformity with the criterion		Not relevant to criterion / Neutral effects
	Partially meets the criterion / possibly in conflict with the criterion/ some constraints identified		Insufficient information is available
	In conflict with the criterion		

SA Objective	Detailed Criteria (below)	Site Name (right)	1. Brickyard Lane	2. Allt yr yn Brickworks	3. Yard adjacent to A449	4. Llanmartin Primary School	5. Langstone Nursery, Magor Road	6. Langstone Cottage, Old Chpetsow Road	7. Ringland Allotments	8. Road Safety Centre Hartridge Farm Road	9. Spedway, Llanwern	10. Chicken Farm, Castleton	11. Celtic Way, Marshfield
			1	Will the site enhance the quality of or lead to the increase of local valued landscapes?									
	Proximity to or affect on public rights of way												
	Is the nearest area of usable open space within walking or cycling distance?												
2	Is the site subject any environmental protection designations (e.g. SSSI)? (or within 2km proximity)												
	Is it likely that there are any protected species on or near the site?												
	Does the site contain protected or important mature trees?												
	Does the site contain protected or important hedgerows?												
	Will it protect, maintain or enhance green spaces or corridors important for ecological connectivity?												
3	Is the site previously developed land?												

SA Objective	Detailed Criteria (below)	Site Name (right)												
			1. Brickyard Lane	2. Allt yr yn Brickworks	3. Yard adjacent to A449	4. Llanmartin Primary School	5. Langstone Nursery, Magor Road	6. Langstone Cottage, Old Chpetsow Road	7. Ringland Allotments	8. Road Safety Centre Hartridge Farm Road	9. Spedway, Llanwern	10. Chicken Farm, Castleton	11. Celtic Way, Marshfield	
	Is the site greenfield?													
	Will it lead to the loss of best and most versatile agricultural land (grades 1, 2 and 3?)													
	Is the site in a potential minerals safeguarding zone?													
	Will it lead to the remediation of contaminated land?													
4	Will the proposed use increase air pollution (from traffic or industrial processes)?													
	Is the site within an AQMA?													
6	Is the site to include a noisy land use next to a sensitive land use?													
7	Is the site adjacent to a watercourse?													
	Does the site have adequate water and sewerage infrastructure?													
9	Does the site lie within the development advice zone (TAN15) and have a non compatible use?													
12	Does the site have adequate waste management facilities?													
14	Will the site be located near or within a ward within the 100 most deprived in the country?													
16	Will the development lead to a loss of community facilities?													
	Is the local convenience shop within walking or cycling distance?													
	Is the range of shopping facilities available likely to be adequate?													

SA Objective	Detailed Criteria (below)	Site Name (right)												
			1. Brickyard Lane	2. Allt yr yn Brickworks	3. Yard adjacent to A449	4. Llanmartin Primary School	5. Langstone Nursery, Magor Road	6. Langstone Cottage, Old Chpetsow Road	7. Ringland Allotments	8. Road Safety Centre Hartridge Farm Road	9. Spedway, Llanwern	10. Chicken Farm, Castleton	11. Celtic Way, Marshfield	
	Are key local services within walking or cycling distance?													
	Are employment opportunities within walking or cycling distance? or within 30 mins travel by public transport?													
	Are educational opportunities within walking or cycling distance? or within 30 mins travel by public transport?													
19	Will the site negatively affect a Conservation Area?													
	Will the site negatively affect any listed buildings on or adjacent to the site?													
	Will the site negatively affect an Area of Archaeological Importance or potential archaeological site? (proximity: 40m)													
	Will the site negatively affect the Gwent Levels?													
	Will the site negatively affect an area of ancient woodland?													
	Will the site negatively affect a Scheduled Ancient Monument? (proximity: 40m)													
	Will the site negatively affect a Registered Park or Garden? (proximity: 40m)													
23	Will the site protect or enhance features which may have tourism or economic value?													
26	Is the closest bus route within walking distance (800m)?													
	Is the nearest railway station within walking or cycling distance? (800m or 2-5km)													
	Will the site connect to the wider walking and cycling network?													

Table J.5 - Commentary and Recommendations by Site

	Site name	Notes/ Recommendations
1.	Land at Brickyard Lane	<ul style="list-style-type: none"> <li>• NCC has identified the site as having the capacity to accommodate seven pitches, to address residential need that may arise on the west side of Newport. Families that are currently residing on the Gwent Levels may find this site appropriate.</li> <li>• The site is beyond the settlement boundary and is within open countryside on agricultural land, although the quality is unknown. The landscape value of the site is unlikely to be negatively affected due to the proximity of the motorway, which may have lowered the value of the landscape locally. The scale of the site could also mean that negative effects are minimised. The development of the site could lead to some land contamination, for example from vehicles. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The need to protect land from pollution should be addressed ahead of site occupation.</li> </ul> </li> <li>• The site is within 0.6km of a bus stop, with access to local facilities via public transport. The closest school is 0.9km and the closest district centre is 0.8km away, where shopping facilities can be found. The proximity of local facilities could lead to benefits against social indicators, providing not only improvements in the potential for education and employment for incoming residents, but also to enable the potential for the Gypsy and Traveller groups to integrate with the local community, if desired. However, data has indicated that the closest primary school to the site is over capacity. The closest secondary school to the site is Bassaleg School, 3.4km (2.1 miles) from the site. Again, data has indicated that the school is over capacity at present. The introduction of additional population in the area could place undue pressure on this local facility, leading to potential negative effects. NCC has indicated that the site meets the criteria to be designated as a rural exception site, based on its proximity to public transport and local facilities. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the capacity of the closest primary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> </ul> </li> <li>• Cadw has identified that there is a Scheduled Monument some 300m to the north of the site (Fourteen Locks, Monmouthshire Canal), which is a material consideration. The development could potentially have a negative effect on this asset. However, it is considered that there would be a limited impact on the setting or character of the designation due to the distance, screening vegetation and motorway.</li> <li>• The NE corner of the site lies within a Local Nature Reserve, which comprises woodland. This area of the site would not be developed. There is a SINC within 0.2km. The site also includes mature hedgerows. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that, should this site be allocated for development, an adequate buffer be adopted surrounding the area of protected woodland. Potential effects from encroachment should be sought to be minimised wherever possible and measures put in place to avoid illegal felling.</li> </ul> </li> <li>• The site includes a watercourse, which could lead to negative effects in terms of pollution. This may be compounded by the fact that the site does not currently have adequate water and sewerage infrastructure. A topographical survey undertaken by NCC on the site has identified the watercourses on site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The need to protect watercourses from pollution should be addressed ahead of site occupation. Measures to</li> </ul> </li> </ul>

	Site name	Notes/ Recommendations
		<p>seek to prevent the inappropriate use of the watercourse, or the potential for polluted run-off such as from the washing of vehicles, should be employed.</p> <ul style="list-style-type: none"> <li>• There is a PRoW running along the eastern side of the site. Information from NCC has indicated that the PRoW to the Fourteen Locks Scheduled Monument outside of the eastern boundary could be delineated with a clear boundary between the site and the route. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that a connection to the PRoW is made with the site, to enable a connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas. This could lead to benefits of wider community integration, along with more direct benefits on the Gypsies and Travellers themselves, allowing increased potential for informal physical activity.</li> </ul> </li> <li>• The site is adjacent to the M4, which could lead to negative effects for residents in relation to noise and air pollution and subsequent health and wellbeing. NCC is currently undertaking a noise assessment, which will provide recommendations for appropriate levels of mitigation, in order to confirm that it is feasible for noise levels to be brought within acceptable limits on this site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the planting of additional vegetation could also help to minimise effects in relation to delivering some air and noise pollution reduction, although the degree to which this can be achieved will be minimal and significant negative effects are considered likely. Recommended mitigation arising from the noise assessment should be developed ahead of site occupation.</li> </ul> </li> <li>• The closest open space/play space is 1.2km away. National guidance suggests that an area for children and young people to play and gather is an essential requirement of a Gypsy and Traveller site, especially if there is not suitable provision within walking distance on a safe route. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the provision of an area of play is incorporated into the allocation, should this site be carried forward and a need is identified, based on the characteristics of the families to be accommodated.</li> </ul> </li> <li>• The site is approximately 1ha in size, which would therefore mean that a flood consequences assessment would normally be required for the development of the site. NCC has discussed the potential flood risk effects of the development with the Environment Agency (EA). The EA has recommended that an FCA would not be required for the sites under consideration that are not within high risk flood zones. However, a drainage assessment may be required as part of any planning application for the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> the need for a drainage assessment should be included within the relevant LDP policy to ensure implementation. Drainage options should consider the use of SUDS, taking account also of the need to protect water quality.</li> </ul> </li> <li>• Sites 1 and 2 are adjacent to one another. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Should both sites be carried forward, the potential for significant cumulative effects should be considered. However, the carrying forward of both sites is unlikely, given highway capacity issues.</li> </ul> </li> </ul>
2.	Former Allt yr yn	<ul style="list-style-type: none"> <li>• Information received from NCC has concluded that, due to the topography onsite and through early stage masterplanning, the site would be capable of accommodating seven pitches. This is large enough to accommodate the needs of the smallest family requiring</li> </ul>

Site name	Notes/ Recommendations
Brickworks	<p>housing over the plan period, meeting their projected requirements to 2026.</p> <ul style="list-style-type: none"> <li>• The site is to the north of the shortlisted site comprising land at Brickyard Lane and is closer to the Fourteen Locks, Monmouthshire Canal Scheduled Monument. The development could potentially have a negative effect on this asset. However, it is considered that there would be a limited impact on the setting or character of the designation due to screening vegetation and the presence of the motorway adjacent, which could be regarded as reducing the local value of the asset, particularly from a tourism perspective.</li> <li>• The site is beyond the settlement boundary and is within open countryside on agricultural land, although the quality is unknown. The development of the site could lead to some land contamination, for example from vehicles. However, the landscape value of the site is unlikely to be negatively affected due to the proximity of the motorway to the site and the resulting lowered quality locally. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The need to protect land from pollution should be addressed ahead of site occupation.</li> </ul> </li> <li>• There are two PRoWs adjacent to the site - one runs along the north-western side; and one runs along the southern side of the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that a connection to the PRoW is made with the site, to enable connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas. This could lead to benefits of wider community integration, along with more direct benefits on the Gypsies and Travellers themselves, allowing increased potential for informal physical activity.</li> </ul> </li> <li>• The Allt Yr Yn LNR is to the north eastern corner of the site, beyond the site boundary. The site also includes mature hedgerow. There is a SINC within 0.2km. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that an appropriate buffer/barrier be incorporated within the site to ensure that the LNR is not inappropriately used or harmed. The management of the SINC should also be considered, to ensure that no significant negative effects from the development of the site arise.</li> </ul> </li> <li>• Objections have been raised with regard to the site and its proximity and potential negative effect on a riding school and stud farm. The site is separated from this facility by one field. The specific nature of the economic effects has not been specified by the objector. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The consideration of the routes used for equestrian use should be considered ahead of the development of the site, to ensure that no conflict of use will be experienced.</li> </ul> </li> <li>• The site is close to the M4, which could lead to negative effects for residents in relation to noise and air pollution and subsequent health and wellbeing. NCC is currently undertaking a noise assessment, which will provide recommendations for appropriate levels of mitigation, in order that noise levels are within acceptable limits on site. Environmental health officers would be consulted as part of these proposals. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the planting of additional vegetation could also help to minimise effects in relation to reducing some air and noise pollution reduction, although the degree to which this can be achieved will be minimal and significant negative effects are considered likely. Recommended mitigation arising from the noise assessment should be developed ahead of site occupation.</li> </ul> </li> </ul>

	Site name	Notes/ Recommendations
		<ul style="list-style-type: none"> <li>• The site is 0.9km from a bus stop, with access to local facilities including education via public transport. The closest shop is 1.1km from the site, and the closest school 1.2km away. This could lead to opportunities for employment and education for residents, enabling an improvement in quality of life, as well as the potential for integration within the wider community, if desired. However, data has indicated that the closest primary school to the site is over capacity. The closest secondary school to the site is Bassaleg School, 3.9km (2.4 miles) from the site. Again, data has indicated that the school is over capacity at present. The introduction of additional population in the area could place undue pressure on this local facility, leading to potential negative effects. NCC has indicated that the site meets the criteria to be designated as a rural exception site, based on its proximity to public transport and local facilities. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the capacity of the closest primary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> </ul> </li> <li>• The site does not currently have adequate water and sewerage infrastructure, which could potentially have a negative effect on water quality, should the site be occupied ahead of its installation. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The need for adequate water and sewerage infrastructure on site should be addressed ahead of site occupation.</li> </ul> </li> <li>• The closest open space/play space is 1.2km away. National guidance suggests that an area for children and young people to play and gather is an essential requirement of a Gypsy and Traveller site, especially if there is not suitable provision within walking distance on a safe route. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the provision of an area of play is incorporated into the allocation, should this site be carried forward and a need is identified, based on the characteristics of the families to be accommodated.</li> </ul> </li> <li>• The site is approximately 2ha in size, which would therefore mean that a flood consequences assessment would normally be required for the development of the site. NCC has discussed the potential flood risk effects of the development with the EA. The EA has recommended that an FCA would not be required for the sites under consideration that are not within high risk flood zones. However, a drainage assessment may be required as part of any planning application for the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> the need for a drainage assessment should be included within the relevant LDP policy to ensure implementation. Drainage options should consider the use of SUDS.</li> </ul> </li> <li>• Sites 1 and 2 are adjacent to one another. Should both sites be carried forward, the potential for significant cumulative effects should be considered. However, NCC has indicated that only one of site 1 and 2 would be carried forward as an allocation.</li> </ul>
3.	Yard adjacent to A449 (transit)	<ul style="list-style-type: none"> <li>• Newport City Council has identified that this site is needed for seven transit pitches, although the size of the site may not be able to accommodate this number. The site is most likely to be able to accommodate two or three pitches. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is considered that the lack of capacity at the site may render it unsuitable for allocation.</li> </ul> </li> <li>• The site is in a Special Landscape Area, although it is also adjacent to the A449 and on previously developed land, which should</li> </ul>

Site name	Notes/ Recommendations
	<p>reduce potential effects on the surrounding landscape. The site is not considered to be unduly prominent in the wider landscape setting by NCC planning officers, following a site visit.</p> <ul style="list-style-type: none"> <li>• Evidence from Cadw states that the site is north-west of the Scheduled Monuments of Pen-Toppen-Ash camp and Coed y Caerau Auxillary Unit Operational Base. However, the topography and intervening woodland would mean that any visual impact would not be material. Glamorgan and Gwent Archaeological Trust (GGAT) states that there was Roman activity on the western side of the A449, although this has been damaged by previous works. This could reduce the significance of potential negative effects.</li> <li>• There is potential that the development of the site may lead to negative effects on local ecology. The site contains mixed habitats of woodland, hardstanding and scrub. Recommended surveys include those for bats, dormice and reptiles. The site is 0.3km from a SAC and SSSI designation, which could also be negatively affected by the proposals. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It should be ensured that the necessary surveys and mitigation measures are undertaken and incorporated into the site ahead of development. The management of the site should consider its proximity to the international designation for nature conservation, and seek to ensure that the site does not encroach on designated habitats or species. Pollution prevention measures would also need to be considered to avoid damage to ground or air-based pathways to the designated SAC.</li> </ul> </li> <li>• There are no PRowWs within proximity. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that walking/cycling routes are implemented to connect the site with the wider area by sustainable modes and to reduce traffic impacts wherever possible. This could also have positive effects for air quality and health and wellbeing.</li> </ul> </li> <li>• The site has been objected to, through stakeholder consultation, on the basis that the site may affect the setting of the Celtic Manor Resort and its proposals for tourist accommodation and an equine centre. However, the proposed accommodation would be 1.2km away. It is considered by NCC that potentially negative effects would not be significant. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The potential impacts on tourist facilities could be considered through the management and design of the site, seeking to ensure that noise effects are minimised, for example through the provision of screening.</li> </ul> </li> <li>• There is potential for negative effects on health and wellbeing due to the proximity of the site to the A449 and potential noise and air quality issues. However, these effects may be less significant for a transit site when compared to a permanent site. Further the impacts from the A449 are likely to be lesser than those experienced on sites adjacent to the M4. Environmental health officers would be consulted as part of any application for planning permission on the site, to verify this prediction. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> should noise mitigation be deemed appropriate, this should be developed on site ahead of occupation.</li> </ul> </li> <li>• The closest open space/play space is 3.6km away. National guidance suggests that an area for children and young people to play and gather is an essential requirement of a Gypsy and Traveller site, especially if there is not suitable provision within walking distance on a safe route. It is considered that this is applicable for both transit and permanent sites. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that this play space is incorporated into the allocation, should this site be carried forward.</li> </ul> </li> </ul>

	Site name	Notes/ Recommendations
		<ul style="list-style-type: none"> <li>The closest bus stop to the site is 2.6km away. It is 3.4km to the closest shop; 3.2km to a doctor in Underwood and 9.6km to the Royal Gwent hospital. However, the site is located on a main arterial route, which could provide some benefits for accessibility, albeit this is likely to be by private vehicle as opposed to sustainable modes. The closest Primary School would be Langstone Primary, as the crow flies. However, the lack of road access to this location means that the road distance to the school would be 6.4km (4 miles). There is capacity at this school for additional pupils. The closest secondary school would be Caerleon Comprehensive School, approximately 7.6km (4.7 miles) from the site. Data has indicated that the school is over capacity at present. Due to the relative inaccessibility to local facilities, it is predicted that significant negative effects may arise. However, these may be minimised as the site is identified as having potential for transit use only, which could mean that the need for facilities is reduced due to the short term use of the site.</li> <li>The site already has water and sewerage infrastructure, so environmental effects in terms of site establishment would be minimal compared with other sites, particularly those in greenfield locations.</li> </ul>
4.	Land west of Llanmartin Primary School	<ul style="list-style-type: none"> <li>The site would be for residential use for seven pitches. This is large enough to accommodate the needs of the smallest family requiring housing over the plan period, with seven pitches required to 2026.</li> <li>The proposed site is wholly within Llanwern Park, which is a Grade II Registered Historic Park, which could lead to significant negative effects on the characteristics of the designation. The economic and tourism value of the site is also likely to be significantly negatively affected by the proposals as the presence of a residential site could deter potential visitors due to a change in the tranquillity levels of the park. <ul style="list-style-type: none"> <li><b>Recommendation:</b> It is considered that this site is unsuitable for development due to the lack of potential to mitigate the impact of incursion into the registered historic park.</li> </ul> </li> <li>There is potential for ecological issues and the following surveys are recommended, following the consultation process: Otter, Extended Phase 1, Invertebrates and Bats. A SINC is adjacent to the site. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Should the site be carried forward, a buffer and specific management practices should be employed to protect designated features.</li> </ul> </li> <li>A PRoW runs along the southern part of the site. This may enable a connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Should the site be carried forward, it is recommended that walking/cycling routes are implemented to connect the site with the wider area by sustainable modes and to reduce traffic impacts wherever possible. This could also have positive effects for air quality and health and wellbeing.</li> </ul> </li> <li>The site is close to schools and amenities, which could lead to benefits for incoming residents in terms of health and wellbeing. The closest shop is 0.8km from the site; the closest bus stop 0.8km and the closest school 0.3km from the site. It is 3.4km to the nearest district centre, where employment facilities may be found. Data received from NCC indicates that there is available capacity at a number of primary schools in the area. This could lead to positive effect for the health and wellbeing of residents, should they occupy</li> </ul>

	Site name	Notes/ Recommendations
		<p>the site. However, the closest secondary school is approximately 11.1km (6.9 miles) from the site (St Julians). Further, there is no additional capacity (-10.3% surplus) at this school for new pupils. This could lead to negative effects, should the need for secondary education arise.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the capacity of the closest secondary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> <li>• There are concerns regarding surface water drainage, and there are several watercourses around the site. This could also lead to problems with water quality, depending on the adequacy of surface and foul water drainage. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Should the site be carried forward, the need for adequate water and sewerage infrastructure on site should be addressed ahead of site occupation, in order to minimise the potential for water pollution.</li> </ul> </li> <li>• The development of the greenfield site could potentially lead to a contamination of the land. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Should the site be carried forward, the need to reduce the potential for land contamination should be addressed ahead of site occupation.</li> </ul> </li> </ul>
5.	Former Langstone Nursery, Magor Road	<ul style="list-style-type: none"> <li>• The site could be for residential use for six or seven pitches. NCC information has indicated that the size of the site may only just be large enough to meet the needs of one family during the life of the plan. The smallest family in need of accommodation would require up to seven pitches over the plan period.</li> <li>• The hedges and trees to the eastern/southern boundary could help to screen the site from countryside views, which could minimise the potential for negative effects from the development on the edge of the settlement. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It should be ensured that hedges and trees, particularly those that can provide screening, are retained.</li> </ul> </li> <li>• Part of the site is designated as being within flood zone C1, which would be excluded from development or raised, to minimise the potential for negative effects.</li> <li>• The site is 0.2km from the Langstone and Llanmartin Meadows SSSI and 0.35km from a SINC designation. Drainage from the proposed site could have a negative effect on the SSSI, which is notified for its marshy grassland, early-marsh orchid and fragrant orchid. CCW has responded in a consultation that the sewer passes through the SSSI, which has previously blocked and overflowed. The site also may increase physical disturbance to the SSSI e.g. through the presence of people, dogs or horses. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Proposals will need to show how adverse impacts have been avoided or mitigated in accordance with the duty under Section 28G of the Wildlife and Countryside Act.</li> </ul> </li> <li>• A PRoW runs alongside the site. This may enable a connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that walking/cycling routes are implemented to connect the site with the wider area by sustainable modes and to reduce traffic impacts wherever possible. This could also have positive effects for air quality and health</li> </ul> </li> </ul>

	Site name	Notes/ Recommendations
		<p>and wellbeing.</p> <ul style="list-style-type: none"> <li>The site already includes water and sewerage infrastructure, which may reduce the environmental impacts of site establishment, subject to the considerations raised by CCW with regard to appropriate maintenance of the sewer.</li> <li>The site is a brownfield site, formerly used as a nursery and is on the outskirts of the settlement. NCC has identified that the site meets the criteria to become a rural exception, as the site has good accessibility. There are footways along the A48 and a bus service 0.3km away from the site. There is a shop within 0.4km as well as a school within 1km. Data received from NCC indicates that there is available capacity at the primary school in the area. This could lead to positive effect for the health and wellbeing of residents, should they occupy the site. This could have positive effects on health and wellbeing for incoming communities as well as helping to reduce the potential effects of an increase in traffic that may be associated with new residential development. The site is approximately 3km from Underwood District Centre, where employment opportunities may be found. A doctor's surgery can also be found at Underwood District Centre. However, the closest secondary school is approximately 7.9km (4.9 miles) from the site (St Julians). Further, there is no additional capacity (-10.3% surplus) at this school for new pupils. This could lead to negative effects, should the need for secondary education arise. <ul style="list-style-type: none"> <li><b>Recommendation:</b> It is recommended that the capacity of the closest secondary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> </ul> </li> </ul>
6.	Land to south of Langstone Cottage, Old Chepstow Road	<ul style="list-style-type: none"> <li>Information received from NCC has indicated that 11 pitches are possible on this site, taking into account any necessary buffering. This is large enough to accommodate the needs of the smallest family requiring housing over the plan period, with seven pitches required to 2026.</li> <li>The site has been amended to exclude an area identified as containing a Scheduled Monument, in response to a consultation response from Cadw. The site is within an area defined as an archaeologically sensitive area, the development of which could also negatively affect the tourism potential from the designated sites. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Consideration should be made to whether the designation would sever the moated Scheduled Monument site from its setting; as well as the potential for effects on the archaeologically sensitive area; through the masterplanning process.</li> </ul> </li> <li>The site is a greenfield site comprising agricultural land. Negative effects on landscape and soil considerations may result. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Should the site be carried forward, the need to reduce the potential for land contamination should be addressed ahead of site occupation.</li> </ul> </li> <li>The site has surface water flood issues and a reen/ditch runs alongside the northern edge of the field to the east, leading to potential negative effects on water quality and flood risk considerations. The site does not currently have adequate water and sewerage infrastructure, which could lead to negative effects in terms of the environmental implications of site establishment, or significant negative effects, should the site be occupied ahead of the establishment of these facilities. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Should the site be carried forward, the need for adequate water and sewerage infrastructure on site should be</li> </ul> </li> </ul>

Site name	Notes/ Recommendations
	<p>addressed ahead of site occupation, in order to minimise the potential for water pollution.</p> <ul style="list-style-type: none"> <li>• The site is approximately 1.6ha in size, which would therefore mean that a flood consequences assessment would be required for the development of the site. Drainage options should consider the use of SUDS. NCC has discussed the potential flood risk effects of the development with the EA. The EA has recommended that an FCA would not be required for the sites under consideration that are not within high risk flood zones. However, a drainage assessment may be required as part of any planning application for the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> the need for a drainage assessment should be included within the relevant LDP policy to ensure implementation.</li> </ul> </li> <li>• The site is 0.7km from the Langstone and Llanmartin Meadows SSSI and 0.3km from a SINC designation. Drainage from the proposed site could have a negative effect on the SSSI, which is notified for its marshy grassland, early-marsh orchid and fragrant orchid. CCW has responded in a consultation that the sewer passes through the SSSI, which has previously blocked and overflowed. The site also may increase physical disturbance to the SSSI e.g. through the presence of people, dogs or horses. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Proposals will need to show how adverse impacts have been avoided or mitigated in accordance with the duty under Section 28G of the Wildlife and Countryside Act. An Extended Phase 1 Survey and a Reptile Survey has also been recommended. Public consultation responses have also referred to the Bee Orchids and Dormice, which should be considered. A buffer between the site is recommended, along with specific management measures, to reduce the potential for the encroachment of the site or pollution and subsequent effects on designated features.</li> </ul> </li> <li>• The site has good access to local facilities. The closest area of open/recreation space is 0.11km away. Distances to other facilities are: 1.9km to the closest school (Langstone Primary); 0.3km to a bus stop; 1km to the nearest shop. This could lead to positive effects for the health and wellbeing of the incoming community. Data received from NCC indicates that there is available capacity at the primary school in the area. The closest doctor's surgery would be in Underwood District Centre, approximately 4km from the site. NCC has identified that the site meets rural exception site criteria, as has good access to a school, open space and a shop. However, the closest secondary school is approximately 6.6km (4.1 miles) from the site (St Julians). Further, there is no additional capacity (-10.3% surplus) at this school for new pupils. This could lead to negative effects, should the need for secondary education arise. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the capacity of the closest secondary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> </ul> </li> <li>• A PRoW runs along the northern boundary of the site and a bridleway runs along the southern boundary. This may enable a connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas, leading to the potential for benefits to health and wellbeing, as well as a potential for a reduction in the use of vehicles for access to facilities. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that walking/cycling routes are implemented to connect the site with the wider area by sustainable modes and to reduce traffic impacts wherever possible. This could also have positive effects for air quality and health and wellbeing.</li> </ul> </li> </ul>

	Site name	Notes/ Recommendations
		<ul style="list-style-type: none"> <li>Noise pollution may be experienced by residents due to the presence of the M4. Noise mitigation may be difficult, as demonstrated by a lack of success in mitigating noise levels at existing properties in the area. Air pollution effects from the same source may also have significant negative effects on the health and wellbeing of residents. <ul style="list-style-type: none"> <li><b>Recommendation:</b> It is recommended that the planting of additional vegetation could also help to minimise effects in relation to reducing some air and noise pollution reduction, although the degree to which this can be achieved will be minimal and significant negative effects are considered likely. Recommended mitigation arising from the noise assessment should be developed ahead of site occupation.</li> </ul> </li> </ul>
7.	Former Ringland Allotments	<ul style="list-style-type: none"> <li>Data received from NCC has indicated that the size and topography of the site could mean that the needs of the smallest family requiring housing would be able to be accommodated on the site, using a maximum of seven pitches.</li> <li>As the site is currently greenfield, development in the area could lead to an increase in land and water contamination. The site does not currently have adequate water and sewerage infrastructure, which could lead to negative effects in terms of the environmental implications of site establishment, or significant negative effects, should the site be occupied ahead of the establishment of these facilities. <ul style="list-style-type: none"> <li><b>Recommendation:</b> Should the site be carried forward, the need for adequate water and sewerage infrastructure on site should be addressed ahead of site occupation, as should the potential for land contamination, in order to minimise the potential for pollution.</li> </ul> </li> <li>The site lies just beyond the border of one of the most deprived super output areas within Newport (IMD 201136) (Ringland). A PRoW exists at the entrance to the site off Cot Hill. This connects to an underpass, which can be used during the day, leading to the Ringland District Centre, 400m from the site. The closest area of open/recreation space is 0.27km away. The closest shop is 1.3km from the site and there is a doctor's surgery 0.7km from the site. The closest bus route is 0.8km from the site. The closest school is 0.7km from the site. Data received from NCC indicates that there is available capacity at a number of primary schools in the area. Additional facilities are likely to be available upon completion of the nearby Glan Llyn development. This could lead to positive effect for the health and wellbeing of residents, should they occupy the site. The site has been categorised by NCC as a rural exception site as it is close to local facilities. A developer objection has stated that the development of the site for Gypsy and Traveller use could cause uncertainty or harm the quality and pace of development achieved at Glan Llyn and that an undue burden would be placed on infrastructure. However, as the site is for seven pitches only, it is considered that infrastructure and amenities would not be significantly affected by the proposals. Further, the topography of the site would minimise any potential visual intrusion.</li> <li>The site is grassland, having formerly been used as allotments. This backs onto Hartridge Wood, which is an Ancient Semi-Natural Woodland. This is designated as a SINC but is not directly adjacent to the site. Rare calcareous grassland is located to the east of the site, which is also bordered by hedgerows.</li> </ul>

<sup>36</sup> <https://statswales.wales.gov.uk/Download/File?fileId=107>

	Site name	Notes/ Recommendations
		<ul style="list-style-type: none"> <li>• <b>Recommendation:</b> During stakeholder consultation, CCW stated that site design should retain ecological connectivity around the perimeter of the site. This recommendation is reiterated here. An Extended Phase 1, Invertebrates, Bats, Dormice and Reptiles surveys have also been recommended to be undertaken prior to development on the site.</li> <li>• <b>Recommendation:</b> A buffer between the site is recommended, along with specific management measures, to reduce the potential for the encroachment of the site or pollution and subsequent effects on designated features.</li> <li>• Proximity to the Southern Distributor Route could lead to significant negative air and noise quality effects on health and wellbeing. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the planting of additional vegetation could also help to minimise effects in relation to reducing some air and noise pollution reduction, although the degree to which this can be achieved will be minimal and significant negative effects are considered likely. Recommended mitigation arising from a noise assessment should be developed ahead of site occupation.</li> </ul> </li> <li>• The site is approximately 1.2ha in size, which would therefore mean that a flood consequences assessment would normally be required for the development of the site. NCC has discussed the potential flood risk effects of the development with the EA. The EA has recommended that an FCA would not be required for the sites under consideration that are not within high risk flood zones. However, a drainage assessment may be required as part of any planning application for the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> the need for a drainage assessment should be included within the relevant LDP policy to ensure implementation.</li> </ul> </li> </ul>
8.	Former Road Safety Centre and adjoining land, Hartridge Farm Road	<ul style="list-style-type: none"> <li>• Welsh Government Good Practice Guidance<sup>37</sup> suggests that the ideal size of a site for family accommodation is between 10 and 12 pitches. “<i>Sites bigger than 20 pitches should only be developed where there is a clear and demonstrable need to act against such a presumption and where consultation and engagement has taken place with all stakeholders.</i>” NCC has identified an immediate accommodation need on the site of accommodation for three families, requiring seven, three and thirteen pitches respectively. The growth of these families could lead to the need for a maximum of 13 pitches, seven pitches and 23 pitches respectively by 2026.</li> <li>• Based on an assessment of the capacity of all of the sites under consideration, this site is the only allocation that could accommodate either of the two larger families over the plan period, as the maximum capacity on other sites is 11 pitches. Should it be taken forward, the site would be split into three sites, with separate access and a separation space between the three portions.</li> <li>• The site was previously assessed for housing under candidate site number 1525.C8 in <b>Appendix D</b> of this report and under H57 (Hartridge Farm Road) as part of the policies assessment for the Deposit LDP. The site has since been removed as a housing allocation. The assessment did not recommend that the site should not be carried forward for development. Recommendations related to protection of the adjacent SINC and consideration of the proximity to an SSSI (less than 2km) (see below); that the site include a convenience store to reduce the need to travel for residents (this was responded to by NCC, indicating the new facilities that will be</li> </ul>

<sup>37</sup> <http://wales.gov.uk/docs/dsijg/publications/comm/091112gpqdesigningen.pdf>

Site name	Notes/ Recommendations
	<p>available at Glan Llyn); that it should be ensured that accessibility by public transport, including bus, walking and cycling, is convenient and reliable ahead of occupation on site; that enhancements to the sewerage network are ensured ahead of development to prevent potential pollution to land and water; and that the part of the site within the archaeologically sensitive area is avoided, or any potential effects mitigated ahead of development. Where relevant, these recommendations have been reiterated for the potential use of the site for Gypsy Traveller accommodation.</p> <ul style="list-style-type: none"> <li>• The area includes the site of a post-medieval farm that may have had a medieval precursor. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> An archaeological evaluation will be required prior to the granting of planning permission. The area of archaeological interest could be excluded from the allocation.</li> </ul> </li> <li>• A neighbouring use is the RSPCA dog kennels, which could lead to potential conflicts in relation to noise pollution. Initial masterplanning for the site has established that the site could accommodate an area of open space and a buffer between the RSPCA kennels and the pitches required. This could help to minimise potential adverse effects experienced by the two uses. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Potential buffer areas should be established ahead of site occupation.</li> </ul> </li> <li>• The site is bounded by a dual carriageway. The site is also adjacent to the mainline railway, which divides the site from the neighbouring Glan Llyn development. The presence of this major transport route could cause significant noise and vibration issues for incoming residents. Mitigation should be employed, including a significant buffer between pitches and the railway line. Normal planning requirements would include a 2m buffer and secure fencing. Initial masterplanning for the site identifies a 30m buffer from the railway line. The pitches are also located away from the dual carriageway, and are not located on the disused sewage works, which is adjacent to the highway. This could reduce the significance of effects. NCC is currently undertaking a noise assessment, which will provide recommendations for appropriate levels of mitigation, in order that noise levels are within acceptable limits on site. Environmental health officers would be consulted as part of these proposals. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Recommended mitigation arising from the noise assessment should be developed ahead of site occupation. Guidance on minimum buffer zones between the pitch areas and neighbouring hazards should be incorporated in policy.</li> </ul> </li> <li>• The site is within the settlement boundary and comprises both greenfield and previously developed land. Initial masterplanning for the site shows that the pitches would be allocated on the greenfield elements of the site. This could reduce potential negative effects in relation to the potential effects of contamination to residents.</li> <li>• The site already includes water and sewerage infrastructure, which may reduce the environmental impacts of site establishment. The number of pitches proposed on the site could lead to negative effects due to potential increase in traffic movements, noise and light pollution. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It should be ensured that any potential pollution effects are mitigated prior to development on site. This will include ensuring that the existing water and sewerage infrastructure on site is adequate; delivering mitigation measures to minimise noise pollution; as well as introducing appropriate measures to safeguard against any potential land contamination,</li> </ul> </li> </ul>

Site name	Notes/ Recommendations
	<p>including through land drainage.</p> <ul style="list-style-type: none"> <li>• CCW has commented on previous consultations in relation to concerns for the loss of semi-natural habitats and a reduction in habitat connectivity. The Ringland Way March SINC is adjacent to the site, which is known for Orchids. The site is less than 2km from the Gwent Levels - Nash and Goldcliff SSSI. Supporting text for the proposed designation indicates that the design of the site can accommodate ecological connectivity. This should be ensured to minimise the significance of potential effects. Consultation responses have recommended that the following surveys are undertaken: Extended Phase 1, Bats, Invertebrates, Amphibian and Reptile Survey. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the requirement for the appropriate surveys and the enhancement of ecological connectivity is written into any policy for designation of the site.</li> </ul> </li> <li>• As a PRoW crosses the site, a diversion would be required, which could have negative effects on users through an increase in travel distances and harm to the user experience. However, evidence suggests that the PRoW is not a well used route. Evidence suggests that Hartridge Farm Road has a lack of footways. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The design of development should seek to enhance the diverted route, and ensure that the route connects the site to the wider walking and cycling network. This could lead to benefits for the incoming Gypsy and Traveller community through enabling accessibility by sustainable modes to surrounding areas, as well as integrating the site into the community. Pedestrian accessibility should be given high priority in the development of the site.</li> </ul> </li> <li>• The perception of such a large scale Gypsy and Traveller settlement could also lead to a lower potential for the community to integrate into the local community, and a ghetto type settlement may result. Guidance usually recommends that a mix of community types be sought within settlements, with socio-economic groups interspersed amongst one another. NCC is currently working with the local police in relation to masterplanning the site to minimise potentially negative social effects, which could minimise their potential significance. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that Secured by Design guidance and recommendations arising from consultation with the local police force be taken into account through masterplanning the site.</li> </ul> </li> <li>• It appears from the mapping that the site is within one of the most deprived super output areas within Newport (IMD 2011<sup>38</sup>). The closest district centre is 0.6km from the site, which could enable improved accessibility to education facilities, employment opportunities and other local facilities such as shops. The closest shop is 0.9km from the site; with the closest school being 0.8km away. The closest bus stop is 500m from the site. An increase in population may place undue pressure on existing community facilities in this area, which is likely to suffer from low resource levels in relation to amenities. Data received from NCC, however, indicates that there is available capacity at a number of primary schools in the area. Additional facilities are also likely to be available upon completion of</li> </ul>

<sup>38</sup> <https://statswales.wales.gov.uk/Download/File?fileId=107>

	Site name	Notes/ Recommendations
		<p>the nearby Glan Llyn development. This could lead to positive effects for the health and wellbeing of residents, should they occupy the site.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> There is potential for the site to include the provision of some facilities. This should be ensured where local capacity is determined to be under pressure.</li> <li>• The closest area of open space/play space is 0.3km from the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Due to the scale of the site, it is recommended that the site should include a play area and recreational facility of a scale appropriate to the number of people to be accommodated. Initial masterplanning for the site shows that this is possible, and could be located adjacent to the RSPCA dog kennels. This area should be clearly delineated, to ensure its intended use is implemented during occupation.</li> </ul> </li> <li>• National guidance suggests that, on larger sites (12 or more pitches), the need for a communal building is essential. It could be used for outreach work, support work, youth work, playgroups, quiet space for children doing homework, adult education, pre- school or health clinics. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that this is a requirement of the site development, should it be carried forward to the LDP. Initial masterplanning for the site shows that this is possible.</li> </ul> </li> <li>• The significant size of the site at 8.7 hectares would normally mean that an FCA will be required, particularly if the area of the site susceptible to flooding is developed. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the EA is consulted as part of the masterplanning process. Surface water drainage arrangements including the implementation of SUDS could be considered ahead of designation of the site, bearing in mind the significant increase in hardstanding on the site should it be developed and the vulnerable nature of caravan accommodation during flood events. Drainage design would also need to take account of potential pollution risks to ground and surface water.</li> </ul> </li> <li>• Economic considerations may include the potential negative impact the development could have on the regeneration works at Glan Llyn which appends the site, albeit on the opposite side of the mainline railway. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Appropriate screening could be employed, to minimise any potential visual intrusion as well as minimise the impacts from noise from the railway.</li> </ul> </li> </ul>
9.	Former Newport Speedway, Plover Close,	<ul style="list-style-type: none"> <li>• The site is considered to be suitable for 10 transit pitches, due to its limited access to amenities: 2.1km to a school; 1.1km to a bus stop and 1.1km to a shop. The site is within one of the most deprived super output areas within Newport (IMD 2011<sup>39</sup>). An increase in population may place undue pressure on existing community facilities in this area, which is likely to suffer from low resource levels in relation to amenities. However, the provision of new facilities at the nearby Glan Llyn development could minimise this effect. This is</li> </ul>

<sup>39</sup> <https://statswales.wales.gov.uk/Download/File?fileId=107>

Site name	Notes/ Recommendations
Lliswerry (transit)	<p>as there is a dual carriageway that would need to be crossed in order to access facilities. Therefore it is considered that the allocation of this site would be likely to have significant negative effects against accessibility criteria. This may give rise to an increase in traffic movements and local air pollution compared to where some journeys are possible by foot.</p> <ul style="list-style-type: none"> <li>• The proximity to a major road could lead to unacceptable noise and air quality impacts for incoming residents.</li> <li>• Concerns have also been raised with regard to the potential economic impact of the site on the delivery of the Glan Llyn development, which borders the site, to the north. The site is within an established industrial area and may not be suitable for transit accommodation from an economic perspective. The site is currently in use by a haulage company. However, from a landscape perspective, the site is not considered to be sensitive to change.</li> <li>• The site is within flood zone C1. The vulnerable nature of caravans during flood events leads to the prediction of a significant negative effect in relation to flood risk. Further, the site area is large, with a proposed capacity of 10 pitches. This would increase the potential risk to people and property. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> for the reasons above, it is considered that this site should be discounted from development for either transit or permanent residential accommodation. The cumulative negative effect of this site and the Hartridge Farm Road site on local facilities and economic considerations could be significant. It is recommended that, given the potential provision of on-site facilities and the need for a large site following consultation with Gypsy and Traveller groups, the Hartridge Farm Road site should be developed and this site discounted. Notwithstanding this, should the former Newport Speedway site be developed, the following is recommended: <ul style="list-style-type: none"> <li>○ The provision of further amenities be considered and the appropriate demand studies undertake;</li> <li>○ A FCA should be undertaken. Drainage options should consider the use of SUDS.; and</li> <li>○ Recommended mitigation arising from a noise assessment should be developed ahead of site occupation.</li> </ul> </li> </ul> </li> <li>• The site is adjacent to the Gwent Levels- Nash and Goldcliff SSSI. The site itself is characterised by hardstanding. However, there is also an adjacent reen/ditch with otter records attached to it. Ecological connectivity may be negatively affected through development on the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Any development should seek to enhance ecological connectivity through planting. Proposals for the site would need to show how adverse impacts have been avoided or mitigated in accordance with the duty under Section 28G of the Wildlife and Countryside Act.</li> </ul> </li> <li>• The site is within an archaeologically sensitive area. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> An archaeological assessment should be undertaken ahead of site development, should it be carried forward for allocation.</li> </ul> </li> <li>• The site is previously developed land, although contamination levels are unknown. There is potential that the land may require remediation ahead of occupation to protect human health. The greenfield elements of the site may be subject to additional</li> </ul>

	Site name	Notes/ Recommendations
		<p>contamination through the proposed land use e.g. from vehicles.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> should the site be carried forward, a land contamination and remediation assessment should be undertaken, with remedial measures being completed ahead of site occupation.</li> <li>• The site already has water and sewerage infrastructure, although the capacity of this will need to be ensured to limit potential polluting effects and effects on human health and wellbeing. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> should the site be carried forward, the capacity of water and sewerage infrastructure should be ensured.</li> </ul> </li> <li>• There are no PRowS near to the site, which may prevent connectivity of the site with surrounding areas. National guidance suggests that an area for children and young people to play and gather is an essential requirement of a Gypsy and Traveller site, especially if there is not suitable provision within walking distance on a safe route. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that an area of play space be incorporated into the allocation, should this site be carried forward.</li> </ul> </li> </ul>
10.	Former Chicken Farm, Castleton	<ul style="list-style-type: none"> <li>• NCC has identified that this site could accommodate 11 pitches for residential use. This includes a 7-12m buffer along the PRow boundary. This is large enough to accommodate the needs of the smallest family requiring housing over the plan period, with seven pitches required to 2026.</li> <li>• The site is brownfield and already includes water and sewerage infrastructure, which may reduce the environmental impacts of site establishment. The former use of the site as a chicken processing plant is likely to mean that remediation would be required ahead of occupation. This could improve the quality of the soil on site. The site is currently vacant. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> a land contamination and remediation assessment should be undertaken and mitigation implemented ahead of site occupation.</li> </ul> </li> <li>• The site is within a Special Landscape Area and a Green Wedge. It is also close to the boundary of the Gwent Levels Registered Historic Landscape. Cadw has indicated that the redevelopment of the site is unlikely to affect the character of the historic landscape.</li> <li>• The site is 300m from the Gwent Levels - St Brides SSSI. Site consultation has led to the following recommended surveys: barn owls, bats (should the building be demolished). <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that management measures are developed to ensure that the occupation of the site does not physically encroach on the nationally designated site, or lead to increased pollution. The recommended surveys should also be a requirement of any development on site.</li> </ul> </li> <li>• There is a watercourse running along the boundary of the site. This could infer potential water contamination issues. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> a buffer area should be employed between the developable area and the watercourse, supported by appropriate pollution prevention measures.</li> </ul> </li> <li>• The site is on the edge of the settlement but meets NCC rural exception site criteria in terms of access to facilities. The open</li> </ul>

	Site name	Notes/ Recommendations
		<p>countryside could have benefits for health and wellbeing, providing space for informal recreation. A PRoW runs along the boundary of the site. This may enable a connection to the wider walking and cycling network in the area and allow connectivity of the site to other areas and leading to potential benefits for health and wellbeing. The site is also accessible to bus stops on Marshfield Road (100m from the site). The closest shop is 0.7km away. Data received from NCC indicates that there is available capacity at two primary schools in the area. This could lead to positive effect for the health and wellbeing of residents, should they occupy the site. The closest secondary school (St Josephs RC) is 5.5km (3.4 miles) from the site and is over capacity. Development of the site could therefore lead to negative effects, should the need for secondary education arise.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the capacity of the closest secondary school is examined in more detail, with the potential for adding additional capacity, to reduce the potential pressure from an increase in local residents.</li> <li>• Travel to the wider area would be required to access facilities such as shops and healthcare. This could lead to an increase in air and noise pollution. A potential conflict with schools traffic has been identified through consultation. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> potentially negative effects from noise and air pollution should be identified and mitigated wherever possible, ahead of site occupation.</li> </ul> </li> <li>• The site already has water and sewerage infrastructure, although the capacity of this will need to be ensured to limit potential polluting effects and effects on human health and wellbeing. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> should the site be carried forward, the capacity of water and sewerage infrastructure should be ensured.</li> </ul> </li> </ul>
11.	Land at Celtic Way, Marshfield (transit)	<ul style="list-style-type: none"> <li>• NCC has identified that the site could be used for transit accommodation and could accommodate up to 10 pitches, in accordance with identified needs.</li> <li>• The proposed site is close to the boundary of the Gwent Levels Registered Historic Landscape, although the development of the site within a context of existing industrial development is unlikely to affect the character of the historic landscape. This was stated by Cadw during consultation. NCC has confirmed that this would be considered as part of the masterplanning of the site.</li> <li>• The site is 300m from the St Brides SSSI, which is notified for its range of aquatic plants and invertebrates associated with reens and ditches. Drainage from the proposed site could have negative effects on the SSSI. The site would require the installation of new water and sewerage infrastructure, which could have implications for water quality and the SSSI designation. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It should be ensured that any potential pollution effects are mitigated prior to development on site. This will include ensuring that the existing water and sewerage infrastructure on site is adequate. Proposals will need to show how adverse impacts have been avoided or mitigated in accordance with the duty under section 28G of the Wildlife and Countryside Act.</li> </ul> </li> <li>• The site is brownfield land. Consultation responses indicate that the existing hardstanding has been colonised by species such a buddleia. The site is also adjacent to a SINC which has been designated for Cettis Warbler and freshwater. Any negative effects on the SINC would need to be avoided.</li> </ul>

Site name	Notes/ Recommendations
	<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Recommended surveys including invertebrates, Extended Phase 1, and Reptile should be a requirement of any development on site. Appropriate mitigation measures would need to be incorporated into the policy for the site, should it be carried forward for development.</li> </ul> </li> <li>• The site is approximately 1.7ha in size, which would therefore mean that a flood consequences assessment would normally be required for the development of the site. Drainage options should consider the use of SUDS whilst considering the SSSI considerations. NCC has discussed the potential flood risk effects of the development with the EA. The EA has recommended that an FCA would not be required for the sites under consideration that are not within high risk flood zones. However, a drainage assessment may be required as part of any planning application for the site. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> The need for a drainage assessment should be included within the relevant LDP policy to ensure implementation. Drainage options should consider the use of SUDS whilst considering the SSSI considerations and need for incorporating pollution prevention measures.</li> </ul> </li> <li>• The site has good access to the A48/M4 and is surrounding by major roads. There are pedestrian walkways from the site (Imperial Way), with accessibility to local facilities including a bus stop on the A48 Chepstow Road and a Greggs Bakery within 1.2km. The nearest shop is 1km from the site. The site is 2.1km from the closest doctor in Duffryn; and it is 5.4km to the Royal Gwent Hospital. The site is 2.4km from the closest district centre. The closest secondary school is 2.4km (1.5 miles) from the site, although it is over capacity (St Josephs RC). However, there is existing capacity at the nearby primary school (Duffryn Infants and Duffryn Juniors), which is 4km (2.5 miles) away. Considering the transitory nature of the site and the likelihood that occupants will be resident for short amounts of time only, occupants will have access to private transport, and the presence of pedestrian walkways from the site, minor positive effects for accessibility and health and wellbeing are predicted. National guidance also states that an area for children and young people to play and gather is an essential requirement of a Gypsy and Traveller site, especially if there is not suitable provision within walking distance on a safe route. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that an area for play be incorporated into the allocation, should this site be carried forward.</li> </ul> </li> <li>• National guidance suggests that, on larger sites (12 or more pitches), the need for a communal building is essential. It could be used for outreach work, support work, youth work, playgroups, quiet space for children doing homework, adult education, pre- school or health clinics. <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> It is recommended that the provision of a communal building is a requirement of the site development, should it be carried forward to the LDP.</li> </ul> </li> <li>• A consultation response has indicated that the development of the site may harm economic interests at the business park. The closest adjacent use to the site is a government secure data unit. There is currently a 150m gap to the nearest building. Landscaping and screening could minimise the visual impacts of the neighbouring development types. A 10m buffer on site has been included within early stage masterplanning. However, some negative effects in relation to noise and light pollution as well as an increase in traffic may</li> </ul>

	Site name	Notes/ Recommendations
		<p>result from the use of the site for transitory occupation.</p> <ul style="list-style-type: none"><li data-bbox="448 231 1989 295">• <b>Recommendation:</b> potential mitigation should be considered in relation to the potential effects on the business park from noise and light pollution from traffic and the occupation of the site.</li></ul>

