

Newport City Council
Deposit Local Development Plan

Sustainability Appraisal Report

Main Report

February 2012

Newport Deposit Local Development Plan

Sustainability Appraisal incorporating Strategic Environmental Assessment

Sustainability Appraisal Report

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(January 2010)**

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Consultation

This report is the Sustainability Appraisal Report for the Newport Local Development Plan (LDP) and accompanies the LDP Deposit Plan on consultation. This Report seeks to consult on the SA process so far, to enable better integration with the LDP process and improve its effectiveness.

This Sustainability Appraisal Report follows on from the consultation on the Initial Sustainability Appraisal Report in January 2010 and the Scoping Report in October 2008. As a result of both consultation exercises, revisions have been made to the initial stages of the SA, addressing stakeholder responses. These revisions have informed the development of this report and subsequent detailed assessments and recommendations.

This Sustainability Appraisal Report will be made available at Newport City Council Offices, all Council libraries and online at www.newport.gov.uk/planningpolicy. Hard copies of the report can be obtained by contacting the Council's planning policy team on: 01633 656656.

Glossary of Terms

Term	Meaning / Definition
Ancient Woodland	Woodland that has been in existence since 1600.
Baseline	A description of the present and future state of an area, in the absence of any plan, taking into account changes resulting from natural events and from other human activities.
BREEAM	Building Research Establishment Environmental Assessment Method
CfSH	Code for Sustainable Homes
Consultation Body	An authority that, because of its environmental responsibilities, is likely to be concerned by the effects of implementing plans and programmes and must be consulted under the SEA Directive. The Consultation Bodies, designated in the SEA Regulations are the CCW, Cadw and Environment Agency Wales.
County Borough	Newport City Council is entitled as such, although the administrative area is described as a County Borough.
Environmental appraisal	A form of environmental assessment used in the UK (primarily for development plans) since the early 1990s, supported by 'Environmental Appraisal of Development Plans: A Good Practice Guide' (DoE, 1993); more recently superseded by sustainability appraisal. Some aspects of environmental appraisal foreshadow the requirements of the SEA Directive.
Environmental assessment	Generically, a method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level "strategy" (a policy, plan or programme), with the aim of taking account of these effects in decision-making. The term "Environmental Impact Assessment" (EIA) is used, as in European Directive 337/85/EEC, for assessments of projects. In the SEA Directive, an environmental assessment means "the preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision", in accordance with the Directive's requirements.
Environmental Report	Document required by the SEA Directive as part of an environmental assessment, which identifies, describes and appraises the likely significant effects on the environment of implementing a plan or programme. See SA Report.
HRA ISR	Habitats Regulation Assessment: Initial Screening Report
Important Wildlife Habitat	To protect priority habitats a list has been drawn up at the UK level of 65 habitats requiring special protection totalling habitats and of these habitats, 55 occur in Wales. Looking after our habitats is important; habitats in good condition will benefit many species and provide 'nature benefits' to society including storing of carbon, mitigating flood damage and providing space for relaxation and wellbeing. ¹

¹ Priority Habitats in Wales:
<http://www.biodiversitywales.org.uk/content/uploads/documents/Species%20Habitats/MASTER%20S42%20Habitats%20List%20150508.pdf>

Important Wildlife Species	To protect our rarer species, a list has been drawn up at the UK level of species requiring special protection totalling 1149 species and 504 of these species occur in Wales. A further 33 species together with three groupings of lichens and plants go to produce a list of species of principle importance in Wales. This is referred to as the Section 42 list. ²
Indicator	A measure of variables over time often used to measure achievement of objectives.
Mitigation	Used in this guidance to refer to measures to avoid, reduce or offset significant adverse effects.
Responsible Authority	In the SEA Regulations, means an organisation which prepares a plan or programme, subject to the SEA Directive, and is responsible for the SEA.
Scoping	The process of deciding the scope and level of detail of an SA, including the sustainability effects and options that need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.
Significant effect	Effects which are significant in the context of the plan. (Appendix II of the SEA Directive gives criteria for determining the likely environmental significance of effects).
Sustainability Appraisal (SA)	Generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the SEA Directive.
SA Report	Document which identifies describes and appraises the likely significant sustainability effects of implementing a plan or programme. It incorporates the Environmental Report required by the SEA Directive.
Valued Open Space	Open space that provides benefits to the local community through recreation; storm-water drainage; wildlife habitat; aesthetic benefits or relief from congestion and other negative effects of development.
Landscape Value	<p>The individual aspects of a landscape that are given a value based on set criteria where outstanding is equal to National importance, high to Regional importance, Moderate to local importance and low where there is a very low level of importance even locally.</p> <p>These aspects are Visual – what the landscape looks like; Earth Science – what is the geology and geomorphology of the landscape; Biodiversity - what plants grow on and what animals live in the landscape; History and Archaeology – what effect have people had on the landscape; and lastly Culture – what are the cultural influences which have helped shape the landscape. (LANDMAP)</p>
Woodland Management Scheme	Better Woodlands for Wales will grant aid the preparation of a management plan and it will also provide woodland owners with a wide range of grants to help them implement the plan in order to create and manage woodlands well. Owners wishing to enter the scheme will be given access to professional help from woodland managers who will be able to provide good advice about the scheme and prepare a management plan.

² Section 42 species:

http://www.biodiversitywales.org.uk/content/uploads/documents/Species%20Habitats/MASTER%20S42%20Species%20List%20150508%20_Latin-English-Welsh_.pdf

Non-Technical Summary

Overview of Process and Purpose of Sustainability Appraisal

Newport City Council is preparing a Local Development Plan (LDP) for the County Borough that sets out the policies and proposals for the development and use of land.

The Newport City Council (NCC) Unitary Development Plan (UDP) was adopted in May 2006. The Council has now started the preparation of the LDP, which will replace the UDP upon adoption. The LDP will set out the Council's objectives and priorities for the development and use of land within the City for the period 2011-2026.

This Sustainability Appraisal Report (SAR) has been prepared to fulfil the requirements for Sustainability Appraisal (SA) arising from the Planning and Compulsory Purchase Act 2004 and the requirements for Strategic Environmental Assessment (SEA) arising from the SEA Directive. The purpose of SA is to promote sustainable development through better integration of sustainability (economic, social and environmental) considerations in the preparation and adoption of plans. The SEA Directive requires that certain plans and programmes undergo an environmental assessment, due to the likelihood that they will have significant environmental effects once implemented.

This SAR accompanies the LDP Deposit Plan for consultation. It builds on the earlier SA work undertaken on behalf of the Council for the Initial Sustainability Appraisal Report (January 2010) and SA Scoping Report (October 2008).

The Process Followed

Throughout the report the term SA is used to describe the combined process SA/SEA, which involves four main stages. Stages A to D, as described below, have been completed thus far.

Stage A

- Identifying other plans, programmes and sustainability objectives that inform and influence the development of the LDP;
- Establishing an understanding of the social, environmental and economic conditions of Newport (referred to as 'the baseline');
- Identifying key sustainability issues in the County Borough;
- Outlining SA objectives against which to later evaluate the LDP policies, which will be grouped into components for assessment purposes;
- Gathering consultation feedback on the proposed breadth of coverage and level of detail for the SA.

Stage B

- Assessing a series of spatial strategic options;
- Assessing strategic sites for the development of employment, housing, retail, community facilities, minerals and waste;
- Completing an overarching and strategic assessment to appraise the Preferred Strategy policies against the SA Objectives;
- Completing an assessment to appraise the Deposit Plan policies;
- Identifying the cumulative, synergistic and indirect effects likely to arise as a result of the implementation of the LDP strategy and policies;

- Identifying appropriate mitigation to avoid predicted negative effects and making recommendations to further enhance predicted beneficial effects, where appropriate; and
- Identifying a suitable monitoring strategy.

Stage C

- Preparation of Initial Sustainability Appraisal Report to accompany the Preferred Strategy LDP for consultation.

Stage D

- Preparation of Sustainability Appraisal Report to accompany Deposit LDP for consultation.

Habitats Regulations Assessment

There is a requirement for any policies, plans or projects with potential to affect designated European sites to undergo Appropriate Assessment (AA) under the European Habitats Directive. The NCC administrative area contains the River Usk Special Area of Conservation (SAC), which is a European designation. The section within NCC falls within the River Usk (Lower Usk) Site of Special Scientific Interest (SSSI). Newport also sits on the western bank of The Severn Estuary, which is recognised at the European level through its designation as a Ramsar Site, a Special Protection Area (SPA) and Special Area of Conservation (SAC).

Although the requirements and process for HRA are separate from that for SA, the two processes have been run in parallel for the LDP and the HRA has informed the SA.

The HRA of the Deposit Plan (February 2012) was prepared ahead of the finalisation of the SA of the Deposit Plan. As such, the SA assessed the Deposit LDP version that has already integrated the results of the HRA. The HRA considered seven European Sites within the influence of the Newport City Council Deposit LDP including:

- River Usk SAC;
- Severn Estuary SAC/SPA/Ramsar site;
- River Wye SAC
- Cardiff Beechwoods SAC,
- Wye Valley Woodland SAC,
- Wye Valley and Forest of Dean Bat SAC; and,
- Aberbargoed Grasslands SAC

The HRA Report concludes that *“the findings of the assessment indicate that the Newport City Council Deposit LDP in implementation will not have a likely significant effect on the European site[s] considered as part of the HRA screening alone or in combination and will not require full AA under the Habitats Regulations. This opinion is subject to consultation with CCW. The assessment may be revised should further relevant comments be received or if there are significant changes to the plan/ proposal as screened.”*

Contents and Main Objectives of the Deposit LDP

The first section of the LDP sets out the Council's vision for future growth, objectives and strategic policy framework that will manage and guide development in the County Borough over the next twenty years and beyond. The Deposit LDP vision is:

“As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for diverse economic growth that will strengthen its contribution to the region. It will

be a place that people recognise as a lively, dynamic, growing city, with communities living in harmony in a unique natural environment.”

In order to achieve this vision, the LDP document identifies the following objectives:

Sustainable use of Land

Objective 1: To ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimises the impact on the environment and makes a positive contribution to local communities.

Climate Change

Objective 2: To ensure that development and land uses in Newport make a positive contribution to minimising, adapting or mitigating against the causes and impacts of climate change, by incorporating the principles of sustainable design, changes to travel behaviour, managing the risks and consequences of flooding, and improving efficiency in the use of energy, waste and water.

Economic Growth

Objective 3: To enable a diverse economy that meets the needs of the people of Newport and those of the wider South East Wales economic region.

Housing

Objective 4: To ensure that there is an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meets the needs of the population. Also to foster the creation of places which contribute to local distinctiveness and thriving communities.

Conservation and the Environment

Objective 5: To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the built environment.

Objective 6: To protect and enhance the quality of the natural environment, including protected and non-protected species and habitats, regardless of greenfield or brownfield status, and also including the protection of controlled waters.

Community Facilities and Infrastructure

Objective 7: To ensure the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing ones.

Culture and Accessibility

Objective 8: To ensure that development proposals and uses are socially and physically accessible to all, taking account of the needs of all individuals.

Health and Wellbeing

Objective 9: To provide an environment that encourages healthy and safe lifestyle choices and promotes wellbeing.

Waste

Objective 10: To ensure that waste management choices are based on the proximity principle and a hierarchy of reduce, reuse, recovery and safe disposal, and that there is adequate provision for facilities to enable this to happen.

The LDP document outlines a Spatial Strategy and Strategic Policies covering the following topics:

SP1	Sustainability
SP2	Health

SP3	Flood Risk
SP4	Water Resources
SP5	Countryside
SP6	Green Belt
SP7	Green Wedges
SP8	Special Landscape Areas
SP9	Conservation of the Natural, Historic and Built Environment
SP10	House Building Requirement
SP11	Eastern Expansion Area
SP12	Community Facilities and Requirements
SP13	Community Infrastructure Levy
SP14	Transport Proposals
SP15	Integrated Transport
SP16	Major Road Schemes
SP17	Employment Land Requirement
SP18	Employment Sites
SP19	Urban Regeneration
SP20	Assessment of Retail Need
SP21	Waste Management
SP22	Minerals

The LDP also includes 85 policies covering General Development Principles, Environment, Housing, Employment, Transport, Retailing and the City Centre, Community Facilities and Other Infrastructure, Minerals and Waste.

Sustainability Baseline and Key Issues

Standing at the gateway to Wales, Newport covers a geographical area of just over 73.5 square miles and is a vibrant, forward-thinking city. Steeped in history, it contains in Caerleon one of the three Roman military fortresses in Britain. Newport also has a rich industrial heritage, dating mainly from the nineteenth century, when its important strategic location led to its rapid development.

After losing some of its historic core industries, the city is successfully proving that it can re-establish and adapt itself as a centre of modern industry and commerce, with electronics and financial service businesses now standing alongside traditional industries. Redevelopments are taking place in the city centre; and many regeneration projects are transforming the waterfront and other parts of the city.

The main sustainability issues identified for Newport, which the LDP must address, are briefly summarised below.

Poor air quality: There is a large number of AQMAs in Newport. The primary source of nitrogen oxides (NO₂) in these areas was from traffic emissions, and particularly from the M4 motorway and its immediate arterial roads. Poor air quality can have negative implications for human health, climate change and the natural and built environment.

Local food production: Organic farming can have a considerable impact on the biodiversity of the area by improving and managing valuable habitats for wildlife. Purchasing local produce strengthens the local economy by keeping money spent locally, offers more diverse employment, helps farmers

add value and increase revenue. There are also environmental benefits by reducing “food miles³” and associated pollution, and reduction in packaging and waste of valuable resources.

CO₂ emissions: NCC’s per capita emissions of CO₂ were 12.5 tonnes in 2005, which was high compared to the Welsh average of 9.0 tonnes. This will have implications for climate change and human health.

Energy efficiency: 8.2% of households suffer from fuel poverty, a key issue in reducing energy consumption. The lack of ability to pay to improve the energy efficiency of dwellings by some families may only exacerbate this problem.

Landscape: The countryside is essentially a working environment for those employed in agriculture and forestry, as well as being home to commuter communities. At the same time, the countryside in Newport represents a considerable resource for access, recreation and wildlife; therefore it is essential to strike a balance between the different uses and users of the countryside. The Newport City Council (2009) Designation of Special Landscape Areas identified seven areas as SLAs.

Conserving water resources and reducing water usage: Water quality, availability, management and usage are regarded as key issues and opportunities for the LDP. Water quality in the River Usk SAC is good throughout the main river, except for localised enrichment from sewage discharges. In the Wye CAMS area, water quality is very good or good. The major part of the plan area is underlain by a secondary aquifer and these should be protected from adverse impacts. The Great Spring SPZ provides an indication of the risk to groundwater supplies, which may result from potentially polluting activities and accidental releases of pollutants. The Ebbw and Lwyd CAMS and the Wye CAMS indicate that the catchments are over abstracted. The Usk CAMS encompasses the main urban area of Newport. Within the Usk catchment, surface water is the dominant source. The CAMS shows that water will be ‘available’ for abstraction from Sor Brook up to 2019 (target status).

Flood risk, coastal erosion and water quality: Risks of and from flooding will be exacerbated by the effects of climate change as well as additional surface water run-off from development. Increased surface water runoff can also put pressure on sewerage infrastructure, which may lead to contamination of water resources from drainage overflow events. The SMP2 details coastal policy guidance for theme areas that cover the plan area, which are: Caldicot Levels, Newport and Usk, and Wentlooge. The majority of policies are ‘hold the line’ although there are instances where the policy is ‘no active intervention’ or ‘managed realignment’ in these coastal areas.

Land affected by contamination: More sites with known areas of contamination are likely to be cleaned up through development control processes. Site investigations for locations allocated for development have indicated contamination, yet despite concentrations being elevated, current information does not suggest that they warrant remedial action under Part IIA of the Environmental Protection Act (EPA).

Commons: Most of the Levels commons are included within the Gwent Levels SSSIs, whilst others elsewhere are being considered as Sites of Importance for Nature Conservation (SINCs).

Threats to designated habitats and species: Two sites associated with Newport have European designations as Special Protection Areas (SPAs) and Ramsar sites to conserve habitats of listed rare or vulnerable birds and regular migratory species, and/or as SACs to conserve habitats and listed rare or vulnerable species. All types of development have the potential to negatively affect designated sites and species. The city also contains 11 SSSIs, either wholly or in part.

Threats to non-designated habitats and species: While it may not be a *priority* to protect certain habitats and species that are not formally designated under environmental legislation, these also require protection from detrimental effects arising from development.

³ Term refers to the distance that food travels between field and plate, including processing. It is used as a way of indicating the environmental impact of the food we eat (adapted from http://www.bbc.co.uk/food/food_matters/foodmiles.shtml)

Waste: Newport currently has very limited facilities available for the treatment and disposal of waste. There are no operational landfills within Newport and the landfills that Newport currently sends waste that cannot be recycled to are predicted to close imminently. Newport contains the greatest producers of hazardous waste in South East Wales due to presence of the Eco-Oil facility.

Crime and Fear of Crime: One of the main challenges for Newport, according to the community strategy (2010-2020), is crime and anti-social behaviour. Statistics indicate that Newport does experience areas of higher crime, often corresponding to wider deprivation.

Access: Efforts are being made to improve both public and community transport by increasing their availability and looking at alternative and innovative ways in which they can operate. The overall trend is for an increase in population in the city, with a higher numerical growth in those under 16 or over 65/66. These sectors traditionally have a higher incidence of utilising sustainable modes (either too young to drive or eligible for free bus travel). These trends indicate the likelihood of a greater demand for alternatives to the private car.

Cultural Heritage and Historic Environment: The county borough has a wealth of buildings, areas and ecological/landscape features that are protected for their historical, cultural, architectural and/or archaeological interest. The Chartist Movement was also prominent in Newport's historical development. There is an opportunity for supporting much greater use of the historic environment as a catalyst/theme/driver for development.

Health: Some of the main challenges for Newport, which contribute to disadvantage within local communities, are health inequalities and child poverty. In addition, there are considerable differences in health status between the richer and poorer areas.

Physical Activity: Judged against NPFA standards, in the majority of wards there is a shortfall in provision of accessible open space. Access to open space can have benefits that are both mental and physical. Areas of deficiency may therefore experience a population that does not participate in informal physical activity, alongside other effects associated with environmental inequality.

Cycling: The City Wide Transport Strategy Refresh (2011) highlights recent initiatives that could encourage cycling and an opportunity to improve sustainable access to the countryside for the residents of Newport. The completion of the Connect2 cycle scheme to Caerleon provides opportunities to develop sustainable tourism initiatives linking key attractions. The active lifestyles initiative will encourage greater participation in cycling and walking across the City: again necessitating local, suitable cycle trails, which are linked between areas, creating a suitable network for more active participants.

Gypsies and travellers: The majority of Gypsy and Travellers in Newport are living on sites with temporary consents. A local needs assessment commissioned by NCC has indicated that there is a local need for both permanent and transient pitches for Gypsy and Traveller communities.

Households and Housing: It is anticipated that the growth in households is likely to be greater than the population growth rate. Threats identified in the 2007 Local Housing Strategy were: Stock transfer; Environmental impact; Low demand; Right to Buy; Decline of traditional industry; Social exclusion; Ageing sewerage system; and Budgets. Newport ranked as having the second largest minority ethnic population of the Welsh councils after Cardiff, with the highest proportion living in Pillgwenlly Ward. Pakistani, Indian and Chinese populations were more likely to own their own homes. This is consistent with the proportion of the Indian population employed in managerial roles. The local housing market assessment found that overcrowding is an issue for many Black and Minority Ethnic groups.

Welsh Language and Identity: Compared to the figure for Wales, a low proportion of the population in the county borough are Welsh speakers. This may indicate a higher level of Anglicisation than other Welsh regions, which may be contrary to Welsh Assembly objectives. Recent investment has increased the availability of facilities for the development of cultural activities including the arts, which may provide a platform for development.

Employment: The Wales Spatial Plan Update asserts that high value developments should be a dominant feature of Newport's projected employment growth. The majority of employment is within the service sector, following a decline in the manufacturing and construction industries. The Newport Economic Development Strategy 2011 provides analysis of Newport's strengths, weaknesses, opportunities and threats in terms of its potential for economic growth. These can be summarised as:

- **Strengths:** Location & Connectivity; Varied Economic Base; Significant Regeneration Achieved; Land Supply & Modern Business Space; Good Technical Skills/Labour Force; Credibility in Major Events & Quality; Facilities available
- **Weaknesses:** Poor City Centre Image & Offer; Public Sector Employment Focus; Academic Skills/Economic indicators; Land Constrained – Services/Flood Risk
- **Opportunities:** New City University Campus; Technical Excellence in Specialist; Manufacturing; Severnside catchment - cost advantages over Cardiff & Bristol; Back-Office Business Functions to Existing; Manufacturing – Consolidation; Local/Regional Logistics – Internet Delivery Growth; M4 Congestion further west
- **Threats:** M4 Congestion – generally; Severn Tolls into Wales; Improving Competition Nationally (UK); Continued Squeeze Between Bristol & Cardiff; Priorities for Valleys and West – Further European Funding.

Travel to Work: According to the City-Wide Transport Strategy Refresh (2011), Newport has significant commuter flows, with a net inflow of 9,200 commuters per day. The principal inflows originate in Caerphilly, Cardiff and Torfaen. Outflows were principally to Cardiff and Bristol. These demonstrate the regional economic role of Newport as a significant employment location. In addition, there are 40,200 daily commuting trips within Newport itself.

Deprivation: Some of the main challenges for Newport, which contribute to disadvantage are across educational achievement and employment, crime and anti social behaviour, health inequalities, and child poverty. Compared to Great Britain, Newport has a high proportion of people claiming benefits (19.2% compared to 14.2% of resident working age population 2007). Benefits dependent households make up 57% of Newport's unemployed. Pillgwenlly has the worst levels of income deprivation throughout Wales, and the largest levels of unemployment and overall deprivation in Newport.

Education: The Local Education Authority (LEA) is facing a major issue over the next 5 years of a falling demand for primary places in its schools. In secondary schools, the level of surplus places is low, and there is particular pressure on provision in the Bassaleg area. The demand for Welsh medium education is growing in the County Borough.

Poor educational performance: The County experiences higher exclusion rates and lower secondary attendance than all-Wales averages. Newport has a higher than Welsh average proportion of people aged 16-24 with no educational, vocational or professional qualifications at 23.8%.

Tourism: Tourism provides a significant opportunity for areas to benefit from the 'drip-down' effects of regeneration. In 2008, approximately 7% of Newport's employment was in the tourism industry. Growth on the scale of the past few years may not be sustainable owing to, loss of major sporting events in Cardiff to the new Wembley Stadium and reduction of the business tourism profile owing to new developments in Bristol and Cardiff. Whilst the Celtic Manor is still developing, this resort does not represent all market sectors. Newport's environmental assets could also be used to enhance the tourism offer.

Retail: There are 12 District Centres in Newport City. Eight are geographically concentrated towards the more central area of the city, whilst four – Bettws, Caerleon, Ringland and Newport Retail Park – are located a little further out. Newport City Centre has benefited from relatively little new retail investment in recent decades. The Newport Retail Study (July 2010, Colliers International) recommends *"a strong city centre first approach in order to maximise the prospects for new development coming forward which will enable the city centre to compete with larger centres"*

elsewhere, and to control the level and type of competition with other retail facilities within the wider city area.”

Sustainability Appraisal Framework

The Sustainability Appraisal Framework is a key tool in completing the SA as it allows the assessment of the effects arising from the LDP proposals in key areas to be undertaken in a systematic way. The SA Objectives were also developed over the iterative SA process due to changes in the planning policy framework and baseline data as well as consultation comments received between assessment iterations. As a result the LDP SA objectives used for the assessment of the Deposit Plan (February 2012) differ slightly from those used in the earlier assessment stages and are shown below:

Environmental

1. Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management
2. To protect, manage and enhance biodiversity
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources
4. To improve air quality
5. To reduce emissions of greenhouse gases
6. To minimise the effects of noise pollution
7. To maintain and, where possible, enhance water quality, quantity and flow
8. To reduce water consumption
9. To take a long term view and minimise the risk of and from flooding and coastal erosion
10. Increase energy efficiency
11. Promote renewable energy production and use
12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable 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

Social

14. Improve equality of opportunities amongst all social groups and improve health and wellbeing
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
16. Improve the quantity, quality, variety and affordability of housing
17. To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods
18. To conserve and enhance the historic environment of Newport
19. To identify, promote, strengthen and enhance the cultural identity of Newport

Economic

20. To enable high and stable levels of local employment in Newport

21. To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment
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
23. To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy
24. Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns
25. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling
26. To seek to improve the vitality and viability of the district centres and City Centre

Compatibility between LDP and SA Objectives

Initial work on the LDP identified a set of objectives to achieve the overall vision for the area. Each of these objectives was evaluated in terms of its compatibility with the SA objectives.

Overall, the succinct nature of the document, aiming to provide a clear direction, was commended. Furthermore, the assessment has highlighted that the LDP objectives were broadly compatible with the SA objectives. The SA recommended a number of changes to the LDP Objectives, which were considered and, where appropriate, integrated into the final LDP Objectives presented in the Preferred Strategy.

Plan Issues and Options

A set of 8 strategic options have been developed by the Planning Policy Team. These come under the headings of:

1. Housing Numbers

HN1 SEWSPG (South East Wales Spatial Planning Group) Apportionment

HN2 Population Trend Growth

HN3 Housing Building Trend Growth

2. Housing Delivery

HD1 Market-Led

HD2 Do Nothing

HD3 New Markets

3. Accommodation for Students and Young People

Y1 Do Nothing

Y2 To Seek the Provision of More Student Accommodation

Y3 To Encourage City Centre Accommodation Attractive to Young People

4. Accommodation for the Elderly

OAP1 Do Nothing

OAP2 Limited Provision

OAP3 Specific Provision

5. Village Development

- V1 Do Nothing
- V2 Sustainable Village Development
- V3 Village Expansion

6. Employment

- E1 Do Nothing
- E2 Market-led Reappraisal of Supply
- E3 Sustainable and Regeneration Based Employment
- E4 Employment Promotion on Non-Employment Sites

7. Celtic Manor

- CM1 Do Nothing
- CM2 Masterplan Approach

8. Airport

- A1 Do Nothing
- A2 Support the Concept of an Airport
- A3 Not Support the Concept of an Airport
- A4 Note the Concept

The assessment revealed varying degrees of sustainability across the options. Although the Council ultimately held responsibility for selecting the preferred option for each strategic policy, the SA differentiated the various policy options for each objective and helped to identify the most sustainable options. The Preferred Options identified as a result of the SA were as follows:

1. HN2 Population Trend Growth
2. HD3 New Markets
3. Y3 To Encourage City Centre Accommodation Attractive to Young People
4. OAP3 Specific Provision
5. V2 Sustainable Village Development
6. E3 Sustainable and Regeneration Based Employment and E4 Employment Promotion on Non Employment Sites
7. CM2 Masterplan Approach
8. A4 Note the Concept

Development of Strategic Sites

Candidate sites identified as part of the LDP process have been subject to an assessment in order to determine their performance in sustainability terms, with reference to social, environmental and economic factors. The original site appraisal was undertaken by NCC, to inform the development of the LDP. The original SA Framework was modified to enable the assessment of sites.

Overall, the results predicted a number of positive as well negative effects on the SA Objectives as a result of implementation of the LDP candidate sites that have been assessed to date.

The sites considered to be the most sustainable, subject to data gaps, were as follows:

- Site 11: Pirelli;

- Site 17: Ringland; and
- Site 38: 28 Retail East.

The sites considered to be the least sustainable were:

- Site 5: Solutia;
- Site 20: Michaelston;
- Site 21: Marshfield West;
- Site 22: Marshfield East; and
- Site 43: Airport.

The assessment indicated that potential conflicts for other sites may be, to a certain degree, mitigated through the implementation of LDP policies that will seek to reduce the effects of development on environmental and socio-economic considerations.

Preferred Strategy Compatibility Assessment

A high level assessment of the LDP Preferred Strategy was initially undertaken, to evaluate and predict the likely effects of the plan. The aim was to ensure that the development of the Preferred Strategy is guided in such a way that the policies reflect the principles and priorities for sustainable development in Newport.

Deposit LDP Policies Assessment

The Preferred Strategy was then developed by NCC to arrive at the Deposit LDP (February 2012) which was the subject of a detailed assessment. In order to undertake the assessment, the LDP policies (February 2012) were grouped under 27 components for assessment:

1. Sustainability
2. Health and Amenity
3. Service Infrastructure
4. Energy
5. Flood Risk, Coast and Water Resources
6. Green Belt, Landscape and Countryside Development
7. Conservation of the Natural Environment
8. Design
9. Historic Environment
10. Housing Supply
11. Eastern Expansion Area
12. Housing Standards
13. Existing and New Community Facilities
14. Developer Contributions
15. Transport
16. Recreational Accessibility
17. Highways Infrastructure
18. Employment

19. Regeneration
20. Rural Economy
21. Tourism
22. Waste
23. Minerals
24. City Centre
25. District Centres
26. Large Scale Out of Centre Retailing
27. Other Retail.

The assessment of the policies has indicated that the LDP is likely to have significant benefits for sustainable development, particularly relating to the following contributors:

- Improve equality of opportunities amongst all social groups and improve health and wellbeing;
- Improve equality of opportunities amongst all social groups and improve health and wellbeing;
- 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;
- Improve the quantity, quality, variety and affordability of housing;
- To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods;
- To conserve and enhance the historic environment of Newport;
- To identify, promote, strengthen and enhance the cultural identity of Newport;
- To enable high and stable levels of local employment in Newport;
- To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment;
- 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;
- To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy;
- Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns;
- Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling; and
- To seek to improve the vitality and viability of the district centres and City Centre.

A mixture of significant positive and negative effects are predicted against the following environmental contributors of sustainable development:

- Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management

- To protect, manage and enhance biodiversity
- To ensure efficient use of land and protect geodiversity, soil quality and mineral resources
- To improve air quality
- To reduce emissions of greenhouse gases
- To minimise the effects of noise pollution
- To maintain and, where possible, enhance water quality, quantity and flow
- To reduce water consumption
- To take a long term view and minimise the risk of and from flooding and coastal erosion
- Increase energy efficiency
- Promote renewable energy production and use
- Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management
- 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

It is considered that the mitigation of the predicted negative effects of the LDP indicated above, such as effects on local air quality, biodiversity, greenhouse gas emissions, water quality, soil quality and flood risk, can be achieved through the effective implementation of measures included within the LDP Policies as well as supporting documents to the LDP. Supporting documents that contain further policy guidance and mitigation include the SFCA Stage 2; Wildlife and Development SPG; Pillgwenlly Regeneration Framework; and East Newport Development Framework Plan SPG.

Conclusions

It is considered that the 108 policies in the Deposit LDP (February 2012) taken together and considered alongside national planning policies, will help to lead to sustainable development in Newport over the plan period. The Deposit LDP is generally considered to offer potentially significant positive effects on environmental, social and economic objectives, with the proportion of significant positive sustainability effects far outweighing the predicted significant negative effects against some of the environmental objectives. The predicted negative effects are mainly a direct result of the infrastructure, employment, waste and minerals development proposals contained in the Deposit LDP.

Following the assessment of the February 2012 version of the Deposit LDP, a number of recommendations were made for the policies. NCC took on board most of these recommendations and has updated policies in the March 2012 Consultation version.

1. Introduction

Background

- 1.1 This document is the Sustainability Appraisal Report (SAR) for the Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the Newport City Council Deposit Local Development Plan (LDP). Under the provisions of the Planning and Compulsory Purchase Act 2004, SA is mandatory for all LDPs. An SEA is also required under European Directive 2001/42/EC 'on the assessment of certain plans and programmes on the environment' (the 'SEA Directive'). The SA and SEA processes are combined to inform the preparation of the LDP.
- 1.2 The Newport City Council (NCC) Unitary Development Plan (UDP) was adopted in May 2006. The Council has recently been preparing the LDP, which will replace the UDP upon adoption. The LDP will set out the Council's objectives and priorities for the development and use of land within the City for the period 2011-2026.
- 1.3 Atkins was commissioned in March 2008 by NCC to undertake SA incorporating SEA of the Newport LDP. As part of this work, Atkins was also commissioned to undertake the initial stages of the Habitats Regulation Assessment (HRA) in parallel with the SA/SEA, as described below. Subsequent stages were undertaken by Newport City Council Officers.
- 1.4 This SAR outlines the SA Process to date, including the results of the formal consultation on the Scoping Report (please refer to **Appendix B**), which comprised the first stage (Stage A) of the SA/SEA for the Newport City Council LDP. The Scoping Report consulted upon the framework proposed for the SA of the Newport LDP based on the identification and analysis of plans and programmes of relevance to the study area; a description of the environmental, economic, and social baseline; and the identification of any issues/problems and opportunities within the study area that the LDP may need to respond to.
- 1.5 Following the Scoping Report, an Initial Sustainability Appraisal Report (ISAR) was developed and consulted upon. The ISAR encompassed the evaluation and development of options for the LDP. Using the framework established at Stage A, the ISAR undertook Stage B as far as the evaluation of the LDP objectives, candidate sites, issues and options, and the compatibility of the preferred strategic options and preferred policy approaches with the SA objectives. The outcomes of the consultation process on the ISAR, including how these have shaped this SAR, can be found in **Appendix F**.

The Newport Local Development Plan

- 1.6 The LDP sets out the Council's vision for future growth, objectives and strategic policy framework that will manage and guide development in the County Borough over the next twenty years and beyond. As outlined below, the SA assessed the compatibility between the LDP Vision and Objectives and the SA Objectives, leading to a number of recommendations. As a result, the revised LDP vision is:

“As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for diverse economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growing city, with communities living in harmony in a unique natural environment.”

- 1.7 In order to achieve this vision, the LDP document identified the following objectives:

Sustainable use of Land

Objective 1: To ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimises the impact on the environment and makes a positive contribution to local communities.

Climate Change

Objective 2: To ensure that development and land uses in Newport make a positive contribution to helping to minimise the causes of climate change and to mitigating the impacts, by incorporating the principles of sustainable design, reducing the need to travel, providing safe and active travel routes, and managing the risks and consequences of flooding.

Economic Growth

Objective 3: To enable a diverse economy that meets the needs of the people of Newport and those of the wider South East Wales economic region.

Housing

Objective 4: To ensure that there is an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meets the needs of the population. Also to foster the creation of places which contribute to local distinctiveness and thriving communities.

Conservation and the Environment

Objective 5: To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the built environment.

Objective 6: To protect and enhance the quality of the natural environment, including protected and non-protected species and habitats, regardless of greenfield or brownfield status and also including the protection of controlled waters.

Community Facilities and Infrastructure

Objective 7: To ensure the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing ones.

Culture and Accessibility

Objective 8: To ensure that development proposals and uses are socially and physically accessible to all, taking account of the needs of all individuals.

Health and Wellbeing

Objective 9: To provide an environment that encourages healthy and safe lifestyle choices and promotes wellbeing.

Waste

Objective 10: To ensure that waste management choices are based on the proximity principle and a hierarchy of reduce, reuse, recovery and safe disposal, and that there is adequate provision for facilities to enable this to happen.

1.8 The LDP Deposit Plan is structured by the following chapters:

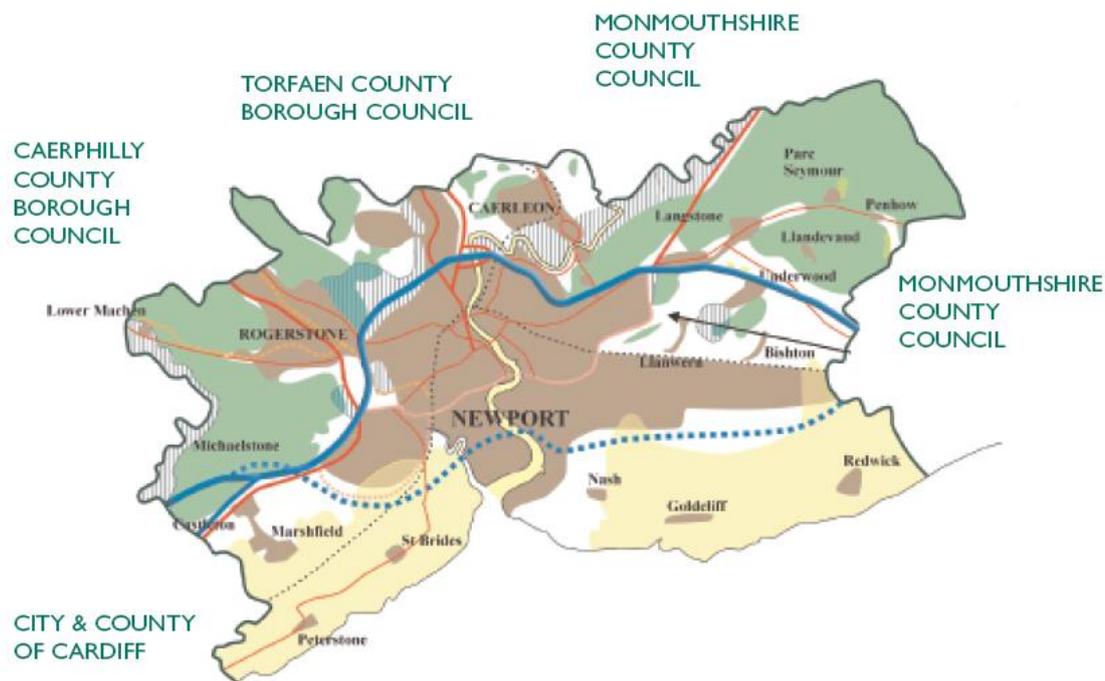
1. A Picture of Evolving Newport
2. Spatial Strategy and Strategic Policies
3. General Policies
4. Environment
5. Housing
6. Employment
7. Transport
8. Retailing and the City Centre

- 9. Community Facilities and Other Infrastructure
- 10. Minerals
- 11. Waste
- 12. Monitoring Framework
- 13. Infrastructure Requirement
- 14. Procedures

Study Area

1.9 **Figure 1.1** shows the plan area, including its key community areas and landscape features.

Figure 1.1 – Newport City Council Area in Context



Source: Newport City Council Waste Management Strategy 2004

Sustainable Development and Climate Change

1.10 The concept of sustainable development is central to the planning system. The term “sustainable development” has been used since 1987 following the publication of the World Commission on Environment and Development (WCED) report “Our Common Future”, commonly referred to as the Brundtland Report. It called for a strategy that united development and the environment – described by the now-common term “sustainable development”, which is defined as:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’ (Our Common Future, p42)

1.11 In essence the term “sustainable development” not only refers to the impact of development on the environment, but also to society and the economy. In order for a development to be considered “sustainable” it must result in a win-win-win situation for the environment, society and the economy. Sustainable development is not about balancing these issues, but rather ensuring that none are adversely affected and, preferably, that there is a positive impact on all three.

- 1.12 The UK Government has produced a Sustainable Development Strategy, “Securing the Future. Delivering UK Sustainable Development Strategy” (March 2005). Priority areas for immediate action are outlined as:
- Sustainable consumption and production;
 - Climate change and energy;
 - Natural resource protection and environmental enhancement; and
 - Sustainable communities.
- 1.13 Sustainable Development is seen as the “*central organising principle for Government and the wider public sector in Wales,*”⁴ under the sustainable development scheme prepared by the Welsh Ministers as part of the responsibilities conveyed through the Government of Wales Act 2006, section 79. According to Planning Policy Wales (Edition 4, 2011) 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:*
- *promote social justice and equality of opportunity; and*
 - *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.”*
- 1.14 To achieve forms of development that are more sustainable than previous development, proposals must strike an acceptable balance between maximising resource and energy efficiency; minimising environmental impacts; delivering social benefits; and supporting a healthy economy. This is also reflected in the One Wales: One Planet (The Sustainable Development Scheme of the Welsh Assembly Government, May 2009), which states within the Vision that:
- “Within the lifetime of a generation [the Welsh Assembly Government] want to see Wales using only its fair share of the earth’s resources, and where our ecological footprint is reduced to the global average availability of resources – 1.88 global hectares per person, with each Spatial Plan Area making its full contribution...To achieve this goal over a generation, we will need to reduce by two thirds the total resources we currently use to sustain our lifestyles.”*
- 1.15 In order to achieve this goal, the One Wales: One Planet sets the following targets:
- 80-90% reduction in use of carbon-based energy to build on existing 3% per annum reduction target in Wales and ambitions to make all new buildings zero carbon buildings and to move to producing as much electricity from renewable sources by 2025 as consumed;
 - Move towards becoming a zero waste nation. This will build on a stated goal of achieving 70% recycling of municipal waste by 2025;
 - Travel less by car, and create a stronger connection with local economies and communities;
 - Have a resilient and sustainable economy that is able to develop whilst stabilising, then reducing its use of natural resources, reusing sites and buildings and reducing its contribution to climate change;
 - Source more of our food locally and in season, within a natural environment where ecosystems are managed sustainably; and

⁴ Quotation from One Wales: One Planet: Consultation on a new Sustainable Development Scheme for Wales Summary document November 2008 <http://wales.gov.uk/docs/desh/consultation/081119oneplanetsummaryen.pdf>

- Do all this in ways which make us a fairer society, building on our commitments to tackling child and fuel poverty.

1.16 Planning Policy Wales includes planning policy guidance that seeks to deliver these targets and other. This and other Welsh Assembly Government Guidance that has been considered and adhered to as part of this SA is referenced with the sustainability objectives that have been developed for the SA Framework in **Table 6.1**.

Strategic Environmental Assessment and Sustainability Appraisal

1.17 The EU Directive 2001/42/EC on assessment of effects of certain plans and programmes on the environment (the 'SEA Directive') came into force in the UK on 20 July 2004 through the Environmental Assessment of Plans and Programmes Regulations 2004. The Directive applies to a variety of plans and programmes, including those for town and country planning and land use and applies to LDPs as they a) set the framework for future development consent and b) are likely to have a significant effect on the environment.

1.18 The overarching objective of the SEA Directive is:

"To provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans... which are likely to have significant effects on the environment." (Article 1)

1.19 SEA is an iterative assessment process that plans and programmes are required to undergo as they are being developed to ensure that potential significant environmental effects arising from the plan/programme are identified and assessed, mitigation is proposed and findings communicated to plan-makers to enable improvements to be made to the LDP. SEA also requires the monitoring of significant effects once the plan/programme is implemented.

1.20 The SEA Directive and associated UK Regulations state that the SEA must consider the following topic areas:

- Biodiversity;
- Population;
- Human Health;
- Flora and Fauna;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage, including archaeological and architectural heritage;
- Landscape; and
- The interrelationship between these factors.

1.21 Under the regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004, a SA is required for all LDPs in Wales. The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and

adoption of plans. The Regulations⁵ stipulate that SAs of LDPs should meet the requirements of the SEA Directive.

The SA Process

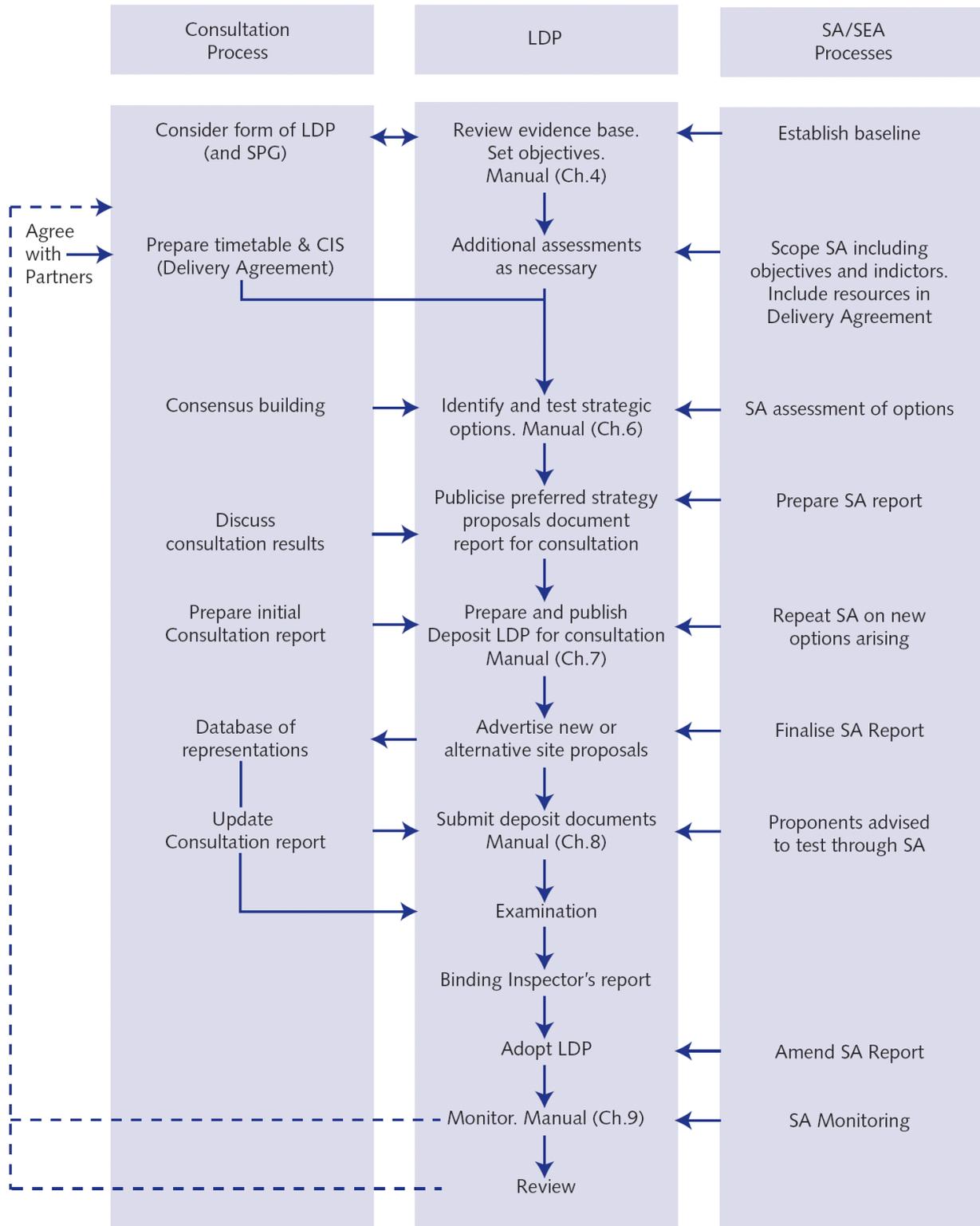
- 1.22 The requirements to carry out SA and SEA are thus distinct, but the Welsh Assembly Government (now Welsh Government (WG)) guidance for LDPs concurs with the ODPM's SA guidance⁶ in stating that it is possible to satisfy both through a single appraisal process (commonly designated as SA/SEA⁷) and provides methodologies and guidance for doing so. This methodology goes further than the SEA methodology (which is primarily focused on environmental effects), requiring the examination of all the sustainability-related effects, whether they are social, economic or environmental. However, those undertaking the SA should ensure that in doing so they meet the requirements of the SEA Directive. This report will therefore integrate both the SA and SEA requirements, and subsequent reference to SA in this document will be taken to mean SA incorporating SEA.
- 1.23 SA ensures that social, environmental and economic concerns are addressed and fully integrated into the production of a planning document and that integration of these issues is achieved as far as possible.
- 1.24 SA is an iterative process that takes place alongside the preparation of a planning document. This is to ensure that the principles of sustainable development are integrated into the plan-making process, thus ensuring that the resulting policies and proposals produce sustainable development when implemented. Through consultation and the involvement of stakeholders and specialist experts in the process, the resulting appraisal should be both robust and fully integrated.
- 1.25 **Figure 1.2** sets out the various stages, tasks and relationships with the plan preparation contained in the WG/ODPM guidance, which are being applied to the SA of the NCC LDP.

⁵ Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (S.I. 2004/1656 (W/170)) ("the Wales Regulations").

⁶ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Guidance for Regional Bodies and Local Planning Authorities, ODPM, November 2005.

⁷ The term SA is used to denote the combined SA/SEA process in this report.

Figure 1.2 – Incorporating SA/SEA within the LDP Process



N.B. Plan preparation, SA and consultation should be undertaken in an integrated manner.

Source: WAG LDP Manual 2006, p29

Purpose of the Sustainability Appraisal Report

- 1.26 The overarching purpose of an SAR is to report on the SA process so far, and how it has informed the development of the LDP Policies. This report has been informed and refined by the consultation at the Scoping Stage (A) (see **Appendix B**) and the non-statutory consultation on the ISAR, which reported on the SA of high level strategic policies and sites. This SAR provides information on:
- Other relevant plans, programmes and sustainability objectives;
 - Baseline information;
 - Sustainability issues;
 - Framework for appraising likely significant effects arising from the LDP;
 - Compatibility between the LDP objectives and the SA objectives;
 - The development of the LDP options;
 - Compatibility between the LDP Preferred Strategy and the SA objectives;
 - Assessment of the preferred detailed policies of the LDP Deposit Plan; and
 - Next stages of the SA.

Consultation

- 1.27 Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Sustainability Appraisal. These are termed the statutory Consultation Bodies, and in Wales comprise the Countryside Council for Wales (CCW), Environment Agency (Wales) (referred to as EA) and Cadw (Historic Environment Service of the Welsh Assembly Government). It is considered good practice to consult with other appropriate social and economic consultees who would have a significant influence upon, or would be influenced by the LDP.
- 1.28 This SAR, to be subject to consultation, is a statutory part of the SA process, to be used to further enable the integration of sustainability principles into the plan making process.

Habitats Regulations Assessment

- 1.29 Under the Habitats Regulations, it is necessary to assess whether the Newport LDP is likely to have a significant effect upon a European Site through the Habitats Regulations Assessment (HRA) process. The authority contains the River Usk, a SAC designated under the EC Habitats Directive. The section within NCC falls within the River Usk (Lower Usk) Site of Special Scientific Interest (SSSI). Newport also sits on the western bank of The Severn Estuary, which is recognised through its designation as a Ramsar Site, a SPA and a SAC. These sites support internationally important plant and animal communities. Potential effects on internationally protected sites outside the plan area, for example the River Wye SAC that may be affected by development within the plan area should also be regarded within the HRA.
- 1.30 Technical Advice Note 5: Nature Conservation and Planning⁸ states that:
- ‘One of the principal requirements of of Part IVA of the Habitats Regulations is that before a local planning authority adopts a development plan, it must consider the potential effects of the plan on European sites and European offshore marine sites... both alone and in combination*

⁸ Welsh Assembly Government 2009, Technical Advice Note 5: Nature Conservation and Planning, <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf> .

with other plans or projects. The European site(s) or European offshore marine site(s) potentially affected may be within or outside Wales. **The Regulations apply to all development plans, irrespective of when the local planning authority started the development plan.** The overall process of considering the effects of a development plan on European sites and European offshore marine sites is referred to in this guidance as the 'Habitats Regulations Appraisal' (HRA), in order to distinguish the overall process from the step within it commonly referred to as the 'appropriate assessment' (AA).

- 1.31 Therefore the LDP must be subject to a HRA. If the first stage of the HRA indicates that a significant effect is likely to be predicted on the European Sites, then it will be necessary to undertake an Appropriate Assessment (as required by Article 6(3) of the Habitats Directive and regulation 85B of the draft Regulations), which will examine the impacts of the LDP against the conservation objectives of the European Sites. The Assessment must determine whether the LDP would adversely affect the integrity of the site in terms of its nature conservation objectives.
- 1.32 Technical Advice Note 5⁹ also states that:
- "Sustainability Appraisal (SA) and Environmental Assessment of plans (SEA) are also iterative processes and must...be carried out at each stage of the plan preparation process..However, HRA should not be incorporated into the SA or SEA processes. It should be run in parallel with these processes, utilising common stages such as environmental information gathering. If the HRA is integrated with SA or SEA Environment Reports by the local planning authority, the elements forming the HRA must be kept clearly distinguishable."*
- 1.33 The WAG LDP Manual¹⁰ intends that 'appropriate assessment will be integrated with development plan Sustainability Appraisal, incorporating SEA.' To date, the HRA data collection and desk based review work has been completed and the findings incorporated into the SA through integration of details relating to qualifying features of the SACs, current conditions and conservation objectives in the baseline data (see Chapter 3 and **Appendix A**), derivation of issues and identification of appropriate objectives and indicators within the SA Framework.
- 1.34 An Initial Screening Report (ISR) was produced as a parallel process to the ISAR in January 2010.
- 1.35 The HRA of the Deposit Plan (February 2012) was prepared ahead of the finalisation of the SA of the Deposit Plan. As such, the SA assessed the Deposit LDP version that has already integrated the results of the HRA. The HRA considered seven European Sites within the influence of the Newport City Council Deposit LDP including:
- River Usk SAC;
 - Severn Estuary SAC/SPA/Ramsar site;
 - River Wye SAC;
 - Cardiff Beechwoods SAC;
 - Wye Valley Woodland SAC;
 - Wye Valley and Forest of Dean Bat SAC; and
 - Aberbargoed Grasslands SAC.

⁹ Welsh Assembly Government 2009, *Technical Advice Note 5: Nature Conservation and Planning*, <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf>.

¹⁰ Welsh Assembly Government 2006, *Local Development Plan Manual*

1.36 The HRA Report concludes that *“the findings of the assessment indicate that the Newport City Council Deposit LDP in implementation will not have a likely significant effect on the European site[s] considered as part of the HRA screening alone or in combination and will not require full AA under the Habitats Regulations. This opinion is subject to consultation with CCW. The assessment may be revised should further relevant comments be received or if there are significant changes to the plan/ proposal as screened.”*

Navigating between the Tasks

1.37 The structure of this report has been designed to enable the reader to distinguish easily between the different tasks and how they relate back to the overall process. In order to achieve this, colour coding has been applied as follows and is used throughout the report to assist in navigation:

STAGE A: SETTING THE CONTEXT AND SA OBJECTIVES, ESTABLISHING THE BASELINE AND DECIDING ON THE SCOPE
A1: Identifying other relevant policies, plans and programmes and SA objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SA Framework
A5: Consulting on the scope of SA
STAGE B: DEVELOPING AND REFINING OPTIONS AND ASSESSING EFFECTS
B1: Testing the plan objectives against the SA objectives
B2: Developing the plan options
B3: Predicting the effects of the plan, including options
B4: Evaluating the effects of the plan, including options
B5: Consider ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of the plan’s implementation
STAGE C: PREPARING THE SA REPORT
STAGE D: CONSULTING ON THE DRAFT PLAN AND THE SA REPORT
D1: Consulting on the Draft Plan and SA Report

2. Methodology

Overview of Approach

- 2.1 SA is a complex process that follows a number of sequential stages. This report has been structured to reflect the way in which work has been undertaken, presenting a logical progression through the various tasks that local authorities must complete in order to satisfy the formal requirements. This sequence of tasks is presented in **Figure 2.1**.
- 2.2 The work presented in this report represents the findings of Stage A and Stage B. This SAR forms Stage D of the SA process. **Figure 2.1** can also be used as a cross-reference to support the description of the subsequent stage (E) of the process that are outlined later in the Report.
- 2.3 Current guidance also sets out a requirement for the preparation of the SA Report (documenting work in Stages A, B and C), which should be used in the public consultation on the LDP Deposit Plan.
- 2.4 The approach used in the SA of the Newport LDP is based on the process set out in national guidance¹¹, which concurs with guidance from the ODPM – now the Department for Communities and Local Government (CLG) – on SA of Regional Spatial Strategies (RSSs) and Local Development Documents (LDDs). The SA has been conducted to also meet the requirements of the SEA Regulations¹².
- 2.5 The methodology adopted includes the completion of SA stages A, B, C and D and associated tasks as outlined in **Figure 2.1**.

Stage A: Setting the Context and Objectives, Establishing the Baseline and Deciding on Scope

- 2.6 Scoping work was undertaken, consulted upon and revised in 2008 to help ensure that the SA covered the key sustainability issues that are relevant to Newport within the context of the LDP. Following consultation on the ISAR, this stage of the SA was further updated in August 2011, to reflect the most up to date baseline and PPPs, in preparation for the assessment of the detailed policies of the LDP.

A1: Identifying other relevant policies, plans and programmes and SA objectives

- 2.7 Both the LDP and the SA should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case, a comprehensive review of all relevant plans, policies and programmes (PPPs) was carried out as part of the SA scoping process. This ensures that the objectives in the SA Report generally adhere to, and are not in conflict with, objectives found in other PPPs and also assists in the setting of sustainability objectives for the SA. In addition to this, it can also be used to ascertain potential conflicts between objectives which may need to be addressed as part of the process.
- 2.8 For the purposes of comprehensiveness, higher tier PPPs are included in the list to show the hierarchy and relationships between the various documents. The PPPs reviewed are outlined in Chapter 3.

¹¹ Welsh Assembly Government 2006, Local Development Plan Manual

¹² Environmental Assessment of Plans and Programmes Regulations July 2004, which transposed EU Directive 2001/42/EC on assessment of effects of certain plans and programmes on the environment (the 'SEA Directive') into UK law.

A2: Collecting baseline information

- 2.9 To predict accurately how the LDP proposals could affect environmental, social and economic factors, it is first important to understand the current state of these factors and then examine their likely evolution without the implementation of the plan.
- 2.10 Baseline information and data are summarised in Chapter 4. Full baseline datasets are presented in **Appendix A** where data are listed under social, environmental and economic groupings covering:
- General indicator;
 - Quantified data within the plan area;
 - Comparators and targets (if applicable);
 - Problems/constraints; and
 - Source of the information.
- 2.11 The datasets have been extracted from a wide range of available publications and datasets. Sources have included, among others, national government and government agency websites, census data, and the Office for National Statistics. No primary research has been conducted.

A3: Identifying sustainability issues and problems

- 2.12 Analysis of key sustainability issues relevant to the LDP area was carried out. This work was based on the review of relevant PPPs and an analysis of the baseline data.
- 2.13 The key sustainability issues for Newport were derived by analysing the baseline data and contextual information from other plans and assessing what the likely significant issues will be over the longer term i.e. 10 years +.
- 2.14 In addition to this, the consultation responses to the Scoping Report provided further information relating to the identification of sustainability issues for the County Borough. These issues were set out in a table under the three sustainable development dimensions (economic, social and environmental) and covered the most relevant topics. The key sustainability issues table is presented in Chapter 5.

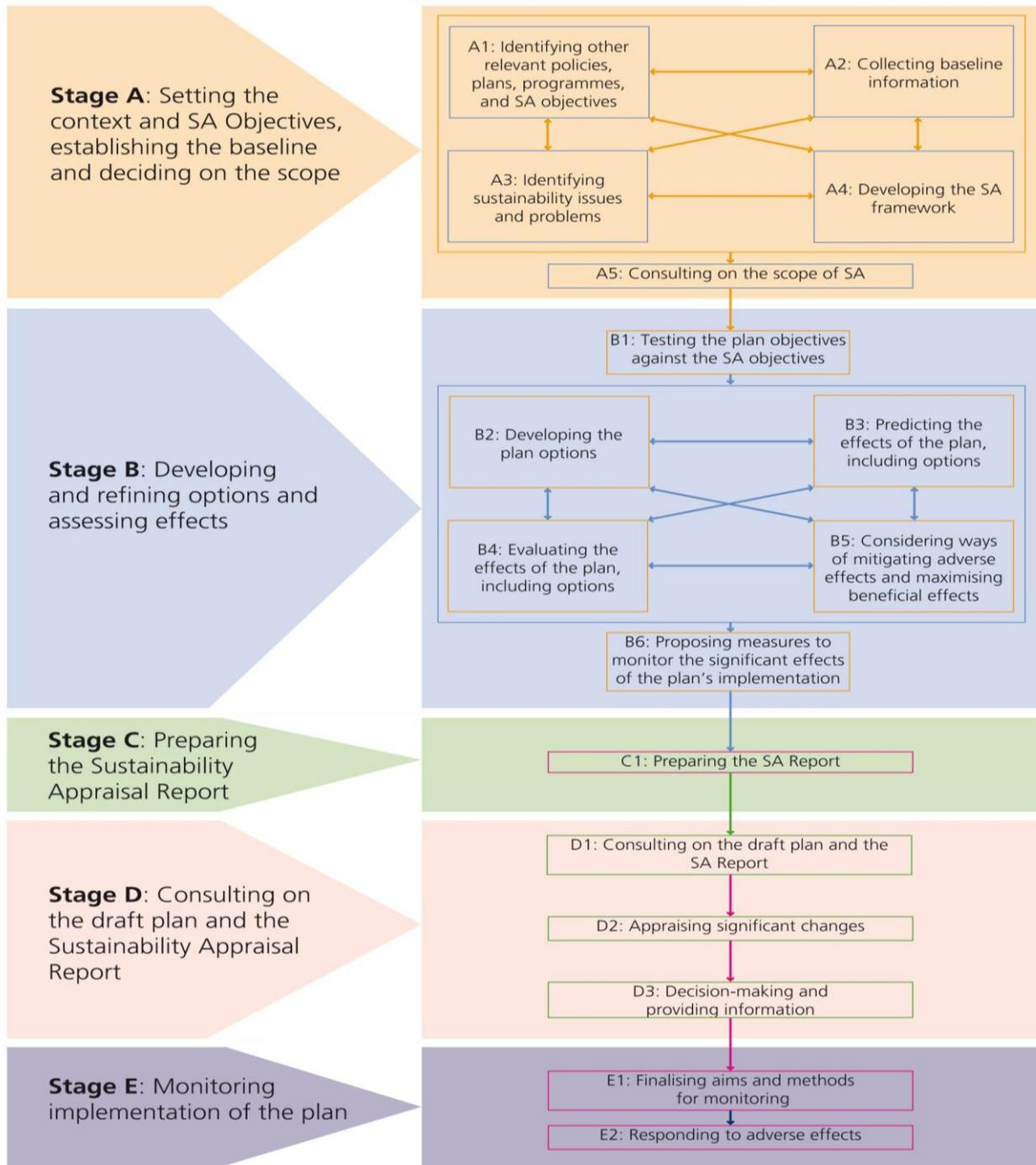
A4: Developing the SA Framework

- 2.15 A framework of objectives, indicators and targets, against which the proposals in the LDP can be assessed, was drawn up under the three sustainable development dimensions: social, economic and environmental. These were developed using an iterative process, based on the review of relevant PPPs, the evolving baseline and developing analysis of key sustainability issues.

A5: Consulting on the scope of SA

- 2.16 At this stage the Council sought the views of the Consultation bodies and others on the scope and level of detail of the ensuing SA Report. A Scoping Report was prepared to that effect. The consultation results were taken into account in the 2008 Revised Scoping Report and have influenced and helped shape this ISAR.
- 2.17 A revised framework was then developed taking on board comments from the consultation on the original Scoping Report. The SA Framework is presented in Section 6.

Figure 2.1 – Relationship between SA Stages and Tasks



Source: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

Stage B: Developing and Defining Options

B1: Testing the plan objectives against the SA objectives

- 2.18 A compatibility matrix was developed to identify to what extent the objectives of the LDP are compatible with the SA objectives as set out in the SA framework. When testing compatibility, the following scale was used:

Table 2.1 - Key to Compatibility of Objectives

	Broadly Compatible
	Potential Conflict
	Dependent on Nature of Implementation Measures
	Not Relevant

B2: Developing the plan options

Assessment of Strategic Options

- 2.19 An assessment of the strategic options for the spatial strategy developed for the LDP was then conducted. The assessment used a broad-brush and qualitative approach, which is generally accepted as good practice by the SA guidance for the earlier strategic stages of the appraisal.
- 2.20 Potential sustainability effects for each of the strategic options were assessed in terms of progress towards achieving the relevant SA objective using the scoring system presented in **Table 2.1**.
- 2.21 The assessment of the LDP policies allowed the most and least sustainable aspects of each policy to be identified, with the aim of, where necessary, amending the policies in order to promote their likely sustainable effects and reduce their likely unsustainable effects. This assessment also enabled the identification of those strategic options considered to be the most and least sustainable, as well as informing the selection of options to be taken forward as preferred options within the LDP. The results of the assessment are presented in Chapter 8 and full details can be found in **Appendix C**.

Table 2.2 - Scoring of Options Assessment

Scoring of Assessment	
+++	Major positive – likely to result in substantial progress towards the objective
++	Medium positive – likely to result in some progress towards the objective
+	Minor positive – likely to result in very limited progress towards the objective
0	Neutral outcome
+/-	Range of possible positive and negative outcomes
?	Uncertain outcome
-	Minor negative – likely to be to the very limited detriment of achieving the objective

Scoring of Assessment	
--	Medium negative – likely to be to the limited detriment of achieving the objective
---	Major negative – likely to be substantially detrimental to achieving the objective

Assessment of Candidate Sites

- 2.22 The proposed strategic sites were also assessed in order to identify those potential development sites predicted as likely to give rise to the most sustainable effects.
- 2.23 The original site appraisal was undertaken by NCC, to inform the development of the LDP. The Newport Sites Assessment Methodology led to the agglomeration of a number of candidate sites, forming the 46 strategic sites as shown in **Appendix D**. The strategic sites were assessed in terms of sustainability through the use of the SA Framework, which was revised to ensure relevance to the assessment of sites. The original data for each site was collated by NCC under the site names included in **Error! Reference source not found. (Appendix D)**. The assessment of the sites was undertaken using the following qualitative assessment scale:

Table 2.3 - Key to Strategic Sites Assessment

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

- 2.24 Matrices were used to record predictions of likely sustainability effects of each strategic site against each objective in the site-specific SA framework. Full details of the sites assessments can be found in **Appendix D**.

B3: Predicting the effects of the plan, including options

Preferred Strategy Compatibility Assessment

- 2.25 A high level assessment was then undertaken of the LDP Preferred Strategy to identify the compatibility of the policies and strategy developed to date with the SA Objectives. This was reported in the ISAR (2010).
- 2.26 The assessment was undertaken using the following assessment scale:

Table 2.4 – Preferred Strategy Assessment Scale

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

Deposit Plan Assessment

- 2.27 This assessment stage formed the statutory assessment of the Deposit Plan policies. The methodology that has been adopted for this assessment is generally broad-brush and qualitative which is generally accepted as good practice by the SA guidance.
- 2.28 The assessment of the preferred plan has been broken down into 'evaluation' of effects and 'mitigation' of effects.
- 2.29 The prediction of effects was undertaken for each proposal being implemented through the LDP against the SA Framework.

B4: Evaluating the effects of the plan, including options

- 2.30 The next stage of the assessment involved the evaluation of the significant effects. The evaluation involved forming a judgement on whether or not the predicted effects will be environmentally significant. The technique that has primarily been used to assess the significance of effects in this assessment is a qualitative assessment based on expert judgement. Other techniques included consultation with stakeholders involved in the SA process, geographical information systems and reference to key legislation, primarily the Strategic Environmental Assessment of Plans and Programmes Regulations 2004 and Environmental Impact Assessment Regulations 1999.
- 2.31 As with the prediction of the effects, the criteria of assessing the significance of a specific effect used in this assessment, as outlined in Annex II of the SEA Directive, has been based on the following parameters to determine the significance:
- Scale;
 - Permanence;
 - Nature and sensitivity;
 - Cumulative effects.
- 2.32 In the current practice of sustainability appraisals, the broad-brush qualitative prediction and evaluation of effects is based on a qualitative seven point scale in easily understood terms. In general, this assessment has adopted the scale set in **Table 2.5** to assess the significance of effects of the LDP proposals.

Table 2.5 - Criteria for Assessing Significance of Effects

Assessment Scale	Assessment Category	Significance of Effect
+++	Strongly positive	Significant
++	Moderately positive	
+	Slightly positive	Not Significant
0	Neutral or no obvious effect	
-	Slightly negative	
--	Moderately negative	Significant
---	Strongly negative	
?	Effect uncertain	

2.33 Moderately and strongly positive and negative effects have been considered of significance whereas neutral and slightly positive and negative effects have been considered non-significant.

Secondary and Cumulative Effects Assessments

2.34 Annex I of the SEA Directive requires that the assessment of effects include secondary, cumulative and synergistic effects.

2.35 Secondary or indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of the complex pathway e.g. a development that changes a water table and thus affects the ecology of a nearby wetland. These effects are not cumulative and have been identified and assessed primarily through the examination of the relationship between various objectives during the assessment of environmental effects.

2.36 Cumulative effects arise where several proposals individually may or may not have a significant effect, but in-combination have a significant effect due to spatial crowding or temporal overlap between plans, proposals and actions and repeated removal or addition of resources due to proposals and actions. Cumulative effects can be:

- Additive- the simple sum of all the effects;
- Neutralising- where effects counteract each other to reduce the overall effect; and
- Synergistic- is the effect of two or more effects acting together which is greater than the simple sum of the effects when acting alone. For instance, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all.

2.37 Many environmental problems result from cumulative effects. These effects are very hard to deal with on a project by project basis through Environmental Impact Assessment. It is at the SA level that they are most effectively identified and addressed.

2.38 Cumulative effects assessment is a systematic procedure for identifying and evaluating the significance of effects from multiple activities. The analysis of the causes, pathways and consequences of these effects is an essential part of the process.

2.39 Cumulative (including additive, neutralising and synergistic) effects have been considered throughout the entire SA process, as described below:

- As part of the review of relevant strategies, plans and programmes and the derivation of draft SA objectives, key receptors have been identified which may be subject to cumulative effects;
- In the process of collecting baseline information cumulative effects have been considered by identifying key receptors (e.g. specific wildlife habitats) and information on how these have changed with time, and how they are likely to change without the implementation of the LDP. Targets have been identified (where possible), that identify how close to capacity the key receptor is, which is a key determining factor in assessing the likelihood of cumulative and synergistic effects occurring, and their degree of significance;
- Through the analysis of environmental issues and problems, receptors have been identified that are particularly sensitive, in decline or near to their threshold (where such information is available);
- The development of SA objectives, indicators and targets has been influenced by cumulative effects identified through the process above and SA objectives that consider cumulative effects have been identified;

- The likely cumulative effects of the strategic alternatives have been identified which highlighted potential cumulative effects that should be considered later in the SA process; and
- The likely cumulative effects of the LDP policies have been identified.

B5: Consider ways of mitigating adverse effects and maximising beneficial effects

- 2.40 Mitigation measures have been identified during the evaluation process to reduce the scale/importance of significant negative effects.

B6: Proposing measures to monitor the significant effects of the plan's implementation

- 2.41 SA monitoring involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effect (positive or negative) being monitored. It thus helps to ensure that any adverse effects which arise during implementation, whether or not they were foreseen, can be identified and that action can be taken by NCC to deal with them.

STAGE C: Preparing the SA Report

- 2.42 The Initial Sustainability Appraisal Report was the outcome of Stage C in the SA Process and was used to inform the LDP Preferred Strategy consultation.

Stage D: Consulting on the Draft Plan and the SA Report

- 2.43 This Sustainability Appraisal Report is the output of Stage D of the SA process and accompanies the Deposit LDP for consultation.

Meeting the requirements of the SEA Directive

- 2.44 As mentioned in section 1, there is a fundamental difference between the SA and SEA methodologies. SEA is primarily focused on environmental effects and the methodology addresses a number of topic areas namely Biodiversity, Population, Human Health, Flora and Flora, Soil, Water, Air, Climatic Factors, Material Assets, Cultural Heritage and Landscape and the interrelationship between these topics. SA, however, widens the scope of the appraisal to assess the effects of a plan to include social and economic, as well as environmental topics.
- 2.45 This SA has been undertaken so as to meet the requirements of the SEA Directive for environmental assessment of plans. **Table 2.6** sets out where the specific SEA requirements have been met in this SA Report. Where they have not yet been completed, this is made clear.

Table 2.6 - Schedule of SEA Requirements

Requirements of the Directive	Where Covered in Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is:	
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Section 1, Section 3
b) The relevant aspects of the current state of the environment and	Sections 4 and 5,

Requirements of the Directive	Where Covered in Report
the likely evolution without implementation of the plan or programme	Appendix A
c) The environmental characteristics of areas likely to be significantly affected	Section 4, Appendix A
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC and 92/43/EEC	Chapters 4 and 5, Appendix A
e) The environmental protection objectives established at international, community or national level which are relevant to the programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Chapter 3
f) The likely significant effects on the environment, including: short, medium and long term; permanent and temporary; positive and negative; secondary, cumulative and synergistic effects on issues such as: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Chapters 9, 10, 11 and Appendix G
g) The measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme.	Chapters 10 and 12
h) An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 2, Chapter 8 and Appendices C and D
i) A description of measures envisaged concerning monitoring (in accordance with regulation 17)	Chapter 13
j) A non-technical summary of the information provided under the above headings	Non-Technical summary

3. Identifying Other Plans and Programmes and Sustainability Objectives

Task A1

3.1 The first task of a SA is the identification of other relevant plans, programmes and sustainability objectives. The LDP is prepared in the context of other plans and programmes, which need to be taken into account. The LDP must comply with national planning policy, and reflect other local plans and strategies, providing the spatial planning framework to help deliver those strategies.

3.2 The SEA Directive specifically states that information should be provided on:

“The relationship [of the plan or programme] with other relevant plans and programmes”

“The environmental protection objectives, established at international, [European] Community or [national] level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation”

Methodology

3.3 Both the LDP and the SA should be set in the context of national, regional and local objectives along with strategic planning, transport, social, economic and environmental policies. This being the case, a comprehensive review of all available relevant PPPs was carried out as part of the SA Scoping process. This ensures that the objectives in the Scoping Report generally adhere to, and are not in conflict with, objectives found in other PPPs and also assists in the setting of sustainability objectives for the SA. It can also be used to ascertain potential conflicts between objectives, which may need to be addressed as part of the process. For the purposes of comprehensiveness, higher tier PPPs are included in the list to show the hierarchy and relationships between the various documents.

3.4 The plans and programmes are listed below in **Table 3.1**.

Table 3.1 - Review of Relevant Plans, Policies and Programmes

Relevant Plans, Policies and Programmes
International and European level
The Johannesburg Declaration on Sustainable Development (2002)
The Kyoto Protocol on Climate Change (1997)
UN Framework Convention on Climate Change
Convention on Biological Diversity (1992)
Rio Declaration on Environment and Development, Statement of Principles for the Sustainable Management of Forests and Agenda 21 (1992)
Aarhus Convention (1998)
Public Sector Information (PSI) Directive 2003/98/EC on the Re-Use of Public Information
Environmental Liability Directive 2004/35/EC
European Spatial Development Perspective (97/150/EC)
European Sustainable Development Strategy (2001)

Relevant Plans, Policies and Programmes
EU Ambient Air Quality Directive (96/62/EC)
EU Habitats Directive (92/43/EEC)
EU Wild Birds Directive (79/409/EEC)
EU Directive on Environmental Noise (02/49/EC)
EU Framework Directive on Waste (91/156/EEC)
EU Landfill Directive (99/31/EC)
EU Water Framework Directive (00/60/EC)
EC Freshwater Fish Directive (78/659/EEC)
EU Flood Directive (2007/60/EC)
EU Sixth Environmental Action Plan (2002)
EU Soil Framework Directive 2006
European Landscape Convention ratified 2006
Energy Performance in Buildings Directive 2002/91/EEC
European Nitrates Directive (1991)
EU Groundwater Daughter Directive 2006/118/EC
EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment
EU Rural Development Policy 2007-2013
European Common Agricultural Policy (Reform 2003)
European Employment Strategy (2002)
Renewable Energy Coalition (2002)
Intelligent Energy Europe 2007-2013
European Physical Activity
National Level
Wales – A better Country – The Strategic agenda of WAG September 2003
UK Sustainable Development Strategy – ‘Securing the Future’ 2005
The Future of our Farming (DEFRA) – July 2009
Welsh Assembly Government - Planning Policy Wales (PPW) (Edition 4) – February 2011
A Living Wales – a new framework for our environment, our countryside and our seas Consultation - September 2010
Climbing Higher – The Wales Assembly Government Strategy for Sports and Physical Activity 2005
Welsh Assembly Government Play Policy 2002 and Implementation Plan - February 2006
Welsh Medium Education Strategy - April 2010
Child Poverty Strategy for Wales – February 2011
Getting On Together - a Community Cohesion Strategy for Wales – November 2009
Gypsy Traveller Good Practice Guidelines – July 2009
'Travelling to a Better Future'- A Gypsy and Traveller Framework for Action and Delivery Plan – September 2011

Relevant Plans, Policies and Programmes
Refugee Inclusion Strategy Action Plan - 2011
Capturing the Potential: A Green Jobs Strategy for Wales – July 2009
A Low Carbon Revolution: Wales' Energy Policy Statement - March 2010
A Climate Change Strategy for Wales – October 2010
Welsh Assembly Government – Fuel Poverty Strategy 2010
National Energy Efficiency and Savings Plan – 2011
One Wales, One Planet, The Sustainable Development Scheme of the Welsh Assembly Government- May 2009
One Future, Different Paths – The UK's Shared framework for Sustainable Development 2005
People, Places, Futures – The Wales Spatial Plan Update Consultation 2008
A Winning Wales – The National Economic Strategy of the Welsh Assembly Government 2002
Technical Advice Notes (TANs) – TAN1- Joint Housing Land Availability Studies 2006, TAN2 – Planning and Affordable Housing 2006, TAN3 – Simplified Planning Zones 1996, TAN4 - Retailing and Town Centres 1996, TAN 5 Nature Conservation and Planning 2009, TAN6 – Planning for Sustainable Rural Communities 2010, TAN7 – Outdoor Advertisement Control 1996, TAN8 – Renewable Energy 2005, TAN9 – Enforcement and Planning Control 1997, TAN10 – Tree Preservation Orders 1997, TAN11 – Noise 1997, TAN12 – Design 2009, TAN13 – Tourism 1997, TAN14 – Coastal Planning 1998, TAN15 – Development and Flood Risk 2004, TAN16 – Sport, Recreation and Open Space 2009, TAN18 – Transport 2007, TAN19 – Telecommunications 2002, TAN20 – The Welsh Language – UDPs and Planning Control 2000, TAN21 – Waste 2001; TAN 22 – Sustainable Buildings (2010)
Minerals Planning Policy Wales 2001
Minerals TAN 1 – Aggregates 2004
'Improving Lives and Communities – Homes in Wales' – April 2010
Living Well – Living Independent Lives – 2009
The Strategy for Older People in Wales 2008- 2013
Food for Wales, Food From Wales 2010:2020 (October 2010 Consultation) and Local Sourcing Action Plan (2009)
Conserving Biodiversity – The UK Approach - October 2007
Dŵr Cymru Welsh Water, Draft Water Resources Management Plan, January 2009
Dŵr Cymru Welsh Water, Surface Water Management Strategy
Dŵr Cymru Welsh Water: Our Sustainable Future 2007
Environment Agency, Water Resources Strategy for England and Wales - March 2009
Environment Agency, GP3 (Groundwater Protection Policy and Practice)
Cultural Tourism Strategy for Wales 2003 and Review 2007
Wales Coastal Tourism Strategy - 2008
Action Plan for the Countryside Experience 2004
Achieving Our Potential A Tourism Strategy for Wales 2006-2013
Sustainable Tourism Framework 2007
Well Being In Wales 2002

Relevant Plans, Policies and Programmes
Environment Strategy for Wales and Action Plans 2006
Towards Zero Waste - the Overarching Waste Strategy Document for Wales - June 2010
Welsh Assembly Government - Strategic Policy Position Statement on Water 2011
National Transport Plan – March 2010
A Walking and Cycling Action Plan for Wales 2008-2013 – December 2008
Woodlands for Wales - March 2009 and Action Plan 2010-2015, March 2011
Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007
Regional level
South East Wales Regional Waste Plan 2004 and Regional Waste Plan 1st Review – September 2008
Framework for Regeneration Areas - October 2010
European Structural Funds 2007-2013 Strategic Framework, Sustainable Regeneration – South East Wales – December 2009
South East Wales Development Strategy – Enter the dragon 2005
The South East Wales Strategic Tourism Framework- Capital Region Tourism – August 2008
Monmouthshire UDP 2006
Monmouthshire Local Development Plan Draft Deposit - June 2011
Caerphilly County Borough Council Local Development Plan, Adopted November 2010
Blaenau Gwent Unitary Development Plan 2006
Blaenau Gwent County Borough Council Local Development Plan Deposit - March 2011
Torfaen Local Plan 2000
Torfaen County Borough Council Local Development Plan Deposit - March 2011
City of Cardiff Local Plan 1996
The Severn Estuary Shoreline Management Plan 2000 and Severn Estuary Shoreline Management Plan (SMP) Review (SMP2) – Consultation November 2009
South East Wales Transport Alliance (SEWTA) – Regional Transport Plan - March 2010
River Usk Catchment Abstraction Management Strategy (CAMS) 2007 and Update December 2010
Ebbw and Lwyd Catchment Abstraction Management Strategy (CAMS) 2006 and Update December 2010
The Wye Catchment Abstraction Management Strategy March 2010 and Update December 2010
Eastern Valleys Catchment Flood Management Plan – January 2010
Wye and Usk Catchment Flood Management Plan – January 2011
Severn River Basin Management Plan – December 2009
River Usk Salmon Action Plan – October 2003
South Wales Regional Aggregates Working Party, Regional Technical Statement, October 2008
Local level
Newport Unitary Development Plan 2006
Unitary Development Plan Supporting Documents:

Relevant Plans, Policies and Programmes
Sustainability Appraisal - 2nd Proposed Changes Sustainability Appraisal – 3rd Proposed Changes
Adopted Supplementary Planning Guidance: Always Regeneration Area Development Brief Crindau Development Brief Planning and Design Guidelines Eastern Expansion Area George Street Development Brief Monmouthshire Bank Sidings/Whitehead Works Planning Framework Newport 2020 Unlimited Vision Old Town Dock Development Brief Pillgwenlly Regeneration Framework Rodney Parade Development Brief Station Yard Urban Design Framework The River Usk Strategy Accessibility Design Guide Nature Conservation Strategy (Draft) Affordable Housing Draft Design Guide for Infill and Backland Development – Adopted September 2009 Flood Risk & Sustainable Drainage Systems House Extensions Newport Public Realm Strategy Parking Guidelines - including revised Central Area requirement Planning Obligations Residential Design Guide Security Measures for Shopfronts & Commercial Premises Flat Conversions and Houses in Multiple Occupation Outdoor Play Space Provision – February 2007 Town Centre Shopfront Policy: A Design Guide Wildlife and Development – March 2010
Newport City Council Rights of Way Improvement Plan May 2008
Newport Economic Development Strategy 2011-2015
Newport Unlimited & Newport City Council, City Wide Transport Strategy Review: Strategy Refresh - Final Report September 2011
Newport 2020 Unlimited Vision January 2012
Tourism Strategy 2009-2011
Contaminated Land Inspection Strategy 2002
Air Quality Action Plan for Newport Consultation May 2006 and Air Quality Progress Report – April 2011
A Local Biodiversity Action Plan for Newport Draft Under Review 2008
Landscape Strategy: Landscape working for Newport Volumes 1,2,3,5 2006
Newport Children and Young People's Plan 2011-2014 – December 2010
Newport's Healthy Future: Health, Social Care and Wellbeing Strategy 2011/14
Newport's Community Strategy 2010-2020
Newport Updated Local Housing Strategy 2007

Relevant Plans, Policies and Programmes
Newport City Council Waste Management Strategy March 2004
Newport Community Safety Partnership Community Safety Plan 2008-2011

Results

- 3.5 Social, environmental and economic objectives and sustainability issues of relevance to the SA and the preparation of the LDP have been used to formulate a general, first set of sustainability 'themes' (split into the three dimensions of sustainable development: social, environmental and economic), which the sustainability objectives will encompass. This is presented in **Table 3.2** where the relationship between the final SA objectives and the sustainability 'themes' is shown in the far right column. The table also shows the implications arising for the LDP and the link between these objectives and the SEA topic areas. Identifying other relevant PPPs and their objectives is Task A1 of the SA process.

Table 3.2 - Sustainability Themes linked to final SA Objectives

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
Environmental						
Protect and enhance biodiversity	Convention on Biological Diversity, The EU Biodiversity Strategy, Convention on Biological Diversity, EU Habitats Directive, EC Freshwater Fish Directive, Agenda 21, Rio Declaration on Environment and Development, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive	PPW edition 4; TAN5 – Nature Conservation and Planning; Woodlands for Wales; Environment Strategy for Wales; The UK's Shared Framework for Sustainable Development; Conserving Biodiversity- the UK Approach; Coastal Tourism Strategy; EA GP3 (Groundwater Protection Policy and Practice); Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; River Usk CAMS; Ebbw and Lywd CAMS; Wye CAMS; River Usk Salmon Action Plan; Severn River Basin Management Plan; Food for Wales, Food from Wales	Newport Unitary Development Plan 2006; Local Biodiversity Action Plan; River Usk Strategy SPG; Wildlife and Development SPG	Policies should positively contribute to wider biodiversity and connectivity between sites of biodiversity importance and significance. Planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change. The LDP should not repeat the requirements of any relevant SPG as these provide detailed guidance on planning policy locally. The LDP should promote the conservation and enhancement of statutorily designated areas and undeveloped coast and ensure that appropriate weight is attached to designated sites of international, national and local importance.	Biodiversity; Flora and Fauna; Landscape	2

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
Identify, manage and protect habitats and species which are important on a international, national and local scale	Johannesburg Declaration on Sustainable Development, European Sustainable Development Strategy, Convention on Biological Diversity, The EU Biodiversity Strategy Statement of principles on forests, EU Habitats Directive, The EU Directive on the Conservation of Wild Birds, EC Freshwater Fish Directive, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Agenda 21, Rio Declaration on Environment and Development, Statement of Principles of Forests, Environmental Liability Directive;	PPW edition 4; TAN5 – Nature Conservation and Planning; Conserving Biodiversity- the UK Approach; Sustainable Tourism Framework; Environment Strategy for Wales; Woodlands for Wales; Dŵr Cymru Welsh Water: Our Sustainable Future	Newport Unitary Development Plan 2006, Local Biodiversity Action Plan; River Usk Strategy SPG; Wildlife and Development SPG	Policies should protect and enhance important habitats and species. See above.	Biodiversity; Flora and Fauna; Landscape	2
Minimise the effects of noise pollution	EU Directive on Environmental Noise, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental	PPW edition 4; TAN11 – Noise; Environment Strategy Wales; Regional Transport Plan	Newport Unitary Development Plan 2006,	Policies should minimise noise creation and separate noise sensitive uses from noise generating uses.	Human Health; Population	6

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
	Liability Directive					
Reduce air pollution and ensure improvements in air quality	EU Ambient Air Quality Directive, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive	PPW edition 4; Environment Strategy Wales, Air Quality Strategy for the UK; National Transport Plan; A Walking and Cycling Action Plan for Wales; Regional Transport Plan; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan	Newport Unitary Development Plan 2006, Air Quality Action Plan and Progress Report, Waste Management Strategy	Policies should reduce air polluting uses. Measures could include supporting sustainable transport measures such as: Improve cycle network across Newport; Improve cycling links between Caerleon Village and Newport; Promote walking with improved pedestrian facilities; Support building of St Cadoc's Railway station and footbridge; support measures to reduce travel to school and travel to work journeys by car; promote mixed use development; Continue to stipulate air quality assessments for planning applications in sensitive areas, and take air quality into account when making planning decisions; support park and ride.	Human Health; Population	4, 5
Reduce the risk of flooding and/or coastal erosion by assessing developments against the precautionary principle, and	The EU Water Framework Directive, EU Flood Directive, European Sustainable Development Strategy, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact	PPW edition 4; TAN15 - Development and Flood Risk; Severn Estuary Shoreline Management Plan; The UK's Shared Framework for Sustainable Development; Surface Water Management Strategy; Eastern Valleys	Newport Unitary Development Plan, Flood Risk & Sustainable Drainage Systems SPG	Policies should take account of flood risk in determining the location, layout and design of new development, particularly in identified tidal and surface water flood risk areas. Policies should safeguard against increased risk of flooding and adapt to	Water, Human Health, Material Assets	7, 9

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
promote protection of floodplains or areas of managed realignment from inappropriate development	Assessment	CFMP; Wye and Usk CFMP; SMP2; Severn River Basin Management Plan		<p>the predicted effects of climate change. Sustainable Drainage Systems can reduce pressure on surface water drainage systems and reduce the risk of flooding and associated pollution. Flood proofing properties could help to reduce risk.</p> <p>The LDP should take into consideration the proposals included in the Shoreline Management Plan to ensure that development is not at increased risk from coastal erosion.</p>		
Encourage sustainable use, enjoyment and management of the countryside	European Sustainable Development Strategy, European Landscape Convention, EU Rural Development Policy	Action Plan for the Countryside Experience; PPW edition 4; The Future of our Farming; Gypsy Traveller Good Practice Guidelines; Coastal Tourism Strategy; Sustainable Tourism Framework; A Walking and Cycling Action Plan for Wales; TAN6-Planning for Sustainable Rural Communities; Dŵr Cymru Welsh Water: Our Sustainable Future	Newport Unitary Development Plan, Rights of Way Improvement Plan; Landscape working for Newport	Policies should promote access and use of the countryside to help foster a sense of place; community cohesion; improved health as well as environmental stewardship.	Population, Human Health, Landscape	1
Promote protection and	European Landscape Convention, EU Directive	Severn Estuary Shoreline Management Plan;	Newport Unitary Development Plan, Rights of	Policies should promote the protection of valued	Landscape; Cultural	1, 18

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
enhancement of valued landscape character	97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, EU Rural Development Policy, Environmental Liability Directive	Woodlands for Wales; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; PPW edition 4; The Future of our Farming; Wales Sustainable Tourism Framework; TAN6-Planning for Sustainable Rural Communities	Way Improvement Plan; Local Biodiversity Action Plan, Waste Management Strategy, Landscape working for Newport	landscape character in Newport, to foster a sense of place; particularly in relation to the Gwent Levels; as well as protect cultural heritage and intrinsic environmental value.	Heritage	
Achieve an integrated system of water protection, improvement and sustainable use	The EU Nitrates Directive, The EU Water Framework Directive, EU Groundwater Daughter Directive, EC Freshwater Fish Directive, Agenda 21, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive	Severn Estuary Shoreline Management Plan; The UK's Shared Framework for Sustainable Development; PPW edition 4; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; River Usk CAMS;	Newport Unitary Development Plan; Contaminated Land Inspection Strategy; Local Biodiversity Action Plan, Waste Management Strategy, Flood Risk & Sustainable Drainage Systems SPG	Policies should consider water quality, quantity and flow (surface and groundwater), water supply and capacity, wastewater treatment and flood risk should be considered. Impacts of biodiversity should also be considered. Policies should ensure development is adequately drained; ensure that contaminated soils and/or new development do not lead to the contamination of water resources. Water	Water; Human Health	7, 8, 9

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
		Ebbw and Lywd CAMS; Wye CAMS; EA GP3 (Groundwater Protection Policy and Practice); Gypsy Traveller Good Practice Guidelines; Strategic Policy Position Statement on Water 2011; Draft Water Resources Management Plan; Water Resources Strategy for England and Wales; Surface Water Management Strategy; Severn River Basin Management Plan; Dŵr Cymru Welsh Water: Our Sustainable Future		resources should be managed sustainably meeting the needs of society without causing damage to the environment. Policies should prevent deterioration in water status/improve water status by ensuring suitable waste water infrastructure is provided.		
To ensure prudent use of land and other resources and promote resource-efficient and climate change resilient settlement patterns	European Sustainable Development Strategy, Agenda 21, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Statement of Principles of Forests, EU Rural Development Policy, Environmental Liability Directive	TAN1 – Joint Housing Land Availability Study; PPW edition 4; Wales Spatial Plan; The Future of our Farming; WAG Energy Policy Statement; One Wales, One Planet; A Walking and Cycling Action Plan for Wales; Regional Waste Plan 1st Review; TAN6-Planning for Sustainable Rural Communities; Food for Wales, Food from Wales	Newport Unitary Development Plan, Contaminated Land Strategy, Local Biodiversity Action Plan, Waste Management Strategy, City Wide Transport Strategy Refresh; Newport 2020 Unlimited Vision	Policies should promote sequential approach to development encouraging development of Previously Developed Land (PDL) as well as develop a sustainable land use pattern and promote minimum development densities.	Population; Human Health; Climatic Factors, Cultural Heritage	3, 5, 10, 13, 24
Encourage the use of more sustainable forms	European Sustainable Development Strategy,	PPW edition 4; TAN18; Wales Spatial Plan; The UK's Shared Framework for	Newport Unitary Development Plan, Rights of	Policies should provide opportunities to access new and existing developments	Population; Human Health; Climatic	5, 24, 25

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
of transport and development locations, reducing the need to travel by car		Sustainable Development; National Transport Plan; Regional Transport Plan; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; One Wales, One Planet; A Walking and Cycling Action Plan for Wales; TAN6-Planning for Sustainable Rural Communities; Food for Wales, Food from Wales	Way Improvement Plan, Air Quality Action Plan, Waste Management Strategy; Community Strategy, City Wide Transport Strategy Refresh	by a range of travel modes as well as develop a sustainable land use pattern and promote minimum development densities.	Factors; Air	
Address the causes of climate change and promote the reduction of greenhouse gas emissions	Johannesburg Declaration on Sustainable Development, Kyoto agreement, The EU Sixth Environmental Action Plan, European Sustainable Development Strategy, United Nations Framework Convention on Climate Change, European Climate Change Programme, The EU Air Quality Framework Directive Agenda 21, EU	Environment Strategy for Wales; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; Wales Spatial Plan; The UK's Shared framework for Sustainable Development; National Transport Plan; Regional Transport Plan; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau	Community Strategy, Draft Air Quality Strategy, Local Biodiversity Action Plan, Waste Management Strategy, City Wide Transport Strategy Refresh	Policies should aim to reduce the causes of climate change by reducing greenhouse gas emissions associated with all aspects of new developments, transportation and utilities infrastructure.	Air; Climatic Factors	5, 8, 10, 11, 12, 13, 23, 24, 25

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
	Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, UN Framework Convention on Climate Change	Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; The Future of our Farming; WAG Energy Policy Statement; National Energy Efficiency and Savings Plan; Climate Change Strategy for Wales; One Wales, One Planet; Sustainable Tourism Framework; Regional Waste Plan 1st Review; Draft Water Resources Management Plan; Water Resources Strategy for England and Wales; EA GP3 (Groundwater Protection Policy and Practice); Surface Water Management Strategy; TAN6-Planning for Sustainable Rural Communities; TAN 22 – Sustainable Buildings; Food for Wales, Food from Wales; Dŵr Cymru Welsh Water: Our Sustainable Future				
Promote the reduction of waste generation and landfill, and	The EU Landfill of Waste Directive, EU Waste Framework Directive, European	Environment Strategy Wales, The UK's Shared Framework for Sustainable Development; TAN21 –	Newport Unitary Development Plan, Waste Management Strategy	Policies should promote the minimising of waste in new developments as well increasing opportunities for	Population, Air, Climatic Factors	3, 12

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
increase levels of recycling to achieve more sustainable waste management	Sustainable Development Strategy, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive	Waste; PPW edition 4; South East Wales Regional Waste Plan; Wales a better Country; Wales Spatial Plan; One Wales, One Planet; Towards Zero Waste; Sustainable Tourism Framework; Regional Waste Plan 1st Review; Food for Wales, Food from Wales		recycling and reducing the amount of waste that is sent to landfill. Policies should be in accordance with the waste hierarchy, which requires emphasis to be applied to waste prevention and reuse, followed by recycling, then energy recovery and finally disposal to landfill which is given the lowest priority.		
Increase energy efficiency and promote renewable energy production and use with the aim of creating zero carbon developments	European Sustainable Development Strategy, EU Directive on Energy performance of buildings, Kyoto protocol on climate change, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Renewable Energy Coalition	The UK's Shared Framework for Sustainable Development; One Wales, One Planet; Wales a better country; PPW edition 4; TAN8 – Renewable Energy; TAN6-Planning for Sustainable Rural Communities; Wales Spatial Plan; WAG Energy Policy Statement; National Energy Efficiency and Savings Plan; Climate Change Strategy for Wales; A Walking and Cycling Action Plan for Wales; Regional Waste Plan 1st Review; Draft Water Resources Management Plan; Water Resources Strategy for England and Wales; TAN 22 – Sustainable Buildings	Newport Unitary Development Plan, Air Quality Action Plan; Community Strategy	Policies should promote reduced energy usage and energy efficiency in new developments and the creation of energy from renewable sources.	Population, Air, Climate Factors	5, 10, 13, 24, 25
Safeguard non	European Sustainable	The UK's Shared	Newport Unitary	The use of renewable	Population,	3, 8, 10,

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
renewable resources and use all resources wisely	Development Strategy, Kyoto protocol on climate change, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Renewable Energy Coalition	Framework for Sustainable Development; PPW edition 4; South East Wales Regional Waste Plan; Minerals Planning Policy Wales; MTAN1; Wales Spatial Plan; WAG Energy Policy Statement; National Energy Efficiency and Savings Plan; Towards Zero Waste; Sustainable Tourism Framework; Regional Waste Plan 1st Review; Regional Technical Statement (SWRAWP); Strategic Policy Position Statement on Water 2011; Draft Water Resources Management Plan; EA GP3 (Groundwater Protection Policy and Practice); River Usk CAMS; Ebbw and Lywd CAMS; Wye CAMS; Severn River Basin Management Plan; Food for Wales, Food from Wales	Development Plan	resources and of sustainably produced materials from local sources should be encouraged. Policies should safeguard minerals and other non-renewable resources. The LDP should play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks and telecommunications), while ensuring proper assessment of their sustainability impacts.	Material Assets	11, 13
To conserve soil resources and maintain their quality	European Sustainable Development Strategy, EU 6TH Environmental Action Plan, EU Soil Framework Directive, European Nitrates Directive, EU Directive 97/11/EC amending Directive	Environment Strategy for Wales; Wales Spatial Plan; Regional Waste Plan 1st Review; EA GP3 (Groundwater Protection Policy and Practice); Surface Water Management Strategy; The Future of our Farming; Food for Wales,	Newport Unitary Development Plan; Contaminated Land Inspection Strategy; Local Biodiversity Action Plan	Policies should ensure soil resources are not adversely affected by development. Where development will lead to the remediation of contaminated land, policies should ensure that this does not increase the potential for the pollution of groundwater	Soil, Landscape, Water	3

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
	85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive	Food from Wales		resources.		
Promote sustainable design in all new development to contribute to a higher quality built and natural environment	European Sustainable Development Strategy, Intelligent Energy Europe	PPW edition 4, TAN12 – Design; TAN 22 – Sustainable Buildings; TAN 10- Tree Preservation Orders; TAN 6- Sustainable Rural Communities; WAG Energy Policy Statement; National Energy Efficiency and Savings Plan; Fuel Poverty Strategy; One Wales, One Planet; A Walking and Cycling Action Plan for Wales; Sustainable Regeneration – South East Wales; Water Resources Strategy for England and Wales; EA GP3 (Groundwater Protection Policy and Practice); Surface Water Management Strategy	Newport Unitary Development Plan, Residential Design Guide SPG, Newport Public Realm Strategy - SPG; Community Strategy; Station Yard Urban Design Framework SPG; Local Housing Strategy, City Wide Transport Strategy Refresh	Policies should ensure good design which respects the local vernacular and complements the area in which they are located. <i>Planning authorities should not duplicate national planning policy which sets out minimum expectations on sustainable building standards, but should apply the policy to their local circumstances and explore opportunities to promote the underlying objectives of the policy in moving towards more sustainable and zero carbon buildings in Wales. New development can be located so as to maximise opportunities for delivering higher sustainable building standards. This may, for example include locating sites of specific uses together so as to make community heating schemes more viable by providing a sufficient heat load.(TAN22)</i>	Human Health, Climatic Factors, Population, Material Assets, Cultural Heritage, Landscape	10, 13

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
Social						
Protect and enhance the valued historic environment and its setting		PPW edition 4; Cultural Tourism Strategy; Coastal Tourism Strategy; Sustainable Tourism Framework; Regional Transport Plan; TAN12 – Design	Newport Unitary Development Plan, A Masterplan for Central Newport	Policies should protect and enhance valued historic environment and cultural heritage and its settings, acknowledging and fostering local diversity.	Cultural Heritage, Landscape	1, 18
Improve accessibility and transport links to key services from residential areas through improved travel choices maximising opportunities for community development and social welfare		TAN18 - Transport; National Transport Plan; Wales Spatial Plan, PPW edition 4; Child Poverty Strategy for Wales; Community Cohesion Strategy for Wales; The Strategy for Older People in Wales; Regional Transport Plan; Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan	Newport Unitary Development Plan, Rights of Way Improvement Plan, Accessibility Design Guide - SPG; Health, Social Care and Wellbeing Strategy, City Wide Transport Strategy Refresh	Policies should ensure developments and key services are served by a range of transport options to improve accessibility	Population; Human Health; Air	14, 15, 24, 25
Improve the health and wellbeing of the population as a core component	European Sustainable Development Strategy, EU 6th Environmental	PPW edition 4; Wales Spatial Plan; Well Being In Wales; Play Policy Implementation Plan; Gypsy	Newport Unitary Development Plan, Rights of Way Improvement Plan; Community Strategy;	Policies should promote healthy and active lifestyles and allow access to recreation opportunities.	Population, Human Health	4, 5, 9, 13, 14, 24, 25

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
of sustainable development and responding to climate change	Action Plan, Agenda 21	Traveller Good Practice Guidelines; National Energy Efficiency and Savings Plan; Fuel Poverty Strategy; One Wales, One Planet; Living Well – Living Independent Lives; The Strategy for Older People in Wales; Towards Zero Waste; A Walking and Cycling Action Plan for Wales; Regional Waste Plan 1st Review; Surface Water Management Strategy; Severn River Basin Management Plan; The Future of our Farming; Food for Wales, Food from Wales; Travelling to a Better Future	Health, Social Care and Wellbeing Strategy; Children and Young People’s Plan; Outdoor Play Space Provision SPG; A Masterplan for Central Newport; City Wide Transport Strategy Refresh	Health facilities should be located to maximise accessibility. Consideration of the possible impacts of developments - positive and/or negative - on people’s health at an early stage will help to clarify the relevance of health and the extent to which it needs to be taken into account. Policies should consider enabling the growing of food locally to improve health as well as reduce air pollution and encourage improved local biodiversity.		
Raise educational attainment to help improve opportunities for life	Aarhus Convention, PSI Directive	South East Wales Economic Development Strategy; Wales Spatial Plan; Welsh Medium Education Strategy; Community Cohesion Strategy for Wales; Refugee Inclusion Strategy Action Plan; Framework for Regeneration Areas; Sustainable Regeneration – South East Wales	Newport Unitary Development Plan, Community Strategy; Children and Young People’s Plan, Waste Management Strategy, A Masterplan for Central Newport, Newport Economic Development Strategy	Policies should ensure the opportunity to access educational facilities is available to all	Population, Human Health	15, 23
Raise skill levels to enable individuals to equip themselves with the necessary		A Winning Wales – The National Economic Development Strategy of the WAG; Wales a Better Country; Wales Spatial Plan;	Newport Unitary Development Plan, Community Strategy; Children and Young	Policies to enable training and educational facilities are located so as to maximise accessibility	Population	15, 23

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
skills to find and remain in work		Welsh Medium Education Strategy; Child Poverty Strategy for Wales; Refugee Inclusion Strategy Action Plan; Sustainable Regeneration – South East Wales	People’s Plan, A Masterplan for Central Newport, Newport Economic Development Strategy; Pillgwenlly Regeneration Framework			
Improve the quality, variety and affordability of housing to ensure that everyone has the opportunity to live in a decent affordable home		TAN1- Joint Housing Land Availability Studies, TAN2 – Planning and Affordable Housing, TAN12 – Design; Wales Spatial Plan; PPW edition 4; Gypsy Traveller Good Practice Guidelines; Travelling to a Better Future; Fuel Poverty Strategy; Improving Lives and Communities; Living Well – Living Independent Lives	Newport Unitary Development Plan, Community Strategy, Local Housing Strategy, Affordable Housing SPG; Health, Social Care and Wellbeing Strategy	Policies should ensure that housing of a range of types and tenures is provided to meet the needs of all communities including gypsy and traveller groups.	Population, Human Health,	16
Reduce levels of crime and fear of crime and promote safer neighbourhoods		TAN 12- Design, PPW edition 4; Play Policy Implementation Plan; Community Cohesion Strategy for Wales; Gypsy Traveller Good Practice Guidelines; Refugee Inclusion Strategy Action Plan	Newport Unitary Development Plan, Community Strategy; Children and Young People’s Plan, Local Housing Strategy; Community Safety Partnership Plan; Health, Social Care and Wellbeing Strategy; Pillgwenlly Regeneration Framework	Policies should promote safe and sustainable communities.	Population, Human Health	17
Reduce poverty and social exclusion and improve equality	European Sustainable Development Strategy, Johannesburg Declaration on Sustainable	TAN6 –Sustainable Rural Communities; Play Policy Implementation Plan; Child Poverty Strategy for Wales;	Newport Unitary Development Plan, Community Strategy; Children and Young	Policies should promote safe and sustainable communities and allow people to access	Population, Human Health	14

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
of opportunities amongst all social groups	Development, Agenda 21, Rio Declaration on Environment and Development, Aarhus Convention, PSI Directive	Community Cohesion Strategy for Wales; Gypsy Traveller Good Practice Guidelines; Refugee Inclusion Strategy Action Plan; National Energy Efficiency and Savings Plan; Fuel Poverty Strategy; Living Well – Living Independent Lives; The Strategy for Older People in Wales; Framework for Regeneration Areas; Food for Wales, Food from Wales	People’s Plan, Local Housing Strategy; Health, Social Care and Wellbeing Strategy; Pillgwenlly Regeneration Framework; Newport 2020 Unlimited Vision	employment and other opportunities.		
Create sustainable and balanced communities	Johannesburg Declaration on Sustainable Development, European Spatial Development Perspective, European Sustainable Development Strategy, Agenda 21, Rio Declaration on Environment and Development, EU Rural Development Policy, Aarhus Convention, PSI Directive	TAN20 – The Welsh Language – UDPs and Planning Control; TAN6 – Sustainable Rural Communities; Regional Transport Plan (Consultative Draft); PPW edition 4; The Future of our Farming; Community Cohesion Strategy for Wales; Gypsy Traveller Good Practice Guidelines; Refugee Inclusion Strategy Action Plan; National Energy Efficiency and Savings Plan; Living Well – Living Independent Lives; A Walking and Cycling Action Plan for Wales; Framework for Regeneration Areas; Sustainable Regeneration –	Newport Unitary Development Plan, Community Strategy; Children and Young People’s Plan, Local Housing Strategy, A Masterplan for Central Newport; Health, Social Care and Wellbeing Strategy; City Wide Transport Strategy Refresh; Pillgwenlly Regeneration Framework; Newport 2020 Unlimited Vision	Polices should provide for a range of housing, employment and other opportunities to enable people to realise their individual aspirations	Population, Human Health	1, 4, 5, 14, 15, 16, 17, 20, 22, 23, 24, 25, 26

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
		South East Wales; Food for Wales, Food from Wales				
Protect and provide local social, recreational and leisure facilities		TAN16 – Sport, Recreation and Open Space; Climbing Higher, Climbing Higher – The WAG Strategy for Sports and Physical Activity, Play Policy Implementation Plan; A Walking and Cycling Action Plan for Wales	Newport Unitary Development Plan, Rights of Way Improvement Plan; Community Strategy; Children and Young People’s Plan, A Masterplan for Central Newport; Health, Social Care and Wellbeing Strategy; Newport 2020 Unlimited Vision	The LDP should set out the strategic vision for the authority with regard to providing, protecting and enhancing facilities for sport, physical activity, open space and recreation, and provide clear area-based or criteria-based policies. Plans should consider the scale and distribution of facilities and activities when allocating sites for open space and recreational use. Particular regard should be given to the needs of communities, which have poor provision of open space and recreation facilities, and to those of socially and economically disadvantaged communities (TAN16).	Population, Human Health	14, 15, 26
Economic						
Promote quality, lasting, environmentally-sound and flexible employment opportunities	Johannesburg Declaration on Sustainable Development, The European Employment Strategy, European Sustainable Development	PPW edition 4; Winning Wales; Coastal Tourism Strategy; The National Economic Strategy of WAG, South East Wales Economic Development Strategy,	Newport Unitary Development Plan, Waste Management Strategy; Community Strategy, Newport Economic Development Strategy;	Policies should ensure adequate provision of local employment opportunities.	Population	20, 21, 22, 23, 26

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
	Strategy, Rio Declaration on Environment and Development,	Monmouthshire Local Development Plan Draft Deposit; Caerphilly County Borough Council Local Development Plan; Blaenau Gwent County Borough Council Local Development Plan Deposit; Torfaen County Borough Council Local Development Plan Deposit; City of Cardiff Local Plan; Child Poverty Strategy for Wales; Green Jobs Strategy for Wales; Sustainable Tourism Framework.	Pillgwenlly Regeneration Framework; Newport 2020 Unlimited Vision			
Promote economic growth, diversity and business competitiveness, focusing on inward investment, supporting viable new business start ups and ensuring a supply of local employment sites	European Spatial Development Perspective, The European Employment Strategy, European Common Agricultural Policy	A Winning Wales, The National Economic Strategy of WAG, South East Wales Economic Development strategy, Wales Spatial Plan; National Transport Plan; Regional Transport Plan; South East Wales Development Strategy; Framework for Regeneration Areas; Achieving Our Potential; Farming for the Future, PPW; Climate Change Strategy for Wales; Sustainable Regeneration – South East Wales; The Future of our Farming	Newport Unitary Development Plan; A Masterplan for Central Newport; Newport Economic Development Strategy; Newport 2020 Unlimited Vision	Policies should encourage the creation of infrastructure and networks which enable business innovation, improves access to R&D and stimulate high value business growth. This will include a range of employment sites and premises to meet business needs.	Population	21

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
To promote/ develop a greener, knowledge based economy and social enterprises	European Spatial Development Perspective	A Winning Wales, South East Wales Economic Development strategy; Wales a better country; Green Jobs Strategy for Wales; National Energy Efficiency and Savings Plan; Climate Change Strategy for Wales; Towards Zero Waste; Sustainable Regeneration – South East Wales; EA GP3 (Groundwater Protection Policy and Practice); Severn River Basin Management Plan; Food for Wales, Food from Wales	A Masterplan for Central Newport; Community Strategy; Newport Economic Development Strategy	Policies should ensure supporting educational and ICT infrastructure	Population	21, 22, 23
Establish a strong tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring the benefits are experienced locally		TAN13 – Tourism, Cultural Tourism Strategy for Wales; Coastal Tourism Strategy; Wales Spatial Plan; Achieving Our Potential; Sustainable Tourism Framework; SE Wales Strategic Tourism Framework; Sustainable Regeneration – South East Wales	Newport Unitary Development Plan, Newport Tourism Strategy, A Masterplan for Central Newport' Newport 2020 Unlimited Vision	Policies should promote the use and enhancement of landscape, coastal, cultural and historic resources for tourism development.	Population, Cultural Heritage, Landscape, Material Assets, Biodiversity	22
Improve the vitality and viability of towns and neighbourhood	European Sustainable Development Strategy	PPW edition 4; TAN4 – Retailing and Town Centres; National Transport Plan; Regional Transport Plan; TAN12 – Design; Child	Newport Unitary Development Plan, A Masterplan for Central Newport; Newport 2020 Unlimited Vision;	Policies should enhance the accessibility and role and function of centres, which should be the focus for community life.	Population, Material Assets	4, 15, 17, 18, 20, 22, 24, 25, 26

Themes relevant to SA/SEA of Newport LDP	Source				Main SEA topics	Relationship to final SA objectives
	European	National/Regional	Local	Implications For The LDP		
centres		Poverty Strategy for Wales; Sustainable Tourism Framework; A Walking and Cycling Action Plan for Wales; Sustainable Regeneration – South East Wales;	Community Strategy; Health, Social Care and Wellbeing Strategy; City Wide Transport Strategy Refresh; Pillgwenlly Regeneration Framework			
Promote the regeneration of disadvantaged wards and support the revitalisation of such areas	EU Objective 1,2 and 3 Programmes, EU Rural Development Strategy	PPW edition 4; The Wales Spatial Plan; UK Sustainable Development Strategy Wales a better country; National Transport Plan; A Walking and Cycling Action Plan for Wales; Framework for Regeneration Areas; Regional Transport Plan; TAN6 –Sustainable Rural Communities; Child Poverty Strategy for Wales; Sustainable Regeneration – South East Wales; Food for Wales, Food from Wales	Community Strategy; Health, Social Care and Wellbeing Strategy; Pillgwenlly Regeneration Framework; Newport 2020 Unlimited Vision	Policies should promote safe, sustainable communities with access to a range of essential services.	Population; Human Health	13, 14, 15, 17, 19, 20, 23, 24, 25, 26

4. The Environmental, Social, Economic and General Baseline Characteristics for Newport

Task A2

4.1 The next task in SA covers the collation of baseline information. The review of other PPPs undertaken previously has also provided a considerable amount of baseline information and this has been complemented by collation of data on key indicators relating to the SEA topic areas, as well as additional social and economic indicators for the plan area.

4.2 More specifically, the SEA Directive states that the Environmental Report should provide information on:

“relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” and the “environmental characteristics of the areas likely to be significantly affected” (Annex I (b) (c))

and

“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive)” (Annex I (c)).

General Characteristics of the County Borough of Newport

4.3 Standing at the gateway to Wales, Newport covers a geographical area of just over 73.5 square miles and is a vibrant, forward-thinking city. Steeped in history, it contains in Caerleon one of the three Roman military fortresses in Britain. Newport also has a rich industrial heritage, dating mainly from the nineteenth century, when its important strategic location led to its rapid development.

4.4 After losing some of its historic core industries, the city is successfully proving that it can re-establish and adapt itself as a centre of modern industry and commerce, with electronics and financial service businesses now standing alongside traditional industries. Redevelopments are taking place in the city centre; and many regeneration projects are transforming the waterfront and other parts of the city.

4.5 The analysis of the baseline data has highlighted a number of key sustainability issues in Newport. These, together with implications and opportunities arising for the LDP, have been summarised in **Table 5.1** and form part of Task A3 of the SA process.

Methodology

4.6 Information describing the baseline provides the basis for the prediction and monitoring of the effects of the implementation of the LDP and its constituent documents. It can be used as a way of identifying problems as they occur and policy changes may be made.

4.7 Due to the fact that SA is an iterative process, subsequent stages in its preparation and assessment might identify other issues and priorities that require the sourcing of additional data and/or information and identification of monitoring strategies. This makes the SA process flexible, adaptable and responsive to changes in the baseline conditions and enables trends to be analysed over time.

- 4.8 The most efficient way to collate relevant baseline data is through the use of indicators (see below). This ensures that the data collation carried out is both focused and effective. The identification of relevant indicators has taken place alongside the assessment of other relevant PPPs (Task A1), the identification of sustainability issues (Task A3), and developing the SA framework (Task A4).
- 4.9 It should be noted that the SA process does not require the collection of primary data, but relies on the analysis of existing information. As such, where data gaps exist, this is highlighted in the report.
- 4.10 Sustainability indicators have been selected for their ability to provide objective data that will, over time, offer an insight into general trends taking place. Throughout the assessment process, the following issues will need to be addressed:

What is the current situation, including trends over time?

How far is the current situation from known thresholds, objectives or targets?

Are particularly sensitive or important elements of the environment, economy or society affected?

Are the problems of a large or small scale, reversible or irreversible, permanent or temporary, direct or indirect?

How difficult would it be to prevent, reduce or compensate for any negative effect?

Have there been, or will there be, any significant cumulative or synergistic effects over time?

Data Analysis

- 4.11 The baseline data provides an overview of the environmental, social and economic characteristics of the LDP area and how these compare to the region, the rest of the Principality and the UK. This overview is presented in **Appendix A**. Data have been collated and analysed for the following indicators:

Environmental Data

Important Species: Coastal Levels; Riverine Habitats; Neutral Grasslands; and Marshy Grasslands;

UKBAP and LBAP habitat types;

Sites of Special Scientific Interest (SSSIs);

Sites of Importance for Nature Conservation (SINCs);

National Nature Reserves;

Local Nature Reserves;

Non Statutory Nature Reserves (locally designated);

Key Reedbed Sites;

Air quality;

Landscape designations;

Landscape Character Areas;

Ancient Woodland;

Geological succession of the Newport area;

Contaminated land;

Waste;

Commons;

Public Rights of Way (PRoW) in Newport, including classification of PRoW in Newport considered 'easy to use' compared to all authorities in Wales;

Cycle routes;

Landscape Character Areas;

Public water supply;

Groundwater Source Protection Zones;

Flood Risk;

TAN 15 Flood Risk;

Carbon Footprint;

Predicted climate change;

Local and regional estimates for carbon emissions;

SAP ratings;

Air quality objectives;

Historic landscape;

Scheduled Ancient Monuments;

Listed Buildings;

Conservation Areas;

Registered Parks and Gardens;

Land Use;

Social Data

Settlement pattern;

Population: total and age structure;

Early years education and childcare;

Education: future capacity of schools;

Physical inactivity and activity rates;

Diversity and ethnicity;

Welsh speaking population;

Deprivation;

Unemployment;

Benefits claimants;

Open space provision by ward;

Housing tenure including breakdown by ethnicity;

Average property prices;

Household type distribution;

Limiting long term illness;

Persons providing unpaid care;

Household amenities;

Unsuitability of housing by cause;

Private sector stock by sub-area;

Economic Data

Economically active population, disaggregated by type of employment;

Economically inactive population;

Average hours worked per week;

Origins of Newport workforce;

Travel to work by mode;

Availability of the car;

Employment by sector;

Occupations by type;

JSA Claimants;

Qualifications;

Attendance at education establishments;

VAT registrations and deregistrations, and % by stock; and

Retail forecasts.

Data Limitations and Updates

4.12 The purpose and use of indicators is to provide quantified, objective information in order to show how things change over time. However, they do not explain why particular trends are occurring and the secondary, or knock-on effects of any changes.

4.13 At the ISAR stage, there were several gaps in the data collected as a result of not all the relevant information being available at the local level for recent time periods. However, the data sets available did provide a comprehensive overview of the sustainability situation in Newport at that time. Data gaps included:

Local level data on Agricultural Land Classification;

Noise tranquillity mapping;

Accessible natural greenspace provision; and

Historic Landscape Characterisation.

4.14 As part of the iterative SA process, the 2011 iteration led to the Stage A work being updated, which also sought to address the data gaps identified at the previous stage. To this end, data sources were either updated, or provided as new. This information is provided in **Appendix A** and integrated into the Key Sustainability Issues and Opportunities, and subsequently the SA Framework, as appropriate. This process has ensured that the appraisal of the LDP is based on the most up to date information available. However, the data gaps above remain at this time. The following data sources have been added to or updated:

Air quality;

Economic development;

Geological landscape;

SUDS potential;

Water quality and availability;

Shoreline management;
Health and wellbeing including local inequalities and child poverty;
Access to open space;
Population figures;
Affordable housing;
Wales Index of Multiple Deprivation (2008);
Fuel Poverty;
Vitality and viability of district centres (retail);
District centres and deprivation by local area;
Transport and accessibility;
City centre retail; and
Employment in the tourism industry.

5. Identifying Key Sustainability Issues and Opportunities

Task A3

- 5.1 The next task in the SA is the identification of sustainability issues. The identification of sustainability issues of particular significance in Newport provides an opportunity to define key issues for the LDP and to influence the plan objectives and options. The analysis of sustainability issues is reflected in the baseline and the development of the SA framework, in particular in identifying and selecting indicators and targets.
- 5.2 This chapter describes the current situation and highlights the key issues faced within Newport. It does not attempt to cover all the issues, but identifies those that are considered to be a priority in terms of the sustainability of the Council area.

SEA Directive

The requirement to identify sustainability problems and issues arises from the SEA Directive, where the Environmental Report required under the Directive should include:

“Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))

Methodology

- 5.3 The key sustainability issues for Newport have been derived by analysing the baseline data and contextual information from PPPs; and assessing what the likely significant issues will be over the longer term i.e. 10 years +.
- 5.4 The analysis of sustainability issues has been iterative and is ongoing. As the SA develops with further stakeholder involvement, the analysis of key issues is likely to evolve.
- 5.5 It should be noted that some of the sustainability issues identified are not necessarily under the LDP’s direct field of influence, for example population growth. However, it is considered important to reflect these where there may be indirect causality that can potentially be shaped by planning policies through the LDP.

Results

- 5.6 **Table 5.1** presents the results of the analysis of key sustainability issues.

Table 5.1 – Key Sustainability Issues and Opportunities

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
Environmental			
<p>Poor Air Quality</p> <p>There are a large number of AQMAs in Newport, which were declared because assessments of air quality predicted that the annual mean objective for nitrogen dioxide (NO₂) was not likely to be met by the target date of December 2005. The 2011 Air Quality Progress Report provides detail of 9 AQMAs declared in Newport, 2 of which are proposed (2011).</p> <p>The primary source of NO₂ in these areas was from traffic emissions, particularly from the M4 motorway and its immediate arteries. Although there are also several large industrial operations discharging to air e.g. two power stations and a steelworks plant, these industrial sources are not considered to impact sensitive receptor areas due to their relatively isolated locations. The 2011 Air Quality Progress Report indicates that the 2010 report concluded that there had been a significant improvement in air quality at many monitoring locations particularly within those AQMAs located adjacent to the M4 motorway due to traffic management measures. The reduction in recorded NO₂ levels at AQMAs adjacent to the M4 now means that there are no monitoring locations near the M4 that show whether or not the Statutory Air Quality Objective of 40µg/m³ has been exceeded.</p> <p>Poor air quality can have negative implications for human health, climate change and the natural and built environment.</p>	<p>Improving air quality should be considered as an integrated requirement in all new development. This may be done through reducing the need to travel and encouraging more sustainable modes of transport. Additionally, an increase in vegetation may provide carbon sinks.</p> <p>Newport City Council has identified the following new or previously unidentified local developments which may impact on air quality in the Local Authority area.</p> <ul style="list-style-type: none"> • Llanwern Steel Works Road • Uskmouth Gas Turbine Power station • Vogen Pelleting and Power Plant • Nevis wood pellet power plant • BioGenPower Ltd (energy from waste) <p>These will be taken into consideration in the next Updating and Screening Assessment, scheduled for 2012.</p>	Air, Climatic Factors, Human Health	4, 5, 14
<p>Local Food Production</p> <p>Organic farming can have a considerable impact on the biodiversity of the area by improving and managing valuable habitats for wildlife.</p> <p>Fruit and vegetables bought direct from the producer tend to be fresher and have been shown to contain higher levels of vitamins. The increased awareness of local</p>	<p>There is an important link between food production and landscape character. It is important to identify what habitats are linked to local food production e.g. orchards. This information should then be used to inform</p>	Biodiversity, Flora and Fauna, Human Health,	3

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>food and interest in purchasing it will have health benefits and also contribute to a sense of local distinctiveness and pride amongst local communities in their local environments.</p> <p>Purchasing local produce strengthens the local economy by keeping money spent locally, offers more diverse employment, helps farmers add value and increase revenue. There are also environmental benefits by reducing “food miles” and associated pollution, and reduction in packaging and waste of valuable resources.</p>	<p>strategies and approaches to conserve valued habitats and landscapes.</p> <p>Awareness of the link between landscape and food production and the local produce itself needs to be actively promoted to urban populations. ‘Encouraging people to grow their own food’ is an objective of the Welsh Government (Local Sourcing Action Plan 2009). All avenues for promotion need to be explored e.g. healthy living initiatives such as “walk to health” events could visit local producers en route.</p>	Water, Soils	
<p>CO₂ emissions</p> <p>Newport City Council's Per capita emissions of CO₂ were 12.5 tonnes in 2005, which was high compared with the Welsh average of 9.0 tonnes. This will have implications for climate change and human health as well as many other factors such as biodiversity.</p>	<p>The LDP should seek to reduce greenhouse gas emissions through a variety of measures such as improved housing stock, reducing the need to travel and improved travel choices.</p>	Air, Climatic Factors, Human Health	5
<p>Energy Efficiency and Fuel Poverty</p> <p>In Newport 3.9% of houses have a SAP rating of less than 30. 8.2% of households suffer from fuel poverty. A key issue in reducing energy consumption is tackling fuel poverty. The occupiers of a dwelling are considered to be in fuel poverty if more than 10% of their net household income would need to be spent on heating and hot water to give an adequate provision of warmth and hot water. The lack of ability to pay to improve the energy efficiency of dwellings by some families may only exacerbate this problem. In Newport, the worst affected wards are Pillgwenlly, Stow Hill and Victoria, with pockets of fuel poverty also evident in parts of Lliswerry, Shaftesbury, St Julians and Allt-yr-yn.</p> <p>Living in a cold, damp home can have a significant detrimental effect on the health and wellbeing of the occupants and may:</p>	<p>The LDP could integrate the principles of current energy efficiency programmes into policy considerations. The LDP should seek to ensure that all new development meets high energy efficiency standards in order to reduce fuel poverty, reduce greenhouse gas emissions, and improve human health. The LDP should seek to encourage the regeneration of existing housing stock in terms of energy efficiency, particularly in the areas suffering from the highest levels of fuel poverty in the County Borough.</p>	Human Health, Climatic Factors, Population	10, 13, 14, 16

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<ul style="list-style-type: none"> • Make an existing illness/condition worse; • Increase the risk of heart attack, stroke or other circulatory illness; • Increase the risk of developing a respiratory condition e.g. asthma or bronchitis; • Weaken the immune system; • Cause misery and anxiety and mental health problems; • Cause mobility problems, often resulting in accidents or falls; • Cause or worsen allergies (rhinitis, alveolitis, itching, sneezing, wheezing, conjunctivitis etc.); • Contribute to Wales' excess winter mortality rate of 1500 cold-related deaths each year. <p>As is stated in the Health, Social Care and Wellbeing Strategy, between 2001 and 2004 Newport was the fourth worst local authority in Wales for excess winter deaths of older people.</p> <p>Fuel poverty has also been demonstrated to adversely affect children across a wide range of areas including:</p> <ul style="list-style-type: none"> • Physical ill health (proven links to respiratory disease such as severe asthma, and increased accident risk); • Psychological health (cold, damp homes are linked with depression, fatigue and nervousness); • Educational attainment (cold, damp homes are not conducive to study and resulting ailments can lead to missed school attendance); • Social exclusion (the home does not provide a welcoming environment for friends to visit). 			

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Landscape</p> <p>The countryside is essentially a working environment for those employed in agriculture and forestry, as well as being home to commuter communities. At the same time, the countryside in Newport represents a considerable resource for access, recreation and wildlife; therefore it is essential to strike a balance between the different uses, and users of the countryside.</p> <p>Although a primarily rural landscape, it has been subject to intensive agricultural use and, adjacent to the urban areas, continues to be subject to development pressures. Consequently, areas of nature conservation value tend to be fragmented and scattered and have limited impact upon the landscape character of the area. More details relating to threats affecting these key landscape areas are outlined in Appendix A. It is noted that in the study A Technical Capacity Study of Wind Turbines within Newport County Borough, it was found that within the authority there is no potential for large wind farm development. The technical possibility only lies in small areas along the coastal strip, consisting of the Gwent Levels SSSI and industrial land around Newport docks and Llanwern.</p> <p>The Newport City Council (2009) <i>Designation of Special Landscape Areas</i> identified the following areas as SLAs:</p> <p>SLA 1: North of Bettws SLA 2: West of Rhiwderin SLA 3: Wentlooge Levels SLA 4: River Usk SLA 5: Caldicot Levels SLA 6: Wentwood SLA 7: Tredegar Park</p>	<p>Areas protected for their landscape value and their settings should be preserved and, wherever possible, enhanced.</p> <p>Policies should seek to safeguard the integrity of recognised historic landscapes (such as the Gwent Levels) recognised for the interaction between existing features.</p>	<p>Landscape, Human Health, Flora and Fauna</p>	<p>1,3,18</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Conserving water resources and reducing water usage</p> <p>Water quality, availability, management and usage are regarded as key issues and opportunities for the LDP.</p> <p>Water quality in the River Usk SAC is good throughout the main river, except for localised enrichment from sewage discharges, the effects of which, along with the more significant water abstractions, may harm water quality. By the next CAMS cycle, sufficient groundwater quality data will be available that isn't at present. In the Wye CAMS area, water quality is very good or good.</p> <p>The major part of the plan area is underlain by a secondary aquifer and these should be protected from adverse impacts.</p> <p>The Great Spring SPZ provides an indication of the risk to groundwater supplies, for which SPZ have been defined, which may result from potentially polluting activities and accidental releases of pollutants. The SPZ falls across the boundaries of Newport's Authority Area covering an area of approximately 12 square miles, which will influence proposals to the East of Newport. The local aquifers, as outlined in the baseline description, will seldom produce large quantities of water for abstraction, but are important both for local supplies and for base flow of the regions rivers. The development of contaminated land could lead to the potential for the remobilisation of contaminated sediments and subsequent pollution to water resources.</p> <p>The Ebbw and Lwyd CAMS and the Wye CAMS indicate that the catchments are over abstracted. For the Ebbw and Lwyd catchment, there will be 'no water available' by 2016. For the River Wye SAC and SAC tributaries, for 2014 and 2016, <i>"the Wye Habitats Directive RoC process will determine the level of abstraction where "no</i></p>	<p>The LDP should ensure that new development seeks to enhance the quality of surface and ground waters, and mitigate any potential direct and cumulative effects. The LDP should ensure that the remediation and development of contaminated sites (see below) does not lead to the remobilisation of contaminated sediments and subsequent pollution to water resources.</p> <p>For aquatic ecosystems such as streams and rivers, the continuity of open channel, its structure and associated corridor habitat, is as important as basic water quality/quantity (e.g. otters, water vole, native crayfish etc). Additionally, the channel structure is important in terms of the flooding and the floodplain.</p> <p>Development in SPZs may be restricted, which should be considered in the development of the plan and its policies.</p> <p>Water efficiency measures will help to protect the local environment through a reduction in pressure on local aquifers, but also help to reduce energy consumption (see energy efficiency for homes) as well as protect European designated sites for biodiversity.</p>	<p>Water, Biodiversity, Flora and Fauna, Soil</p>	<p>2, 3, 7, 8, 9</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p><i>adverse effect” on the integrity of the SAC can be concluded. For non SAC watercourses, CAMS will be followed.”</i></p> <p>The Usk CAMS encompasses the main urban area of Newport. Within the Usk catchment, surface water is the dominant source. The CAMS shows that water will be ‘available’ for abstraction from Sor Brook up to 2019 (target status). For the Usk itself, <i>“the Usk Habitats Directive RoC process 26-2 will determine the level of abstraction where ‘no adverse effect’ on the integrity of the SAC can be concluded.”</i> No water will be available in the Bettws/Malpas Brook by 2019.</p> <p>Cumulative effects could arise in associated with the management of agricultural land added to the development of greenfield sites. This may be particularly acute within or adjacent to the Gwent Levels SSSI.</p>			
<p>Flood Risk, Coastal Erosion and Water Quality</p> <p>Risks of and from flooding, shown in mapped form in Appendix A, will be exacerbated by the effects of climate change as well as additional surface water run-off from development. Increased surface water runoff can also put pressure on sewerage infrastructure, which may lead to contamination of water resources from drainage overflow events.</p> <p>The Wye and Usk CFMP indicates that over 1000 properties in Newport urban area are at risk from flooding. This is by far the greatest risk area in the catchment.</p> <p>The SMP2¹³ details policy guidance for theme areas that cover the plan area, which are: Caldicot Levels, Newport and Usk, and Wentlooge. The majority of policies are ‘hold the line’ although there are instances where the policy is ‘no active intervention’ or ‘managed realignment’ in these coastal areas.</p>	<p>Policy should be required to ensure that criteria are established for the location of development in areas that avoid flood risk and management any residual risks. New development needs to take account of flooding from all sources (inc hard standing). Policies should safeguard against increased risk of flooding to the development and elsewhere, unless the risks and consequences of flooding are demonstrated as being acceptably managed. Policies will need to take into account the future effects of climate change through adaptation and</p>	<p>Water, Human Health, Material Assets, Biodiversity, Flora and Fauna</p>	<p>6, 9</p>

¹³ <http://www.severnestuary.net/secg/smp2partb.html>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
	<p>mitigation measures.</p> <p>Specific allocations and policies in the LDP that relate to coastal areas should consider the specific policy considerations included in the SMP2 in relation to coastal erosion and flood risk as some areas may not be suitable for development, particularly in the long term.</p> <p>New development should seek to minimise net increase in surface water runoff to minimise potential pollution to water resources.</p> <p>Sustainable Urban Drainage Systems can be combined with the need to enhance biodiversity as well as improve amenity, energy efficiency and carbon sink capacity, through the use of green infrastructure including features such as green roofs. The SFCA (Stage 1 August 2011) makes recommendations as to the potential suitability of different SUDS techniques and potential limitations. The application of SuDS may require space on development sites to be set-aside. This could be taken into consideration.</p>		

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Land affected by contamination</p> <p>Newport was awarded the honour of City Status in 2002. This status is increasingly signalling an increase in inward investment, thus putting further developmental pressure on many of Newport's brownfield sites. This may mean that more sites with known areas of contamination will be addressed through development control processes.</p> <p>The banks of the River Usk have a long history of industrial development. The presence of heavy industries, particularly during years of little environmental concern, has led to large areas of made-ground containing a variety of elevated concentrations of metals and hydrocarbons. Site investigations for locations allocated for development have indicated this contamination, yet despite concentrations being elevated, current information does not suggest that they warrant remedial action under Part IIA of the EPA. However, this contamination will be addressed through any proposed development of the site.</p> <p>There are several sites within the City that have been contaminated in the past, but have since had the contamination addressed and are now remediated to a standard that is suitable for use. Of particular note is the housing and education land at the former Rogerstone Power Station site. Prior to development, this land was unsuitable for use due to the presence of asbestos within the pulverised fuel ash (PFA), which covered much of the site.</p>	<p>The LDP should seek to encourage the remediation of contaminated land, for its use as developable land. This should ensure, however, that no increased risk to the water environment or biodiversity is increased. The potential implementation of SUDS or other activities that may disturb soils should seek to ensure that the potential for contamination is identified and remediated to reduce the spread of contamination.</p>	<p>Soil, Human Health, Water</p>	<p>3</p>
<p>Commons</p> <p>The habitats represented on common lands are very varied, but include some important areas of semi-improved grassland, marshy grasslands, bracken and heathland. Most of the Levels commons are included within the Gwent Levels SSSIs, whilst others elsewhere are being considered as SINCs. The habitats of the larger commons were surveyed and documented in 1994, however, there remains no general consensus as to how these areas should be managed or regulated.</p> <p>It should also be noted that access to common lands for recreation has importance for human health and wellbeing.</p>	<p>Some of the commons are owned by NCC whilst others are owned by private estates and/or individuals. Therefore the LDP should ensure that protection is afforded to the commons in order that their biodiversity value is not compromised.</p>	<p>Biodiversity, Material Assets, Human Health, Population</p>	<p>2</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Biodiversity <u>Threats to designated habitats and species</u></p> <p>Two sites associated with Newport have European designations as Special Protection Areas (SPAs) and Ramsar sites to conserve habitats of listed rare or vulnerable birds and regular migratory species, and / or as Special Areas of Conservation (SACs) to conserve habitats and listed rare or vulnerable species. All types of development have the potential to negatively affect designated sites and species. These are the River Usk SAC and the Severn Estuary RAMSAR, SAC AND SPA. Other European Sites that may be affected by the LDP are included in the HRA.</p> <p>Nationally designated sites comprise SSSIs and NNRs designated under the Wildlife & Countryside Act 1981. They are afforded the highest level of statutory protection against potential damage and harm. The city contains 11 SSSIs, either wholly or in part. These are:</p> <ul style="list-style-type: none"> • The River Usk SSSI; • The Severn Estuary; • The Gwent Levels (six separate, contiguous SSSIs, comprising (from west to east). In total the SSSIs cover some 5,700ha, about 4,500ha of which lies within the City of Newport. The Gwent Levels lie along the whole length of the seaward edge of the City.): <ul style="list-style-type: none"> • Rumney and Peterstone SSSI (eastern part only) • St Brides SSSI • Nash and Goldcliff SSSI • Whitson SSSI • Redwick and Llandevenny SSSI (all except south-easternmost portion) 	<p>The acknowledgement of the significant value of the natural environment in Newport is important to ensure that these valuable habitats remain protected. The likely significant effects of the LDP on European Protected Sites are being assessed in the HRA.</p> <p>It is necessary, in order to achieve an integrated approach to sustainable development, that any proposed development must be categorically proven to not have a likely significant effect on the integrity of designated sites, in order that the environmental, social and economic goals can be achieved concurrently.</p> <p>Development that may have a significant negative effect on habitats and species, whether protected or not, should seek to mitigate these effects, creating a net result of overall enhancement to wider biodiversity. This will enable economic and social aims to be achieved alongside the protection and enhancement of the natural environment.</p> <p>The need to retain and enhance connectivity between habitats as part of overall biodiversity is important, especially as climate</p>	<p>Biodiversity, Flora and Fauna</p>	<p>2</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<ul style="list-style-type: none"> • Magor and Undy SSSI (this lies adjacent to the latter, but falls outside of the NCC boundary) • Penhow Woods SSSI and NNR • Parc Seymour Woods SSSI • Langstone-Llanmartin Meadows SSSI • Plas Machen Wood SSSI <p><u>Threats to non-designated habitats and species</u></p> <p>While it may not be a priority to protect certain habitats and species, these also require protection. Potential threats to non-designated habitats and species are outlined in Appendix A. In summary:</p> <p>There are various important, declining, and scarce species within the River Usk, The Severn Estuary, Coastal Saltmarsh habitats, Upland Mixed Ash Woodland, Wet Woodland, Riverine Habitats, Mudflats, Reedbeds, Neutral Grasslands, Coastal and Floodplain Grazing Marsh, and gardens.</p> <p>Threats to these habitats include:</p> <ul style="list-style-type: none"> • Land claim for agriculture and industry. • Continuous threat of all development such as airport, barrage etc. • Introduction of non-native species. • Lack of appropriate management. • Pollution including nutrient enrichment and heavy metals. • Climatic change and atmospheric pollution. • Urbanisation and development in catchments. • Domestic pets (particularly cats) can be a real threat to birds and small animals. 	<p>change may mean species adapting to different habitats, creating short or long distance migration. Green infrastructure created holistically across the plan area, enabling linkages between large habitats and within urban areas, can help to improve biodiversity, as well as reduce flood risk, improve carbon sink capacity, and have amenity value.</p>		

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Waste</p> <p>The 2004 Newport City Council Waste Management Strategy¹⁴ study states that “although 67% of MSW is potentially either recyclable or compostable, the maximum amount which could be targeted for recycling by local authorities may only be around 60% of the overall MSW arisings if standard recycling procedures are maintained.”</p> <p>There is potential to further improve recycling rates. Findings of a recent major public survey carried out by the Environment Agency show that most people in Wales are happy to separate out the recyclable and compostable components of household rubbish provided the facilities to collect the materials are made widely available.</p> <p>Newport currently has very limited facilities available for the treatment and disposal of waste. There are no operational landfills within Newport and the landfills that Newport currently sends waste that cannot be recycled to are predicted to close imminently. Newport contains the greatest producers of hazardous waste in South East Wales due to presence of the Eco-Oil facility. With the aim of building on current skills and technology base, green waste technology treatment companies should be encouraged into the area.</p>	<p>The LDP should demonstrate how the requirements of the South East Wales Regional Waste Plan will be delivered. Allocations for waste management facilities for all relevant waste streams should be included in the LDP.</p> <p>The LDP should encourage the development of sustainable waste management facilities that will enable the achievement of national targets (Towards Zero Waste). However, policies should seek to ensure that the environmental effects of waste management facilities are minimised through consideration of both the positive and negative effects of facilities such as Energy from Waste plants.</p>	Human Health, Soil, Material Assets	12
Social			
<p>Crime and Fear of Crime</p> <p>One of the main challenges for Newport, according to the community strategy (2010-2020), is crime and anti-social behaviour. Partnership working in Newport has contributed to a sustained fall in crime over recent years and one of the key challenges now faced is the perception of crime in both local neighbourhoods and the city centre.</p> <p>Some groups, particularly families and older people, tend to avoid some areas like</p>	<p>The LDP should take into regard the aims of the community strategy, and ensure that they are integrated into the development of the plan at all stages. The LDP policies should seek to enhance a sense of community, wherever this is possible, through the design of new developments to increase surveillance and a sense of well-being; and the provision</p>	Population, Human Health, Material Assets	14, 17

¹⁴ http://www.newport.gov.uk/xpedio/groups/public/documents/plans_and_strategies/n_028536.pdf

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>the city centre at night.</p> <p>Locally there is a concern that proactive approaches to dealing with city centre disorder has resulted in Newport being branded a particularly violent place, which is not borne out by crime figures.</p> <p>There are a number of alcohol exclusion zones in existence and proposed around the City. These could be promoted as safety zones together with key public transport corridors, as areas prioritised for action (CCTV, improved surveillance and lighting etc.)</p> <p>Newport does experience areas of higher crime, often corresponding with wider deprivation.</p>	<p>of facilities for community usage.</p>		
<p>Access</p> <p>NCC continues to provide many public transport routes that fill in the gaps left by the local bus operators and these have seen a 5% increase in patronage during the 2008. NCC continues to support community transport and now has over 500 members of their NewLink scheme giving access to all parts of Newport for less mobile members of the community. Efforts are being made to improve both public and community transport by increasing their availability and looking at alternative and innovative ways in which they can operate.</p> <p>The City Wide Transport Strategy Refresh (2011) highlights improvements to public transport including the rail station, which has been increased with the completion of a new station at Rogerstone on the Ebbw Valley Line. This also has secure cycle storage and park and ride facilities to provide opportunities for integrated travel, reducing total car mileage.</p> <p>The overall trend is for an increase in population in the city, with a higher numerical growth in those under 16 or over 65/66. These sectors traditionally have a higher incidence of utilising sustainable modes (either too young to drive or eligible for free bus travel). These trends indicate the likelihood of a greater demand for alternatives to the private car. The greater number of elderly persons will also necessitate careful</p>	<p>The LDP should ensure that development is designed to minimise the need to travel to access key services and facilities. This will ensure that access for all sections of the community is maximised Including the consideration of the changing population structure of the city and the need for greater public transport provision.</p>	<p>Human Health, Population, Material Assets</p>	<p>1, 14, 15, 24, 25</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
consideration of the location of public transport facilities.			
<p>Cultural Heritage and Historic Environment</p> <p>The county borough has a wealth of buildings, areas and ecological/landscape features that are protected for their historical, cultural, architectural or archaeological interest (see Appendix A) including the Gwent Levels Historic Landscape.</p> <p>The Chartist Movement was also prominent in Newport’s historical development.</p> <p>There is an opportunity for supporting much greater use of the historic environment as a catalyst/theme/driver for development. This will help to halt the decline of many historic buildings (grand and background in character) into dilapidation through proactive encouragement of re-use.</p>	<p>New development should seek to enhance the setting of sites and buildings that are protected for their heritage value as well as enhance the natural historic environment and landscape, including trees and woodlands.</p> <p>Policies should seek to integrate historical features and awareness into the realisation of new development. The ASIDOHL (The Assessment of the Significance of Impacts of Development on Historic Landscape¹⁵) assessment could be used to help to identify and mitigate for any potential significant negative effects.</p>	Cultural Heritage, Material Assets	18, 19
<p>Health</p> <p>Some of the main challenges for Newport, which contribute to disadvantage within local communities, are health inequalities, and child poverty.</p> <p>Babies born in Newport suffer from high rates of Infant Mortality, as well as low birth weights. There is also a high rate of teenage pregnancies. These may indicate a high level of deprivation within the county borough, which is an issue for the LDP.</p> <p>There was a large increase of people with a limiting long term illness between 1991 and 2001. Most recent figures indicate that 21.6% of the Newport population are living with a long term limiting illness and 7.9% of people are permanently sick or disabled. As life expectancy grows, the incidence of limiting long term illness is likely</p>	<p>Access to health facilities for all sectors of the population should be a key consideration for the LDP, as part of an aim to reduce deprivation and inequalities across wards.</p> <p>Policies should seek to create environmental that encourage more active lifestyles.</p> <p>The LDP should seek to allocate appropriate accommodation within accessible distance to local services and facilities, particularly to address the needs of the older people, people with a limiting illness, and disabled people.</p>	Human Health	14,15, 25

¹⁵ <http://www.cpat.org.uk/projects/longer/histland/asidohl/asidohl2.pdf>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>to increase with age (Health Wellbeing and Social Care Strategy 2011/14). The interplay of different conditions, and the medications required to treat these, makes the care of older people extremely complex. Older people as a group tend to have a lower income than the general population when the incidence of limiting long term illness tends to increase with age. Of all the older people living in Newport, 15% live alone, potentially creating an additional level of demand on services. Although the overall health status of Newport is comparable to the rest of Wales, the prevalence of obesity, coronary heart disease, strokes and respiratory disease are marginally lower than the Welsh average but are still high compared to the rest of the UK. In addition there are considerable differences in health status between the richer and poorer areas.</p>			
<p>Access to Open Space Judged against NPFA standards (included in the Outdoor Play Space Provision SPG), in the majority of wards there is a shortfall in provision of accessible open space. When broken down to ward level, 13 out of Newport's 20 wards have an overall shortfall in provision. Where a surplus of provision exists this is primarily as a result of a citywide facility being situated in the ward, for example Spytty Park in Liswerry and Tredegar Park Sports Ground in the Gaer ward. Access to open space can have benefits that are both mental and physical. Areas of deficiency may therefore experience a population that does not participate in informal physical activity, alongside other effects associated with environmental inequality.</p>	<p>The LDP should ensure that there is a sufficient and equitable distribution of open space throughout the plan area. The Active Newport Strategy 2011-14's key aim is to increase sport and physical activity amongst the population by 1% year on year. Amongst these measures are measures that should be supported through the LDP and include: <i>to develop and maintain a physical environment that makes it easier and safer for people to choose to be more physically active.</i></p>	<p>Human Health, Landscape</p>	<p>1, 14, 15</p>
<p>Cycling The City Wide Transport Strategy Refresh (2011) highlights recent initiatives that could encourage cycling and an opportunity to improve sustainable access to the countryside for the residents of Newport. The completion of the Connect2 cycle scheme to Caerleon provides opportunities to develop sustainable tourism initiatives</p>	<p>The LDP should take into account the proposals for an improved cycle network, ensuring integration of new proposals with this facility is maximised.</p>	<p>Human Health, Landscape, Cultural Heritage</p>	<p>1, 4, 14, 15, 24, 25</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>linking key attractions.</p> <p>The completion of the landmark Newport City Bridge creates new opportunities to access the city centre by sustainable modes, which provides an opportunity to improve health and wellbeing for all sections of the community.</p> <p>The active lifestyles initiative will encourage greater participation of cycling and walking across the City: again necessitating local, suitable cycle trails, which are linked between areas, creating a suitable network for more active participants.</p>			
<p>Gypsies and travellers</p> <p>The majority of Gypsy and Travellers in Newport are living on sites with temporary consents. A local needs assessment commissioned by NCC has indicated that there is a local need for both permanent and transient pitches for Gypsy and Traveller communities.</p>	<p>The LDP should address the accommodation and related needs of gypsies and travellers in Newport. There may be a need to create guidance to overcome the potential cultural barriers between the planning authority and the Gypsy and Traveller communities.</p>	<p>Human Health, Population</p>	<p>14, 15, 16, 17</p>
<p>Households and Housing</p> <p>In 2008, the population of Newport was estimated at 139,662. Due to social and demographic factors, the average household size is likely to decrease. Latest available statistics show this as being 2.31 (2004). It is anticipated that the growth in households is likely to be greater than the population growth rate. The amount of housing stock in 1996 was 56,500.</p> <p>Increasing house prices has meant demand for affordable housing has remained buoyant. Newport has an impressive record in the delivery of affordable housing with over 750 new units being provided since 2007.</p> <p>Threats identified in the 2007 Local Housing Strategy were:</p> <ul style="list-style-type: none"> • Stock transfer • Environmental impact • Low demand 	<p>The LDP should seek to improve the quality, type and tenure of housing, and ensure that high quality housing is affordable to all sections of the community.</p> <p>The LDP should seek to ensure that there is sufficient land allocated for housing in accessible locations, taking into account the need to reduce car based travel.</p>	<p>Human Health, Population</p>	<p>13, 14, 16</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<ul style="list-style-type: none"> • Right to Buy • Decline of traditional industry • Social exclusion • Ageing sewerage system. • Budgets <p>Threat of Stock Transfer: it is noted that by the time the LDP is adopted, all stock will have been transferred so some of these issues will be replaced with others (demolition/management of RSLs/quality control on accommodation etc.) However, in line with national trends, the size of the Council housing stock has been steadily declining for a number of years due to a number of tenants exercising the Right to Buy. The City Council has also embarked on a rationalisation of its unpopular housing stock. As a result there are a large number of applicants on the housing register, which is an increasing trend.</p> <p>The figures in the baseline demonstrate that the average earner can no longer afford the average priced house in Newport. This is linked to a combination of a rise in house prices, along with incomes that are considerably lower than the UK median.</p> <p>Supply of affordable housing to ensure retention of resident workforce and improved public transport from Valley communities that rely on Newport was considered a key issue by the Overview & Scrutiny Forum Development & Employment.</p> <p>There is a high number of people living in unsuitable housing in Newport, at 19,145 houses experiencing problems. There is a link between disability and residence in unsuitable housing.</p> <p>Homeless households in the greatest need have increased in the last three years.</p> <p>The housing requirement for the county borough is outlined in the baseline description.</p>			
<p>Ethnic Minorities and Housing Newport ranked as having the second largest minority ethnic population of the Welsh</p>	<p>This analysis of educational attainment, housing, educational and employment data</p>	<p>Human Health,</p>	<p>14, 16</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>councils after Cardiff, with the highest proportion living in Pillgwenlly Ward.</p> <p>Home Ownership Pakistani, Indian and Chinese populations were more likely to own their own homes. This is consistent with the proportion of the Indian population employed in managerial roles.</p> <p>Overcrowding The local housing market assessment found that overcrowding is an issue for many Black and Minority Ethnic groups. The Local Housing Market assessment showed that over 22% of Bangladeshi households were overcrowded. This suggests that due to the comparative lack of qualifications and concentration in semi-routine and routine occupations, a significant number of Bangladeshi households are unable to meet their housing needs without assistance. Pakistani households were also shown to suffer from significant levels of overcrowding, with 17.6% of households being classed as overcrowded. Reportedly, Pakistani households would rather live in an area with an established Pakistani community. This suggests that there may be a shortage of appropriate housing in some areas.</p>	<p>suggests there are varying levels of disadvantage amongst BME communities and that a one size fits all solution would not be appropriate.</p> <p>The LDP should ensure that the needs of all sections of the community are addressed through its policies.</p>	Population	
<p>Welsh Language and Identity Compared with the figure for Wales, a low proportion of the population in the county borough are Welsh speakers. This may indicate a higher level of Anglicisation than other Welsh regions, which may be contrary to Welsh Assembly objectives. Recent investment has increased the availability of facilities for the development of cultural activities including the arts, which may provide a platform for development.</p>	The LDP may wish to provide facilities for the furthering of Welsh language, culture and identity, as part of a wider strategy to strengthen national identity.	Human Health, Population	19
Economic			
<p>Employment Growth Some of the main challenges for Newport, which contribute to disadvantage, are across educational achievement and employment. Newport is considered the 'gateway' to Wales and is very accessible to the main</p>	The LDP should seek to enhance the viability of the area as an employment centre, in order to improve employment rates. This could be done through the provision and retention of suitable sites for employment in locations that	Population, Material Assets	20, 21, 22, 23

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>population centres of both Wales and England.</p> <p>The unemployment rate in September 2006 was higher than both the Wales and UK averages. This suggests a lack of employment opportunities in Newport. Unemployment was highest in Pillgwenlly ward. There has been an increase in those who are economically active in the county borough.</p> <p>The Wales Spatial Plan Update asserts that high value developments should be a dominant feature of Newport’s projected employment growth. The majority of employment is within the service sector, following a decline in the manufacturing and construction industries. The Newport Economic Development Strategy 2011 states that 80% of employment 2009 was in the service sector, with 50% of services in the public sector.</p> <p>The Newport Economic Development Strategy 2011 provides analysis of Newport’s strengths, weaknesses, opportunities and threats in terms of its potential for economic growth. These can be summarised as:</p> <p>Strengths</p> <ul style="list-style-type: none"> • Location & Connectivity • Varied Economic Base • Significant Regeneration Achieved • Land Supply & Modern Business Space • Good Technical Skills/Labour Force • Credibility in Major Events & Quality • Facilities available <p>Weaknesses</p> <ul style="list-style-type: none"> • Poor City Centre Image & Offer • Public Sector Employment Focus 	<p>are accessible by sustainable means as well as being located close to residential centres. Diversification in the economy should form an integral part of this development.</p> <p>The LDP should ensure that policies mitigate for and adapt to the impacts of climate change from the perspective of enhancing economic viability alongside achieving environmental and social objectives.</p> <p>The LDP should seek to ensure that there is provision of an appropriate range of facilities for the improvement of skills levels in the existing workforce.</p> <p>Key aims of the Newport Economic Development Strategy that could be reflected in the policies of the LDP include:</p> <p>Newport must establish a more coherent and confident identity and sense of place as a true economic city.</p> <p>To ensure that land supply does not constrain economic potential and future growth.</p> <p>Newport must remain at the forefront of sustainable transport and technological improvements to maintain competitive advantage.</p> <p>To improve skills at all levels above the Welsh average as a hallmark of a dynamic city</p>		

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<ul style="list-style-type: none"> • Academic Skills/Economic indicators • Land Constrained – Services/Flood Risks <p>Opportunities</p> <ul style="list-style-type: none"> • New City University Campus • Technical Excellence in Specialist • Manufacturing • Severnside catchment - cost advantages over Cardiff & Bristol • Back-Office Business Functions to Existing • Manufacturing – Consolidation • Local/Regional Logistics – Internet Delivery Growth • M4 Congestion further west <p>Threats</p> <ul style="list-style-type: none"> • M4 Congestion – generally • Severn Tolls into Wales • Improving Competition Nationally (UK) • Continued Squeeze Between Bristol & Cardiff • Priorities for Valleys and West – Further European Funding. <p>The Overview & Scrutiny Forum for Development & Employment cite the following threats to the economy in Newport:</p> <p>Land</p> <p>Land, property and infrastructure availability to maintain employment growth in line with the growth forecasts set out in the UDP and to provide for business relocations arising from the regeneration of inner city areas, such as Crindau – constraints posed</p>	<p>economy.</p> <p>To create the infrastructure and networks which enable business innovation, improves access to R&D and stimulates high value business growth.</p> <p>To establish Newport’s credentials as a sustainable and green city.</p> <p>In line with the above aims, the LDP should also consider the negative effect of the M4 on the economy, which also has negative effects on social and environmental aspects as a result of congestion. As a result, the LDP should seek to reduce congestion through a focus on the creation of sustainable transport and a reduction in travel distances.</p>		

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>by flood risk, failure to release large public sector land holdings at Queensway Meadows and Celtic Lakes, loss of employment land to other uses. Also, problems caused by frequent traveller incursions onto major employment sites (especially Queensway Meadows and former LG land) raised as a significant constraint. Use of employment sites by other uses. Danger of housing growth running ahead of employment growth.</p> <p>Climate Change</p> <p>Concerns about the impact of climate change, rising energy costs and the green agenda – could provide both risks and opportunities for Newport businesses. (Overview & Scrutiny Forum for Development & Employment)</p> <p>Anecdotal evidence suggest that provision of executive housing is a barrier to inward investment as well as good schools- there is a perceived need to attract higher level workers.</p> <p>Skills</p> <p>Failure to properly address the skills base. Need to tackle economic inactivity across the region (but especially in disadvantaged communities) and to up skill the existing workforce. Potential to sustain and develop the Newport Construction Initiative and to develop other sector routeways including retail, customer services and self employment/community enterprise to maximise the opportunities that will be provided through the regeneration and growth of the city. (Overview & Scrutiny Forum for Development & Employment)</p>			
<p>Travel to Work</p> <p>The proportion travelling in from outside Newport has increased. The numbers commuting to work in Newport were much higher than residents travelling out to work, illustrating the importance it has to the surrounding region. The majority of people in Newport drove to work by car or van (2001). According to the City-Wide Transport Strategy Refresh (2011), Newport has significant commuter flows, with a net inflow of 9200 commuters per day. The principal inflows originate in Caerphilly,</p>	<p>The LDP should seek to enhance public transport access to the County Borough in order to reduce the number of in-commuters that travel by car. Public transport solutions are considered to be needed for the business parks.</p>	<p>Population, Human Health, Climate Change</p>	<p>25</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Cardiff and Torfaen. Outflows were principally to Cardiff and Bristol. These demonstrate the regional economic role of Newport as a significant employment location. In addition, there are 40,200 daily commuting trips within Newport itself.</p> <p>Newport did, however, have the second highest proportion of people commuting to work by public transport in Wales.</p> <p>(Overview & Scrutiny Forum for Development & Employment)</p>			
<p>Deprivation</p> <p>Some of the main challenges for Newport, which contribute to disadvantage are across educational achievement and employment, crime and anti social behaviour, health inequalities, and child poverty.</p> <p>The Wales Index of Multiple Deprivation (WIMD) is the official measure of deprivation of small areas in Wales. The WIMD 2008 is made up of eight separate kinds of deprivation: income, employment, health, education, housing, access to services, environment and community safety. 15% of the Lower Super Output Areas (LSOA) in Newport fall within the 10% most deprived LSOAs in Wales, and 52% of LSOAs fall within the 50% most deprived LSOAs in Wales. (Community Strategy 2010-2020)</p> <p>Compared to Great Britain, Newport has a high proportion of people claiming benefits (19.2% compared to 14.2% of resident working age population 2007). Benefits dependent households make up 57% of Newport’s unemployed.</p> <p><i>“Pill has the worst levels of income deprivation throughout Wales, and the largest levels of unemployment and overall deprivation in Newport. It is also in the bottom 10% of Welsh wards for its physical environment, education and training. Pill also demonstrates a high proportion of people claiming housing benefits and council tax benefits, compared with the rest of Newport and Wales.”</i> (Pillgwenlly Regeneration</p>	<p>Reducing inequalities and deprivation across the Council area should be delivered through the LDP policies alongside other SPG including the Pillgwenlly Regeneration Framework (2009).</p>	<p>Human Health</p>	<p>14, 15 20, 23</p>

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
Framework 2009)			
<p>Education</p> <p>Capacity</p> <p>The LEA is facing a major issue over the next 5 years of a falling demand for primary places in its schools. Forecasts indicate that cohorts are likely to fall by 20% in a 7-8 year period and that overall, the total primary pupil numbers will decline by 1300 (10%) in the period 2003/08.</p> <p>In secondary schools, the level of surplus places is low, and there is particular pressure on provision in the Bassaleg area. Overall numbers will also begin to decline by 2005 in line with the forecast fall in primary pupil numbers.</p> <p>The demand for Welsh medium education is growing in the County Borough. The current capacity of Ysgol Gymraeg Casnewydd appears sufficient at present to cater for the demand for Welsh medium education. However, the investment and support that the LEA is making in early years Welsh medium education is likely to bear fruit and it will be necessary to consider, as part of the review of primary school plans to be carried out by the LEA, the development of a second Welsh medium primary school.</p> <p>Poor educational performance</p> <p>The county experiences higher exclusion rates and lower secondary attendance than all- Wales averages.</p> <p>Newport has a higher than Welsh average proportion of people aged 16-24 with no educational, vocational or professional qualifications at 23.8%. There is significant variance in the proportion of people with no qualifications by ethnic group. More people of mixed ethnicity and those from Pakistani and Bangladeshi cultural groups between the ages of 16-24 are without qualifications whilst those from Indian and Chinese groups are less likely to be without qualifications. Individuals without qualifications are much less likely to be in well paid employment.</p>	<p>The LDP should seek to enhance the vitality and viability of communities within the plan area in order to attract increased population diversity for sustainable communities.</p> <p>The LDP should seek to ensure an appropriate level of high quality educational facilities in accessible locations to meet the needs of the community.</p>	Human Health, Population	15, 23

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>Tourism</p> <p>Tourism provides a significant opportunity for areas to benefit from the ‘drip-down’ effects of regeneration. In 2008, approximately 7% of Newport’s employment was in the tourism industry.</p> <p>Growth on the scale of the past few years may not be sustainable owing to, loss of major sporting events in Cardiff to the new Wembley Stadium and reduction of the business tourism profile owing to new developments in Bristol and Cardiff. Whilst the Celtic Manor is still developing, this resort does not represent all market sectors.</p> <p>Newport’s environmental assets could also be used to enhance the tourism offer. Newport City Council is involved with a number of projects that are part of the long-term aim of returning the Monmouthshire & Brecon Canals to navigable use. To date, substantial restoration works have been implemented at various locations on the canal including Bettws Lane Bridge, Gwastad Mawr and Ty Ffynnon Locks on the main line and Cefn Wharf Lock 21 and Gwastad Lock 2 on the Crumlin Arm. A funding application has been submitted to the Heritage Lottery Fund to restore two pairs of locks on the Cefn Flight of Fourteen Locks and provide greater opportunities for all members of the community to have both physical and intellectual access to this important heritage asset.</p>	<p>Build on positive tourism assets for a greater increase in tourism activity across a range of sectors. The principal aim of the tourism function is to encourage tourists to Newport for the economic, environmental and social well being of the Newport citizen. This is supportive of the aims of the LDP and should be reinforced. It is vital that the heritage and leisure offer of Newport is sustained and improved in order to capitalise on the continued attractiveness of the area and ensure that there is a continuing supply of jobs.</p> <p>The LDP can support the development of the tourism industry through the creation of an improved built and natural environment and the protection of key heritage and environmental assets; the allocation of land for tourism functions and accommodation; and the allocation of land for sustainable transport.</p>	Material Assets, Cultural Heritage, Landscape	22, 26
<p>Retail</p> <p>There are 12 District Centres in Newport City. Eight are geographically concentrated towards the more central area of the city, whilst four – Bettws, Caerleon, Ringland and Newport Retail Park – are located a little further out.</p> <p>Newport City Centre has benefited from relatively little new retail investment in recent decades, with the original construction of the Kingsway Shopping Centre dating from 1969, although it was refurbished and extended in both 1986 and 2008. Moreover,</p>	<p>The LDP should seek to address indicators of multiple deprivation in order to improve the vitality and viability of district centres for sustainable communities.</p> <p>Further, many of the district centres straddle busy roads. A reduction in traffic and move towards more sustainable forms of transport could help to improve footfall and increase the</p>	Material Assets	26

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>the planned and eagerly awaited Friars Walk retail development was killed off by the recent economic recession when the developer went into administration. (source: Newport Retail Study July 2010¹⁶)</p> <p>The city centre has therefore effectively ‘stood still’ in retail terms for many years, whilst throughout the rest of the UK new shopping centres have been built (e.g. the out of town regional malls), and others have experienced significant expansion and improvements, including the two ‘competitor’ retail destinations of Cardiff and Bristol. In addition, over the past 20 years there has been substantial out of centre retail development within Newport City, particularly in comparison goods shopping, and this has soaked up a sizeable share of locally available consumer expenditure.</p> <p>The creation of Newport Unlimited in 2003 was intended to lead, or facilitate, the regeneration of major areas of the City, including the City Centre. The Master Plan for the central area revolves around shopping and the City Council is currently assembling a substantial site through CPO and is in discussions with potential developers. The intention is to see major retail development on the same area as the previous Friar Walk scheme, which has been shelved.</p> <p>The city centre accounts for just 23% of currently occupied sales floorspace within the City as a whole (excluding local centres/small stores).</p> <p>As can be seen from the data in Appendix A, there is a correlation between the vitality and viability of district centres and levels of deprivation. District centres in areas with higher levels of multiple deprivation have lower vitality and viability levels. Maindee and Caerleon Road are the most vital and viable and are located in areas with low levels of deprivation, whereas Commercial Road, Clarence Place, Bettws and Ringland are situated in areas characterised by high levels of deprivation.</p>	<p>viability of the district centres.</p> <p>The Newport Retail Study (July 2010, Colliers International) recommends “ a strong city centre first approach in order to maximise the prospects for new development coming forward which will enable the city centre to compete with larger centres elsewhere, and to control the level and type of competition with other retail facilities within the wider city area... The primary role of the city centre is the sale of non bulky comparison goods and that it should be the leading destination for the sale of these goods. It is the improved offer of this type of product which will enable the city centre to compete more effectively with other large centres and other provision across the city, and to trade in a more sustainable manner.”</p> <p>The definition of district centres [should] be reviewed to ensure those defined as such more closely match the TAN4 definition. The benefit of this approach would be to reduce the policy support for large new stores outside the city centre whereas the re-designation of some as local centres would still enable</p>		

¹⁶ Newport City Council/Newport Unlimited Retail Study and Capacity Assessment – July 2010

Key Issues/Opportunities	Implications for LDP	Relevant SEA Topic	Relationship to SA Objectives in Table 6.1
<p>46% of the City's retail stock is located out of centre, a proportion that reaches 63%, or almost two-thirds, if the retail warehouses and stores at the Newport Retail Park are included.</p> <p>It is interpreted that there is no quantitative need for additional retail development as indicated by the capacity analysis in the Newport Retail Study 2010. New retail capacity may lead to the redistribution of stores across the city, leading to job losses elsewhere.</p>	<p><i>appropriate local level provision to be made. We consider that the centres at Clarence Place, Bettws and Ringland all be considered for reclassification."</i></p>		

6. Sustainability Appraisal Framework

Task A4

6.1 The SA Framework is a key component in completing the SA and comprises a bespoke series of objectives. It is developed by synthesising the baseline information and sustainability issues into a systematic and easily understood tool that allows the assessment of effects arising from the implementation of the LDP in key areas. Although the SEA Directive does not specifically require the use of objectives or indicators in the SEA process, they are a recognised and useful way in which social, environmental and economic effects can be evaluated and compared at key stages of the LDP's development.

6.2 The SA Framework comprises a list of objectives. Progress toward achieving these objectives will be measured using the corresponding indicators. The purpose of the SA Framework is to provide a set of criteria against which the performance of the LDP can be predicted and evaluated.

Newport LDP SA Framework

6.3 An SA Framework was developed using an iterative process, based on the review of relevant plans and programmes, the evolving baseline, analysis of key sustainability issues, including through consultation and consideration of which of these issues can potentially be addressed by the LDP. Amendments have been made to the overall framework since the publication of the Scoping Report in October 2008. These reflect the comments received from consultees, as detailed in **Appendix B**. Comments received on the ISAR and updates made to the PPP review and baseline/key sustainability issues to reflect the changing context of the LDP, also led to the updating of the SA Framework to ensure that the LDP Deposit Plan was assessed against the latest context and criteria available. The updated SA Framework is presented in **Table 6.1**.

6.4 Changes have been made in response to NCC comments and to ensure the streamlining of the indicators to improve the efficiency of the assessment process and that the indicators are directly linked to the LDP. Key changes made to the SA Framework since the previous iteration are:

- Objective 1: Changed wording of objective from 'valued' to 'protected or important' for greater clarity.
 - Indicator changed from 'Proportion of open landscape...' to 'Proportion of landscape outside of the settlement boundaries lost to development' for clarity.
 - Indicator added: Number of new developments that will affect an SLA to ensure protection of Special Landscape Areas.
 - Indicators deleted in response to NCC comments to simplify and include indicators only directly related to land use planning:
 - Woodland schemes implemented
 - Countryside management schemes implemented
- Objective 2:
 - Removal of indicators:
 - Length of hedgerow (difficult to monitor)
 - % change in tree planting (difficult to measure)
 - Species of acknowledged conservation concern (difficult to measure for LDP)
 - Amount of important wildlife species lost to other uses (illogical)

- No of businesses achieving the biodiversity benchmarking award (not directly linked to LDP)
- The area of land affected by planning applications approved that lead to loss of species, habitats of important biodiversity value (repetitive with other indicators)
- Extent of important habitats or landscapes present in commons (not directly linked to LDP)
- Extent of invasive species (not directly linked to LDP)

Addition of indicators/targets:

- Indicator 'Numbers, area and condition of international, European, national, regional and local designated sites' changed to 'Condition of international, European, national, regional and local designated sites' in response to consultee comments and to reflect the remit of the local authority.
 - Target for '% trees lost to development that are replaced' changed to 100% to provide a correction.
- Objective 3: removal of indicators:
 - Number of empty properties (not directly linked to LDP)
 - Number of organic farming initiatives (not directly linked to LDP)
 - Number and take-up of allotments (repeated under health objective)
 - Objective 4:
 - Move of 'Nitrous Oxide (NO₂) emissions per capita' from objective 5 in response to CCW comment (for clarity)
 - Objective 7:
 - Addition of 'quantity and flow' to objective wording to cover a broader range of aspects in response to consultation comments.
 - Addition of indicator: 'Development which includes improvements to local sewerage, water supply and waste water treatment infrastructure to cope with increased demand through planning obligations' in response to consultee comments.
 - Deletion of 'Development buffer zones along water courses' as the intention of the indicator (flood risk and water pollution) is covered by other indicators.
 - Objective 8:
 - Removal of 'increasing water abstraction at source' to reflect consultee comments.
 - Addition of water consumption (per person per day) to reflect consultation comments.
 - Objective 9:
 - Addition of 'and coastal erosion' to objective wording to reflect the SMP2.
 - Addition of indicator: '% of developments approved in C1 and C2 development advice map zones against the advice of the Environment Agency.'
 - Objective 10 removal of indicators:
 - Provision of eco-labelled white goods (not directly linked to LDP)
 - Number of businesses achieving Green Dragon Standard (not directly linked to LDP)

- Addition of indicator: ‘Development which includes improvements to local energy supply and telecommunications to cope with residual demand through planning obligations’ to reflect consultee comments
 - Addition of indicator: ‘% of new developments considered to be ‘zero carbon’’ to reflect PPP review
 - Addition of indicator: ‘Owner occupiers signing up to NCCs energy performance and generation programme for existing dwellings’ to replace ‘Exiting dwellings improved for their energy efficiency, addressing fuel poverty’ to reflect NCC Officer comments about a Council run scheme and to improve relevance.
 - Addition of indicator: ‘Use of zero carbon wastewater treatment in new development (such as reed beds)’ to reflect PP review updates.
- Objective 12
 - Addition of ‘Development which includes improvements to waste management infrastructure to cope with increased demand through planning obligations’ indicator to reflect consultee comments.
 - Indicators simplified and targets added and modified to reflect PPP review ‘wise about waste’ and ‘towards zero waste’ and consultee comments.
 - Objective 13
 - Targets and indicators updated to reflect PPW Edition 4 (2011)
 - Objectives 14 and 15
 - Merging of objectives as have similar aims and indicators in relation to land use planning to: ‘Improve equality of opportunities amongst all social groups and improve health and wellbeing’
 - Removal of indicators as not directly linked to LDP:
 - % of people of working age claiming benefits
 - Proportion of children under sixteen living in low income households
 - Infant mortality rates
 - Limiting long term illness
 - % extracurricular activities (7-11/11-16 year olds)
 - Adult physical activity
 - Addition of indicator: ‘% of new development that includes space for the growing of food locally’ to reflect One Wales: One Planet
 - Addition of indicator: ‘New development that develops or maintains a physical environment that makes it easier and safer for people to choose to be more physically active’ and target ‘Increase sport and physical activity amongst the population by 1% year on year ‘ to reflect updates to PP review.
 - Change of target to ‘increase’ from 100% conformity for access to natural greenspace (CCW) as 100% conformity may not always be possible due to available space
 - Merging of indicators relating to open space, accessible greenspace and NPFA standards.
- Objective 16 (now 15)

- Addition of 'to maximise opportunities for community development and social welfare' to reflect PPP review revision.
- Objective 17 (now 16)
 - Modification of indicator: 'Amount of land provided *or planning permission granted for sites* to meet the needs of gypsies and travellers' to allow for the application for planning permission for site that may not be designated in the LDP.
- Objective 18 (now 17)
 - Deletion of indicator: Proportion of city centre covered by CCTV (not directly linked to LDP)
 - Deletion of indicator relating to crime rates as not directly influenced by the LDP.
- Objective 20 (now 19)
 - Deletion of indicator: Cultural and arts events and activities taking place within Newport (not directly linked to LDP)
 - Deletion of indicator: % people benefiting from the Chartist Citizenship project (not directly linked to LDP)
- Objective 22 (now 21)
 - Addition of indicators to reflect the Economic Development Strategy:
 - Number of new developments that will contribute to the creation of infrastructure or networks enabling business innovation
 - Available suitable sites for economic development vs. demand
- Objective 23 (now 22)
 - Addition to objective of 'and ensuring that the benefits are experienced locally' to reflect PPP Review revisions.
 - Removal of the following indicators as are covered under other broader indicators:
 - Expenditure by sector
 - Revenue by category of visitor
 - Tourist Days
 - Bed Space Availability
 - Addition of indicator: 'Number of visitors to sporting attractions' to reflect local aspirations
- Objective 24 (now 23)
 - Addition of 'greener' to knowledge economy, to reflect PPP Review revisions.
 - Addition of 'Proportion of people with skills levels above the Welsh average' to reflect the aspirations of the Economic Development Strategy.
 - Deletion of indicators as not directly linked to LDP (new indicators to be developed at monitoring stage as a result of key sustainability effects identified through the assessment process):
 - % increase in adult education courses
 - % of people with basic skills through 'The Basic Skills Employer Pledge'

- Proportion of 19 year olds with Level 2 qualifications (5 GCSE A*-C or NVQ equivalent)
- % of population attaining highest qualification – Level 4/5
- % of young people in post-16 education
- % with no qualifications
- % of school age pupil exclusion rates
- Key Stage 4 achievement levels
- Objective 25 (now 24)
 - Addition of 'and encourage resource-efficient and climate resilient settlement patterns' to reflect PPP Review revisions
 - Added indicator 'Proportion of people that travel out of Newport for work' to reflect Transport Strategy.
- Objective 26 (now 25)
 - Change safe routes to school indicator to 'Modal Split - % of population travelling to school by sustainable modes' to encompass more travel modes under consideration.
 - Swapped 'Integration of Sustrans routes with built development' indicator for 'National Cycle Network Users' to reflect Transport Strategy monitoring.
 - Added indicator: 'Proportion of older (over 65/66) and younger (under 16) people without access to suitable public transport' to reflect the Transport Strategy.
- Objective 27 (now 26)
 - Addition of 'district centres' to reflect PPP Review revisions.

6.5 The original SA Framework is included in **Appendix E** for reference, as this was the framework used for the assessment of the previous SA stages.

6.6 It is considered that the 26 objectives listed in **Table 6.1** adequately address the matters required to be considered in the SA. The SA Framework developed for the Newport LDP includes a series of carefully selected indicators that provide a clarification of the intended interpretation of each objective. The resulting SA framework of objectives, indicators and targets against which it is proposed to assess the LDP is set out in **Table 6.1**.

Assessment Rationale

6.7 **Table 8.1 and Error! Reference source not found.** present assessment rationales, providing interpretation of the SA Framework to enable the assessment of the LDP components at different stages of its development (Stages B2-Options development and Stage B3- Preferred Strategy Compatibility Assessment). The rationale for the Candidate Sites Appraisal can be found in **Appendix D**. An assessment rationale is an interpretation of the SA Framework utilised to assist the assessment of policies and proposals contained in the LDP and ensure a level of consistency between assessments. The SA Framework covers Newport as a whole, and thus all issues apparent at the time of writing are covered, where considered appropriate to the SA. However, SA is an iterative process, and new or site specific issues that may arise throughout the plan making process will be subsumed into the SA framework for the LDP during its development.

Table 6.1 –Sustainability Appraisal Framework

Key to Data Availability for Indicators

Bold = Known data for study area/data would be available through development management process

Underlined = Data for study area currently unknown

NB Data sources will be included in the monitoring strategy to be developed following the B3/4 assessments to enable the monitoring of indicators only where these relate to predicted significant effects.

No	SA Objective	Potential Indicators	Target	SEA Topics
Environmental				
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	% of new development within walking distance (3km) of natural greenspace in accordance with Accessible Natural Greenspace Toolkit	Increase	Population, Human Health, Landscape, Soil
		<u>% change in accessibility and connectivity of public rights of way due to new development¹⁷</u>	Increase	
		Amount of urban and rural public open space lost to new development	Minimise- target of nil	
		Total area of open space used for recreation (informal and formal)	Increase	
		Amount or proportion of landscape subject to enhancement associated with new development	Increase	
		Number of new developments that will affect an SLA	Decrease	
		Proportion of landscape outside of the settlement boundaries lost to new development	Minimise- target of nil	
2	To protect, manage and enhance	Condition of international, European, national, regional and local designated sites	Welsh Assembly Government: by 2015, 95 per cent of Welsh SSSIs in favourable condition; By 2010, 95 per cent of	Biodiversity, Flora, Fauna, Soil,

¹⁷ 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	Potential Indicators	Target	SEA Topics
	biodiversity		international sites in favourable condition; and by 2026, all sites to be in favourable condition.	Water, Air, Climatic Factors, Human Health,
		Loss of trees covered by TPOs as a result of new development	Minimise- target of nil	
		% trees lost to new development that are replaced	100%	
		<u>Amount of green space important for ecological connectivity identified and safeguarded from new development</u>	LBAP targets to be added when they've been updated.	
		Area of important wildlife habitat lost to other uses affecting functional viability	Zero	
		Number and area of land and aquatic habitat creation schemes associated with new development	LBAP targets to be added when they've been updated.	
		Area of land enhanced for biodiversity value through the use of s106 agreements	LBAP targets to be added when they've been updated.	
		<u>% of new development and land use incorporating Green Infrastructure</u>	Increase	
		<u>% native species used in landscaping schemes as part of new development</u>	Increase	
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	% dwellings built on previously developed land subject to assessment against the sustainability objectives	No target set- to be prioritised where appropriate for development	Landscape, Soil, Climatic Factors, Air, Human Health, Biodiversity
		% of residential sites developed at a density of 30-50 dph	Increase- target 100%	
		<u>Area of potentially contaminated land remediated and brought back into use (without negative effects on the water environment)</u>	Increase	
		<u>% of building materials used that have been sourced from the local area in new development</u>	Increase	
		<u>% of reclaimed materials used in new development</u>	Increase	

No	SA Objective	Potential Indicators	Target	SEA Topics
		<u>% of planning permissions granted resulting in loss of grades 1,2 and 3a land</u>	Decrease	
4	To improve air quality	Number of (NO₂) designated AQMAs	Decrease – target of nil	Air, Climatic Factors, Human Health
		Other recorded pollutants (Ozone, PM₁₀)	To meet statutory UK air quality criteria objectives	
		Number of exceedences of the 100ug/m3 8 hr mean NO_x	No target identified	
		<u>Nitrous Oxide (NO₂) emissions per capita</u>	Decrease 3% per annum	
		Number of implemented measures of Air Quality Action Plan	Increase	
		Number of native vegetation and planting schemes to provide carbon sink capacity and improve air quality locally in new development	Increase	
5	To reduce emissions of greenhouse gases	Carbon Dioxide (CO₂) emissions per capita	Decrease 3% per annum	Air, Climatic Factors, Human Health
		<u>Methane emissions per capita</u>	Decrease 3% per annum	
		<u>Water vapour emissions</u>	Decrease 3% per annum	
		<u>Halocarbons emissions</u>	Decrease 3% per annum	
		<u>Ozone emissions</u>	Decrease 3% per annum	
6	To minimise the effects of noise pollution	Number of residential permissions granted in TAN11 category C and D locations	Nil	Human Health, Population
		Number of new developments in noisy locations that include noise minimisation measures such as buffers	Increase if development meets other sustainability criteria	
7	To maintain and, where possible, enhance water quality, quantity	<u>Improvements to existing off-line drainage as a result of new development</u>	Increase	Water, Human Health, Biodiversity,
		<u>Number of developments on contaminated soils implementing</u>	Increase	

No	SA Objective	Potential Indicators	Target	SEA Topics
	and flow	<u>measures to protect water quality</u>		Flora and Fauna
		<u>Number of new developments which include improvements to local sewerage, water supply and waste water treatment infrastructure to cope with increased demand through planning obligations</u>	Increase	
		<i>Biological river quality</i>	Increase % of rivers of good or excellent quality	
		<i>River water chemistry levels</i>	Increase % of rivers of good or excellent quality	
		<i>Nutrient status of rivers (phosphate and nitrate levels)</i>	% decrease in rivers with high levels of nutrients	
		<i>Groundwater Quality</i>	Increase	
8	To reduce water consumption	<u>Number of grey water systems used in new developments</u>	Increase	Water, Human Health, Climatic Factors
		<u>Number of new developments with incorporation of dual water supplies</u>	Increase	
		<u>Internal potable water use of less than or equal to 32m³ per bedspace per year in new developments</u>	Increase	
		<u>Installation of water efficient fixtures in new developments</u>	Increase	
		<u>Rainwater collection system for watering gardens and landscaped areas in new developments</u>	Increase	
		<u>Per capita consumption (water use per person per day)</u>	Decrease	
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	% of development approved in flood risk areas contrary to TAN15	Zero	Water, Human Health, Climatic Factors, Population,
		% of new developments approved in C1 and C2 development advice map zones against EA advice	Zero	
		% relevant permissions with SUDS schemes where	by 50% in areas of low probability of	

No	SA Objective	Potential Indicators	Target	SEA Topics
		appropriate	flooding, 75% in areas of medium flood risk, and 100% in areas of high flood risk, at peak times from: Hard surface runoff Roof runoff	Landscape, Material Assets
		<u>Number of new properties at risk of flooding</u>	Decrease	
		<u>% of new development approved in areas of managed realignment</u>	Zero	
		<u>% of flood plain used for flood storage/alleviation, coastal squeeze management, biodiversity enhancement</u>	Increase	
10	Increase energy efficiency	<u>Energy consumption per capita</u>	Decrease	Climatic Factors, Population, Air, Human Health
		<u>% of new developments considered to be 'zero carbon'</u>	Increase	
		% of owner occupiers signing up to NCCs energy performance and generation programme for existing dwellings	Increase	
		% of development served by heating and hot water systems with an average NO_x emission rate of less than or equal to 40 NO_x mg/kWh	Increase	
		%SAP ratings of new housing equal or higher than 65	The target SAP for all dwellings is a minimum of 65 described under the Home Energy Conservation Act (HECA) 1995	
		<u>% of development which includes improvements to local energy supply and telecommunications to cope with residual demand through planning obligations</u>	Increase	
		<u>Use of zero carbon wastewater treatment in new development (such as reed beds)</u>	Increase where appropriate	
		% of new development where 75% dedicated low energy	Increase	

No	SA Objective	Potential Indicators	Target	SEA Topics
		lights have been specified		
11	Promote renewable energy production and use	<i>% of new development where residual electricity is generated from renewable sources following energy efficiency measures</i>	Increase	
		Number of planning permissions for environmentally appropriate renewable energy schemes	Increase	
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	% waste reduced (including through reuse)	By 2025, 27% reduction in waste compared to 2007 levels ¹⁸	Climatic Factors, Material Assets, Landscape, Human Health, Soil
		% new development that uses recycled or sustainably produced materials from local sources	Increase to contribute to national targets	
		<u>% of new development which includes improvements to waste management infrastructure to cope with increased demand through planning obligations</u>	Increase	
		% of waste recycled (including composting)	municipal: 52% 2012/13 58% by 2015/16 64% by 2019/20 70% by 2024/25 commercial: 57% by 2015/16 commercial and industrial: 67% by 2019/20 70% by 2024/25	
		% energy from waste	maximum 42% by 2015/16 ¹⁷ maximum 36% by 2019/20	

¹⁸ <http://wales.gov.uk/docs/desh/publications/100621wastetowardszeroen.pdf>

No	SA Objective	Potential Indicators	Target	SEA Topics
			maximum 30% by 2024/25	
		% level of waste sent to landfill	Phased out by 2025 ¹⁷	
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	<u>% of new dwellings meeting Code for Sustainable Homes Level 3 and the relevant credits under Ene1¹⁹</u>	100%	Climatic Factors, Material Assets, Human Health
		<u>% of new commercial buildings meeting BREEAM 'Very Good' Standard and 'Excellent' rating under Ene1¹⁸</u>	100%	
		<u>% of development with a design and access statement submitted</u>	100%	
		<u>% of major schemes where DCfW has been consulted</u>	Increase	
Social				
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	Number of wards in the 100 most deprived wards according to Index of Multiple deprivation	Decrease	Population, Human Health
		% of new development that develops or maintains a physical environment that makes it easier and safer for people to choose to be more physically active²⁰	Increase sport and physical activity amongst the population by 1% year on year	
		% of new development where distance and transport accessibility to access health care facilities is improved	Improve	
		% of new development that includes space for the growing of food locally		
15	Protect and provide improved	Provision of accessible open space and play areas	Improve existing or increase provision based on local needs	Population, Human

¹⁹ <http://wales.gov.uk/docs/desh/publications/110228ppwchapter4en.pdf>

²⁰ Active Newport Strategy 2011-14

No	SA Objective	Potential Indicators	Target	SEA Topics
	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	Level of community infrastructure by ward	Increase	Health, Material Assets, Air
		Loss of local community facilities	Decrease	
		Number of S106 agreements secured on new developments for improvements in community facilities	Increase	
16	Improve the quantity, quality, variety and affordability of housing	Number of new affordable units delivered and integrated into developments in relation to population growth	Increase	Population, Human Health, Material Assets
		% of eligible residential planning permissions where affordable housing has been negotiated	Increase	
		Number of people from vulnerable groups with access to safe, secure accommodation that meets their needs	Increase	
		% of houses meeting Welsh Housing Quality Standard	100%	
		Affordability of housing for people in lower quartiles of income	Increase	
		Amount of land provided or planning permission granted for sites to meet the needs of gypsies and travellers	Increase	
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	Fear of crime per ward during the day and at night	To reduce the level of ASB by 5% per annum each year for the three year period	Population, Human Health
		% of new development that meets the 'secured by design' certification criteria	Increase	
		% of public realm with natural surveillance	Increase	

No	SA Objective	Potential Indicators	Target	SEA Topics
18	To conserve and enhance the historic environment of Newport	Number and condition of listed buildings	No target identified	Material Assets, Landscape, Climatic Factors
		Number of buildings on buildings at risk register	Decrease	
		Number of planning permissions granted against conservation officer recommendations	Nil	
		Number of conservation area appraisals undertaken during plan period	Increase to full coverage	
		Application of ASIDOHL to new development in Gwent Levels	100%	
		Area of ancient woodland and planted ancient woodland	Increase	
		<u>No. of Scheduled Ancient Monuments adversely affected by new development</u>	Nil	
		<u>No. of Historic Parks and Gardens adversely affected by new development</u>	Nil	
19	To identify, promote, strengthen and enhance the cultural identity of Newport	% of Welsh speakers in Newport	Increase	Material Assets, Landscape, Population, Human Health
		% change in the number of community groups registered	Increase overall number	
		% of pupils in Welsh medium education	Increase	
Economic				
20	To enable high and stable levels of local employment in Newport	% change in economically active population	Increase	Material Assets, Population
		% employment opportunities that are considered environmentally 'sound'	Increase	
		% of population employed	Increase	
		% good quality local jobs created	Increase	

No	SA Objective	Potential Indicators	Target	SEA Topics
		<u>Density of jobs per hectare</u>	No target identified	
		% change in provision of highly skilled employment opportunities	Increase	
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	Mix of employment by sector (%)	Achieve more equitable balance	Material Assets, Population
		Number of new developments that will contribute to the creation of infrastructure or networks enabling business innovation	Increase	
		Available suitable sites for economic development vs. demand	Ensure adequate availability of land	
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	Total number of visitors to attractions in Newport	Increase	Material Assets, Population
		Number of jobs created in the tourism sector	Create a further full time 250 jobs whilst supporting the present 3635 FTE	
		Number of visitors to the wetland reserve	Increase within carrying capacity	
		Number of visitors to sporting attractions	Increase	
		Number of visitors attracted by the historic landscape	Increase	
		Use of the Monmouthshire & Brecon Canal for walking/cycling, nature conservation and other water based recreation as well as a navigation route	Increase	
23	To contribute to educational attainment and increase skill	% increase in Welsh Medium education	Increase	Population, Material Assets
		Proportion of people with skills levels above the Welsh average	Improve	

No	SA Objective	Potential Indicators	Target	SEA Topics
	levels to promote/develop a greener, knowledge based economy	<u>Number of students staying in Newport following study</u>	Increase	
		S106 agreements that provide educational facilities in accordance with local needs	Increase	
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	<u>Provision of sufficient IT infrastructure and space within new dwellings to enable home working</u>	Increase	Population, Material Assets, Air, Climatic Factors, Human Health
		Proportion of people that travel out of Newport for work	Decrease	
		Provision of a sufficient level of local facilities according to thresholds	Increase see Appendix A for thresholds	
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	Modal Split - % of population travelling to school by sustainable modes	Increase % by sustainable modes	
		<u>Proportion of older (over 65/66) and younger (under 16) people without access to suitable public transport</u>	Decrease	
		Proximity of new development to public transport nodes	Increase	
		Number and implementation of good quality green travel plans	Increase	
		Modal Split - % of population travelling to work by sustainable modes, including working from home	Increase % by sustainable modes (Transport Strategy)	
		<u>National Cycle Network Users</u>	Increase (Transport Strategy)	
26	To seek to improve the vitality and viability of the	<u>City Centre Footfall</u>	Increase (Transport Strategy 2011)	Population, Material Assets
		<u>Proportion of District Centres that feature a heavily trafficked high street</u>	Decrease	

No	SA Objective	Potential Indicators	Target	SEA Topics
	district centres and City Centre	<u>Independent retailer representation</u>	Increase	
		<u>Mix of uses in the City Centre</u>	No target identified	
		<u>Vacancy rates and % of available floorspace that is vacant</u>	Decrease: below 10% ATCM	
		<u>Rental levels per square foot</u>	Increase	
		<u>Residents' and visitors' satisfaction with local area and facilities</u>	Improve	

7. Testing the Local Development Plan Objectives against the Sustainability Appraisal Objectives

- 7.1 This chapter sets out the iterative process of assessment that has been completed in respect of the LDP Objectives. The initial assessment of the first iteration of LDP Objectives is described, followed by the findings of an updated appraisal. This highlights those elements of the SA recommendations that have resulted in alterations to the LDP Objectives, resulting in the version that appears in the Preferred Strategy. A commentary on the latest version of the LDP Objectives and their overall compatibility with the SA Objectives completes the chapter. It should be noted that this assessment was carried out using the previous iteration of the SA Framework, included in **Appendix E**.

Task B1

- 7.2 The Local Development Plan (LDP) vision is:
- “Newport will be a centre that celebrates its culture and heritage while being a focus for accessible economic growth. It will be a place that people recognise as being culturally vibrant with interconnected communities and as an attractive City at the gateway to Wales.”*
- 7.3 This vision is proposed as the ‘core purpose’ of the LDP. The intention is that it will drive forward the intended changes for Newport from 2011. The vision addresses the main priorities for taking Newport forward in land use terms, as discussed at the three consultation events; and taking into account the Community Strategy and the Wales Spatial Plan. Importantly, it is also distinctive to Newport.
- 7.4 In order to achieve this vision, the LDP document identifies the following seven objectives:
- **Objective 1:** To ensure that all development uses land as effectively as possible and makes the best use of resources.
 - **Objective 2:** To ensure that development and land uses in Newport make a positive contribution to helping to minimise the causes of climate change and mitigating the impacts.
 - **Objective 3:** To provide a diverse economy that meets the needs of the people of Newport and those of the wider south east Wales economic region.
 - **Objective 4:** To ensure that there is an adequate supply of land for housing in the right locations and to ensure that the housing provision meets the needs of the population.
 - **Objective 5:** To ensure that all development or land use does not adversely affect, and seeks to enhance, the quality of the built and natural environment.
 - **Objective 6:** To ensure the provision of appropriate new and/or enhanced community facilities wherever possible.
 - **Objective 7:** To ensure that proposed developments and uses are accessible to all and seek to achieve the same outcome for all regardless of impairment.
- 7.5 All seven of the LDP objectives were tested for compatibility with the SA objectives (see **Figure 7.1**). This helped to consider to what degree they are in accordance with sustainability principles, with a view to developing and refining the LDP objectives through an iterative process.

Overall Compatibility Assessment Outcomes

- 7.6 Overall, the succinct nature of the document, aiming to provide a clear direction, is commended. Furthermore, the assessment has highlighted that the LDP objectives were broadly compatible with the SA objectives.
- 7.7 Specific points that emerged from the assessment were as follows:
- Some of the LDP objectives may be compatible with the SA objectives, subject to the nature of their delivery. For example, LDP objective 6 could be compatible with a number of the SA objectives, depending on the types of facilities provided and where these are to be located;
 - LDP Objectives 1, 2, 5 and 7 are largely compatible with the SA objectives;
 - LDP Objective 3 raised a number of potential conflicts with the SA objectives relating to the natural environment. The aim to meet the needs of the wider south east Wales region as well as within the City, may lead to environmental conflicts such as air pollution from increases in traffic; and an increase in pressure on natural resources;
 - LDP Objective 4 also led to the prediction of potential conflicts on the basis that an increase in development may lead to an increased pressure on natural resources.
- 7.8 A number of recommendations for potential modifications to the LDP Draft Vision and Objectives are outlined below.

Recommendations

The Vision

- 7.9 It is suggested that the vision be described as the 'core' of the LDP rather than the 'core purpose' as it is felt that this wording would be clearer.
- 7.10 The vision is described as addressing the main priorities of the LDP. However, it does not seem to reflect fully the subsequent objectives included within the document, nor the principles of sustainable development. It is suggested that the vision be rephrased to ensure that the three core 'pillars' of sustainable development are reflected, integrating environmental, social and economic goals. At present, the vision is only considered to reflect social and economic aims.
- 7.11 The vision is presented as part of a 'concise' statement for the direction of the LDP. On this basis, the repetition of reference to culture is questioned as it is considered unnecessary.
- 7.12 It is unclear what is meant by 'accessible' economic growth – the current phrasing is ambiguous insofar as it could be interpreted as meaning accessible physically by modes of transport; or alternatively as accessible socially, through the provision of employment opportunities that match the skills base of the local community. The phrasing should be clarified to ensure that the correct meaning is conveyed.
- 7.13 It is recommended that the vision be re-worded to read: *'As a gateway to Wales, Newport will be a City that is known for its unique cultural vibrancy, whilst being a focus for diverse economic growth. Newport will grow economically and socially, with a focus on creating interconnected sustainable communities and enhancing its unique natural environment.'*

Suggestions for Additional Objectives

Reducing the Need to Travel

- 7.14 One of the key elements for achieving more sustainable development is reducing the need to travel. Essentially this is achieved through the *location* and *types* of development as opposed to the *means of access* between different types of development, with the underlying aim being to ensure that people have access to key services and facilities close to where they live, ideally within walking or cycling distance. Consequently, this objective is more realistic within an urban

context where a compact form of development will usually be more environmentally acceptable than within a rural setting.

- 7.15 Alongside reducing the impacts from traffic, this enables the prioritisation of pedestrians, which is the first criterion of the Manual for Streets User Hierarchy²¹. It is suggested that the vision and objectives document include an additional objective that outlines the principles of achieving more sustainable spatial development, which will encompass this requirement. This will subsequently provide context to some of the other objectives, which cite the need for development to be placed in 'sustainable' locations.

Cultural Identity

- 7.16 An outcome from the SA Stage A (Scoping) consultation, which has subsequently been incorporated into the SA Framework, was the need for Newport to identify, promote, strengthen and enhance its cultural identity. The vision therefore reflects this key objective. However, this is not reflected in any of the objectives to enable its delivery. It is suggested that a further objective be included to further this aim.

Suggestions for Clarification of Objectives

Objective 1: Sustainable Use of Land

- 7.17 It is recommended that the text accompanying the objective be moved and used as introductory text to the document. It is also suggested that the introductory text be modified to provide more of a focus on the sustainable use of land and natural resources, which is the purpose of the objective. This might include text relating to the need for the re-use of previously developed land; and design methods to reduce the consumption of natural resources, such as water conservation and/or recycling, use of sustainable construction materials and re-use and/or sustainable harnessing of energy. This LDP objective is also related to the waste hierarchy²², which should therefore be included in the supporting text.
- 7.18 In relation to the text of the objective itself, it is suggested that it be re-worded to read: *to ensure that all development makes the most **efficient** use of land and natural resources.*

Objective 2: Climate Change

- 7.19 It is suggested that the second sentence of the supporting text be adjusted to ensure that its meaning is clear.
- 7.20 The 3rd sentence seeks to ensure that developments address the impacts of climate change. It is suggested that the 4th sentence be clarified through modifications to include the need for energy efficiency in development, as a prerequisite to the provision of 'sustainable' energy technologies. Additionally, it is suggested that 'sustainable' in terms of energy be replaced with 'renewable' to ensure that developers are clear on the intention of the requirements. Furthermore, it is suggested that the objective refer to the need for all development to incorporate the principles of sustainable design, which will encompass the need to reduce the risk of and from flooding.
- 7.21 It is suggested that the title of the objective be changed to: *Mitigating the effects of and from Climate Change.*

Objective 3: Economic Growth

- 7.22 It is suggested that the supporting text refer to the need for the development of knowledge based industries as a key strand of increased diversity.
- 7.23 It is proposed that 'provide' be changed to either 'enable' or 'foster', as it is not considered that the LDP can 'provide' a diverse economy to the region.

²¹ DfT, WAG & CLG 2007, Manual For Streets, p28, <http://www.dft.gov.uk/pgr/sustainable/manforstreets/pdfmanforstreets.pdf>

²² <http://www.defra.gov.uk/environment/waste/topics/pdf/waste-hierarchy.pdf>

Objective 4: Housing

- 7.24 It is suggested that, although the reference to the provision of housing in 'sustainable locations' is commended, there is a need for the meaning of the term to be provided in the supporting text. This could be outlined at the start of the document, to be referred to for all development, encompassing principles such as reducing the need to travel (see the suggestions for an additional objective above). Additionally, it is suggested that the objective wording include 'sustainable' locations, as opposed to the current wording that reads the 'right' locations.
- 7.25 It is recommended that the objective be re-worded to read: *To ensure that there is an adequate supply of land for housing in **sustainable** locations and to ensure that the **quantity, quality and variety** of housing provision meet the needs of the population.*

Objective 5: Conservation

- 7.26 It is recommended that the focus of the objective be made clearer. There is some confusion, with references to both the 'built and natural environment', followed by 'built and natural heritage'. It is proposed that the objective be divided into two separate objectives, one to focus on the built environment; and one to focus on the natural environment. These might be called Conservation of the Built Environment, and Enhancement of the Natural Environment, respectively.
- 7.27 The supporting text for the built environment objective should be carefully phrased to avoid any ambiguity in the interpretation of 'conservation'. Based on the findings of the consultation, it is recommended that the approach for the LDP should not preclude a modern interpretation of the heritage of the City.
- 7.28 It is suggested that the wording for the natural environment objective include the need to protect and enhance protected and non-protected species and habitats, including linkages between them.

Objective 6: Community Facilities

- 7.29 It is suggested that the words 'as part' in the supporting text be changed to read 'as a requirement' of other development proposals.
- 7.30 Furthermore, it is recommended that a clear definition of 'community facilities' is provided. In the interests of sustainability, it is suggested that the following facilities should be provided within an acceptable walking distance, dependent on the size of the population:
- Sustainable waste management facilities (including recycling and composting facilities)
 - Nursery/ first school
 - Primary/ middle school
 - Secondary School
 - Secondary School (large)
 - Health Centre (4 doctors)
 - Local Shop
 - Pub
 - Post Office
 - Community Centre
 - Local Centre
 - District Centre/ Superstore
 - Leisure Centre

7.31 **Table 7.1** exemplifies acceptable walking distances, with the exception of sustainable waste management facilities.

Table 7.1 - Accessibility Standards²³

Local facility	Illustrative catchment populations	Minimum reasonable accessibility standards at different gross densities (assuming bendy routes)			
		40ppha	60ppha	80ppha	100ppha
Nursery/ first school	2,000	600m	500m	400m	400m
Primary/ middle school	4,000	800m	700m	600m	500m
Secondary School	8,000	1,200m	1,000m	700m	700m
Secondary School (large)	16,000	1,500m	1,200m	1,000m	1,000m
Health Centre (4 doctors)	10,000	1,200m	1,000m	900m	800m
Local Shop	1,500	500m	400m	400m	300m
Pub	6,000	1,000m	800m	700m	600m
Post Office	5,000	800m	700m	600m	600m
Community Centre	4,000	800m	600m	600m	500m
Local Centre	6,000	1,000m	800m	700m	600m
District Centre/ Superstore	24,000	1,900m	1,500m	1,300m	1,200m
Leisure Centre	24,000	1,900m	1,500m	1,300m	1,200m

Objective 7: Accessibility

7.32 It may be appropriate for this objective to include reference to reducing the need to travel as a key element of improving accessibility. This, however, might be covered if the above recommendation for a further objective is adopted.

²³ Barton, Grant and Guise 2003, *Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality*, Spon Press, London and New York.

Figure 7.1 - Compatibility between the LDP objectives and the SA Objectives

Objectives	SA Objectives																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
1 To ensure that all development uses land as effectively as possible and makes the best use of resources	✓	✓	✓	✓	✓		✓		✓	✓		✓	✓			✓			✓				✓				✓	
2 To ensure that development and land uses in Newport make a positive contribution to helping to minimise the causes of climate change and mitigating the impacts.	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓		✓	✓	✓	✓	✓	
3 To provide a diverse economy that meets the needs of the people of Newport and those of the wider south east Wales economic region.	?	?	X	?	X	X	X	X	X	?	?	X	?	✓		?	?	✓	?	?	✓	✓	✓	?	?	?	✓	
4 To ensure that there is an adequate supply of land for housing in the right locations and to ensure that the housing provision meets the needs of the population	?	?	X	?	X	?	?	X	X	?	?	X	?	✓	✓	✓	✓	?	?		?		?			?	?	
5 To ensure that all development or land use does not adversely affect, and seeks to enhance, the quality of the built and natural environment.	✓	✓	✓	✓	✓	✓	✓		✓			✓	✓	✓	✓		✓	✓	✓	?		✓	✓				✓	
6 To ensure the provision of appropriate new and/or enhanced community facilities wherever possible.	?	?	?	?	X	?	?			?		?		✓	✓	✓		✓		?	?		?	?	✓	?	?	
7 To ensure that proposed developments and uses are accessible to all and seek to achieve the same outcome for all regardless of impairment.	✓	?	?	?	?				?				✓	✓	✓	✓										?	?	
	✓	Broadly compatible						X	Potential conflict							Not relevant						?	Dependent on nature of delivery					

SA Objectives (from ISAR 2010)

1. Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management
2. To protect, manage and enhance biodiversity
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources
4. To improve air quality
5. To reduce emissions of greenhouse gases
6. To minimise noise pollution
7. To maintain and, where possible, enhance water quality

8. To reduce water consumption
9. To minimise the risk of and from flooding
10. Increase energy efficiency
11. Promote renewable energy production and use
12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable 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
14. Improve equality of opportunities amongst all social groups
15. Improve the health and wellbeing of the population
16. Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them
17. Improve the quantity, quality, variety and affordability of housing
18. To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods
19. To conserve and enhance the historic environment of Newport
20. To identify, promote, strengthen and enhance the cultural identity of Newport
21. To enable high and stable levels of local employment in Newport
22. To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment
23. To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets
24. To contribute to educational attainment and increase skill levels to promote/develop a knowledge based economy
25. Reducing the need to travel by improving local service provision
26. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling
27. To seek to improve the vitality and viability of the City Centre

Changes to the LDP Vision and Objectives

- 7.33 Following discussions with the Council and the SA recommendations above, the final LDP Vision and Objectives are outlined below. These have been revised between the Preferred Strategy and the Deposit Plan LDP. It is considered that the final LDP Objectives represent an improvement on the previous objectives from the perspective of sustainable development and thus need no further assessment under SA.

The Vision

“As a gateway to Wales, Newport will be a centre of regeneration that celebrates its culture and heritage, while being a focus for varied economic growth that will strengthen its contribution to the region. It will be a place that people recognise as a lively, dynamic, growing city, with communities living in harmony in a unique natural environment.”

Sustainable use of Land

- **Objective 1:** To ensure that all development makes the most efficient use of natural resources by seeking to locate development in the most sustainable locations, minimises the impact on the environment and makes a positive contribution to local communities.

Climate Change

- **Objective 2:** To ensure that development and land uses in Newport make a positive contribution to minimising, adapting or mitigating against the causes and impacts of climate change, by incorporating the principles of sustainable design, changes to travel behaviour, managing the risks and consequences of flooding, and improving efficiency in the use of energy, waste and water.

Economic Growth

- **Objective 3:** To enable a diverse economy that meets the needs of the people of Newport and those of the wider South East Wales economic region.

Housing

- **Objective 4:** To ensure that there is an adequate supply of land for housing in the most sustainable locations, and to ensure that the quantity, quality and variety of housing provision meets the needs of the population. Also to foster the creation of places which contribute to local distinctiveness and thriving communities.

Conservation and the Environment

- **Objective 5:** To ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the built environment.
- **Objective 6:** To protect and enhance the quality of the natural environment, including protected and non-protected species and habitats, regardless of greenfield or brownfield status, and also including the protection of controlled waters.

Community Facilities and Infrastructure

- **Objective 7:** To ensure the provision of appropriate new, and/or enhanced existing, community facilities, and to safeguard existing ones.

Culture and Accessibility

- **Objective 8:** To ensure that development proposals and uses are socially and physically accessible to all, taking account of the needs of all individuals.

Health and Wellbeing

- **Objective 9:** To provide an environment that encourages healthy and safe lifestyle choices and promotes wellbeing.

Waste

- **Objective 10:** To ensure that waste management choices are based on the proximity principle and a hierarchy of reduce, reuse, recovery and safe disposal, and that there is adequate provision for facilities to enable this to happen.

Impact of Changes on the Sustainability Performance of LDP Objectives

7.34 In the main, the LDP team has acted upon the recommendations of the SA in terms of refining the Vision and LDP Objectives. Specifically, the following changes are considered to have improved the sustainability performance of the LDP Objectives:

- Reference has been made to ensuring the **efficient** use of natural resources under the objective relating to the sustainable use of land.
- An additional objective has been added to encompass recommendations made in respect of **accessibility for all** and ensuring that the whole community can engage in **cultural** activities. The supporting text for Objective 2 also includes specific reference to reducing the need to travel as part of the strategy for tackling climate change.
- The phrasing for the economic growth objective has been altered in line with the recommendations, better reflecting what can reasonably be achieved through the land use planning system.
- The housing objective has been rephrased in line with the recommendations and now benefits from explicit reference to citing homes in **sustainable locations** and ensuring that the **quantity, quality and variety** of housing meets needs – this clarifies the intended meaning and strengthens the objective.
- The objective that previously related to the natural and built environment has been divided in accordance with the recommendations. This improves the clarity of the LDP objectives.

7.35 On the basis of the changes made between the first and second iteration of the LDP Vision and Objectives, it is not considered valuable or necessary to revise the compatibility assessment.

8. Developing the Plan Options

Task B2

- 8.1 Stage B2 of the SA/SEA process involved the generation of plan options. This exercise was undertaken in part to fulfil the requirements of the SEA Directive, which requires that the Environmental Report should consider:

'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex 1h).

Development of Options

- 8.2 A set of eight strategic options have been developed by the Planning Policy Team. These come under the headings of:

1. Housing Numbers

- HN1 SEWSPG (South East Wales Spatial Planning Group) Apportionment
- HN2 Population Trend Growth
- HN3 Housing Building Trend Growth

2. Housing Delivery

- HD1 Market-Led
- HD2 Do Nothing
- HD3 New Markets

3. Accommodation for Students and Young People

- Y1 Do Nothing
- Y2 To Seek the Provision of More Student Accommodation
- Y3 To Encourage City Centre Accommodation Attractive to Young People

4. Accommodation for the Elderly

- OAP1 Do Nothing
- OAP2 Limited Provision
- OAP3 Specific Provision

5. Village Development

- V1 Do Nothing
- V2 Sustainable Village Development
- V3 Village Expansion

6. Employment

- E1 Do Nothing
- E2 Market-led Reappraisal of Supply
- E3 Sustainable and Regeneration Based Employment

- E4 Employment Promotion on Non-Employment Sites

7. Celtic Manor

- CM1 Do Nothing
- CM2 Masterplan Approach

8. Airport

- A1 Do Nothing
- A2 Support the Concept of an Airport
- A3 Not Support the Concept of an Airport
- A4 Note the Concept

Working Towards a Preferred Option

- 8.3 It is not the role of the SA 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 SA should, however, help to identify the most sustainable option overall, or different options that promote the different dimensions of sustainability (social, environment, and economic).
- 8.4 **Table 8.2** provides a summary of the comparison of options under the three sustainability dimensions: social, environmental (including protection of the environment and prudent use of natural resources) and economic. Green shading has been used in the table to highlight the most sustainable option or options within each of the Strategic Options assessed. Where no clear preference has emerged from the assessment, as is the case for the ‘Housing Numbers’ Strategic Option, there is no highlighting. Details of the assessments are provided in **Appendix C**.
- 8.5 It should be noted that a simplified approach has been taken in order to give an indication of the most sustainable options. This approach assumes that all SA objectives are equally important and thus option(s) with the most positive effect overall are noted as being most sustainable; whilst those option(s) with less positive effects are noted as being less sustainable. This assessment has been undertaken using expert and professional judgement.

Assessment Rationale and Assumptions

- 8.6 **Table 8.1** shows the assessment rationale which, based upon the SA Framework, outlines how each objective has been interpreted during the assessments. It should be noted that this assessment was carried out using the previous iteration of the SA Framework and rationale, included in **Appendix E**. In addition, a number of assumptions have been made in order to inform the appraisal. These include:
- The Strategic Options will be realised through the concurrent implementation of the vision and objectives, as outlined in the B1 assessments. For the purposes of this assessment, it has also been assumed that the recommendations for modifications and additions to the objectives as set out in Chapter 7 of this report have been implemented.
 - The HRA findings will be incorporated as part of site allocations, which will aim to lead to the avoidance of the most sensitive sites for biodiversity and incorporation of appropriate mitigation where necessary.

Table 8.1 – Assessment Rationale

No.	Objective	Rationale (2010)
Environmental		
1	Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management.	<p>In order for the LDP to achieve this objective, options should consider the need to balance the requirements of different landscape users, with a view to enhancing landscape character. The assessment of the plan will include the consideration within option content of accessibility to the countryside, which will include aspects such as the rights of way network and access via public transport.</p> <p>In addition, options should seek to limit the effect of development on the landscape, including open land lost to built development, as well as the efficient use and appearance of development. Secondary beneficial effects will be associated with policies that will reduce traffic levels in the Council area, as well as other non-intrusive management and exclusion measures. The cumulative impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as potential for incremental changes to the physical environment will be considered in relation to their effect on the landscape as well as its users from a physical as well as visual amenity perspective.</p>
2	To protect, manage and enhance biodiversity	<p>The LDP options should seek to enhance designated and non-designated habitats and species. This may be achieved through increasing connectivity and/or reducing disturbance. Connectivity is important in order to enable migration of species, especially in the changing climate, and to enhance biodiversity. This might be done through the reinstatement/enhancement of hedgerows as well as the development of green infrastructure across urban areas, connecting urban areas with rural. Trees are an especially pertinent element of the landscape that provide important biodiversity value as well as value for human wellbeing and health, air quality, and urban drainage.</p> <p>It is important that any vegetation types are native species to the area, to ensure the reduction of invasive species that may limit and damage biodiversity.</p> <p>The policies should also seek to result in the conservation, enhancement or creation of habitats, including those in both land and marine environments.</p> <p>The LDP should aim to protect the effective viability of protected sites and species through reference to their functional size and ecological connectivity and reference the duty on the LPA under Section 40(1) of the Natural Environment and Rural Communities Act 2006.</p>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	<p>To enable the achievement of this sustainability objective, the LDP options should seek to make the best use of land and buildings. This may be achieved through the encouragement of higher density development and the use of previously developed land and buildings as a priority.</p> <p>Through using previously developed land, consideration should be given to land with a low biodiversity value in the first instance. In relation to areas of land that are contaminated, policies should seek to reduce land contamination and safeguard soil quality and</p>

No.	Objective	Rationale (2010)
		<p>quantity.</p> <p>Options should seek to encourage the local sourcing of materials, in order to protect geodiversity and mineral resources, alongside soil resources. The use of reclaimed materials should also be prioritised as in objective 12. All policies should include full consideration of potential impacts on the natural environment particularly landscape and protected sites and species.</p> <p>In order to encourage the local production and consumption of food, soil resources and land should be protected and enhanced for supporting organic farming initiatives and allotments.</p> <p>Secondary consideration of the effects of climate change on soils, such as the loss of organic content, will be made and the policies within the LDP should seek to mitigate these.</p>
4	To improve air quality	<p>This sustainability objective should be sought to be achieved through the LDP options, primarily through the reduction in the volume of motorised traffic through a modal shift to more sustainable modes and improved traffic flow and reduced congestion. Significant construction activities may reduce air quality during the period of works and the policies should promote mitigation of these effects.</p> <p>Although the LDP is unable to affect the activities of the M4 and the proposed M4 relief road, it should include policies to mitigate air quality effects locally. This may include planting schemes to provide ameliorative effects through absorption/cleansing of pollutants.</p> <p>There should be a positive correlation between air quality, health improvements and the use of more sustainable modes of transport.</p>
5	To reduce emissions of greenhouse gases	<p>The LDP should seek to achieve this objective through reducing emissions that arise from buildings, land use change, transport, agriculture, consumer goods, amongst others. Policies could encourage more sustainable layouts within development, as well as adherence to guidance such as the Code for Sustainable Homes and BREEAM as identified in objective 13.</p> <p>A major consideration will be the extent to which policies encourage an improvement in sustainable transport for access to decrease traffic congestion and volume, as identified in objectives 25 and 26.</p>
6	To minimise noise pollution	<p>In order that the LDP contributes to the achievement of this sustainability objective in the plan area, its options should seek to locate noisy uses away from noise sensitive uses, taking a holistic approach. Alongside this, policies should seek to ensure that noise pollution is minimised.</p> <p>Significant construction activities may increase noise pollution during the period of works, and the policies should promote mitigation of these effects. Additionally, the encouragement of a shift to non-motorised forms of transport will enable a reduction in noise in the urban and rural areas.</p>
7	To maintain and, where possible, enhance water quality	<p>LDP options should seek to have a positive effect on maintaining and enhancing the quality of surface and ground waters. This will include policies to control the following, amongst others: surface water run-off from impermeable surfaces; proximity of</p>

No.	Objective	Rationale (2010)
		development and agriculture to watercourses; and intensity of development. Sewage discharges into watercourses should be prevented. The opening up of culverts into watercourses and increasing the length of watercourse restored/impacted on should be considered. SUDS identified in Objective 9 may help to reduce surface water runoff and subsequently improve water quality.
8	To reduce water consumption	In order to reduce water consumption through the LDP, its strategy should seek to deliver measures to encourage a responsible approach to water use, re-use and conservation. Conservation methods may include grey water recycling, incorporation of dual water supplies, low water use appliances, other water efficient fixtures and water metering, to reduce pressure on potable water resources.
9	To minimise the risk of and from flooding	<p>Minimising the risk from flooding to people and property, as well as minimising the frequency of flooding events should be a key consideration in the LDP. This is especially important with the increasing effects of climate change. Assessments will include the consideration of effects on flood risk from all sources either directly or indirectly through proximity/ location within areas of flood risk (for example through locating development in flood plains), or indirectly through exacerbation of effects downstream or increasing the proportion of impermeable surfaces. Options should result in a decrease in flood risk, which may include policies to encourage Sustainable Urban Drainage Systems.</p> <p>An increased risk from flooding to people and property may be reduced through policies to prevent increased density of development in flood risk areas. Other possible risk reduction measures that could be included within policy may include the following:</p> <ul style="list-style-type: none"> a change in land use to reduce the vulnerability of the proposed development; a reduction in the building platform area; the raising of internal floor levels and flood proofing (within existing buildings) to reduce potential flood damage; the rearrangement of buildings within the site to remove obstructions to overland flow paths; and the placement of buildings to higher areas within the site to limit the risk of flood damage and/or enable the provision of escape routes <p>alternative uses for flood risk areas in terms of biodiversity, flood storage/alleviation, managing coastal squeeze etc</p>
10	Increase energy efficiency	<p>The LDP should include options that will directly reduce energy demand by encouraging energy efficiency. This may include the encouragement of improving the energy efficiency of dwellings through measures such as improved insulation; efficient heating and hot water systems; eco labelled white goods installed; and the use of low energy lighting.</p> <p>Assessment of the achievement of this sustainability objective will also consider indirect effects such as development located to reduce transport distances and design factors such as building orientation (linked to passive solar gain) and building form.</p>

No.	Objective	Rationale (2010)
		<p>The extent to which options promote the use of low embodied energy materials from sustainable sources and material from local sources and suppliers in the construction of new developments will be assessed.</p> <p>This objective is directly linked to objective 13 which encourages sustainable design and construction.</p>
11	Promote renewable energy production and use	<p>In order to promote renewable energy production and use through the LDP, options could specify the need for all developments to assess the potential for microgeneration within their sites, implementing wherever possible as a condition of permission to provide residual energy following a series of energy efficiency measures.</p> <p>Options could also specify that a certain percentage of energy used on the site must come from renewable sources, generated either on site, or elsewhere where on site generation is not feasible. Options should promote new energy generation, to include full evaluation of potential impacts on the natural and historic environment, particularly landscape and protected sites and species.</p> <p>This objective is also directly linked to objective 13 to encourage sustainable design and construction.</p>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	<p>In order for the LDP to achieve more sustainable waste management, it could include options that directly reduce the generation of waste and increase the recycling of waste against standard levels expected for development, e.g. by providing recycling and composting facilities within and near to homes as well as public buildings and areas. Policies should also specifically refer to the need to reduce, re-use and recycle construction waste.</p> <p>The LDP should also include the allocation of sufficient land to enable as much self sufficiency in waste management and processing as possible.</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	<p>To enable the promotion and subsequent installation of sustainable and high quality design in all development, the LDP could include options that encourage the adherence to standards as outlined in BREEAM, The Code for Sustainable Homes, and Secured By Design guidance. This will enable development to reduce its impact on as well as adapt to climate change effects such as temperature change. Additionally, policies should encourage the consultation of the Design Commission for Wales in all major developments, as well as require the submission of design statements for all developments.</p>
Social		
14	Improve equality of opportunities amongst all social groups	<p>In order to contribute towards this objective, the LDP should seek to improve the distribution of and access to employment opportunities, services and facilities across the plan area. Improving standards and affordability in housing and encouraging a varied social mix within communities may also be included. Measures to improve the image of some areas should be considered, including improving safety, discouraging crime through design and increasing community involvement in development activities, for example through policies promoting</p>

No.	Objective	Rationale (2010)
		public art. Policies should focus efforts on the areas suffering from the highest levels of deprivation.
15	Improve the health and wellbeing of the population	In order to improve the health and wellbeing of the population, the LDP could seek to improve access to health facilities. Indirectly, health levels could be improved through secondary effects of policies to reduce air pollution; ensuring homes are of a decent standard and decreasing noise pollution as well as traffic congestion. Improving walking and cycling facilities (as identified in objective 26) as well as community facilities (as identified in Objective 16) for both purposeful and recreational trips will both improve physical activity levels as well as decrease air pollution and traffic. Improving access to and provision of greenspace and improving the physical environment in general may increase both informal and formal physical activity levels, as well as create a general sense of wellbeing.
16	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them	Accessibility might be improved in the LDP to improve public rights of way and their integration and connectivity within new development. The LDP could include new or enhanced provision of facilities, including open space and space for play/sport/recreation, as well as improved access either directly through increased provision in areas of deficiency, or indirectly through improved transport links in relation to the thresholds indicated in Objective 25. This policy is also related to objective 26 which seeks to improve public transport provision and use, improving accessibility for all sectors of the community.
17	Improve the quantity, quality, variety and affordability of housing	The LDP should seek to ensure a supply of housing that is appropriate to local needs, especially in relation to population growth. The affordability, high quality and mix of housing to create more sustainable communities should be prioritised. This might be ensured through the requirement for all housing, including private housing, to meet the Welsh Housing Quality Standard. Affordable housing should be provided within a mix of types and tenures of housing to ensure mixed communities. Options should consider whether residential development is in accessible locations and supported by adequate infrastructure capacity, including transport, waste and water considerations. Additionally, the LDP should provide a policy to cater for the needs of gypsies and travellers within the plan area.
18	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	The LDP should include options that engender a sense of safety and reduce crime and fear of crime through indirect measures such as incorporating design features in new development (such as additional lighting, CCTV, active street frontages, development reaching 'secured by design' standards). The LDP could seek to discourage incidences of anti-social behaviour and opportunistic crime, often attributed to 'boredom' or a 'lack of things to do', through increasing the range and availability of community facilities, especially open and green space and leisure facilities.
19	To conserve and enhance the historic environment of	The LDP should seek to have a positive effect on Listed Buildings, Buildings at Risk, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Ancient Woodlands and the Gwent Levels historic landscape. Negative

No.	Objective	Rationale (2010)
	Newport	<p>physical change or increased disturbance should be avoided. Options should seek to encourage sympathetic integration of development with local character.</p> <p>Alongside designated features, non-designated features of local historical and architectural interest and value should also be considered, since these can make an important contribution to creating a sense of place, local identity and distinctiveness in both rural and urban areas. Beyond site specific areas, consideration should be given to landscapes and townscapes, as well as the potential for unrecorded archaeological interest.</p> <p>Options that reduce traffic levels will provide secondary benefits, as will other non-intrusive traffic management and exclusion measures.</p> <p>Options to reduce the effects and contribution to climate change could help to reduce the impact on heritage sites from weather events.</p> <p>The impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as consideration of the cumulative impact of incremental changes to the physical environment, particularly in the setting of sensitive sites/ buildings, will also be reflected in the assessment.</p>
20	To identify, promote, strengthen and enhance the cultural identity of Newport	The LDP should seek to identify the cultural identity of Newport in order to enable a policy direction that seeks to promote, strengthen and enhance this identity. Policies may include the encouragement of an increase in welsh speakers, community groups, cultural events and activities, and welsh medium education.
Economic		
21	To enable high and stable levels of local employment in Newport	In order to contribute to local employment levels, the LDP should seek to provide land and buildings for employment use, in locations that are accessible by sustainable modes. Assessment of LDP policies will consider the creation of new employment opportunities and the characteristics of the employment provided including aspects such as employment sector, wage levels, skill requirements, and the contribution this will make to the long term sustainability of employment opportunities in the area. This objective will be furthered through the development of objective 24.
22	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	The LDP may contribute to economic growth in a variety of different ways – availability of different employment types; enhanced access to employment sites for all modes; enhancement of infrastructure to support the development of new areas; secondary, multiplier or ‘seeding’ effects of particular types of development; measures to attract and retain a more diverse workforce; and enhancement of the landscape, townscape and/or other aspects of local ‘image’ to support investment. Most of these measures are addressed within other objectives in the SA Framework, and cumulatively will help to improve the economy. The LDP could encourage a range of facilities to enable a diverse range of employment opportunities to arise, creating more viable and sustainable economic growth.
23	To enhance the profile of Newport,	In order to contribute to the achievement of this objective, the LDP should include options that seek to encourage other

No.	Objective	Rationale (2010)
	and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets	<p>sustainability objectives within the framework. Improvements in accessibility to, as well as within the plan area, will also increase its appeal as a visitor attraction. Decreasing air pollution through a shift to more sustainable modes of transport; improving the recreational and leisure offer; enhancing the landscape and historic assets; and enhancing green spaces and biodiversity will also enhance environmental, heritage and leisure assets and their settings.</p> <p>Additionally, the LDP should seek to improve visitor specific facilities such as accommodation. The combination of these factors, alongside an encouragement of visitors to the plan area, encouragement of improved visitor facilities at attractions such as that at the Newport wetlands, and ensuring sustainable modes of transport include linkages within as well as to areas outside of Newport, will help to improve the tourism economy.</p>
24	To contribute to educational attainment and increase skill levels to promote/develop a knowledge based economy	<p>In order to promote the development of the knowledge based economy, the LDP should contribute towards improvements in existing education facilities or the creation of additional educational facilities, specifically tertiary and higher education centres. Non-academic education should also be encouraged, such as schemes including 'The Basic Skills Employers Pledge'.</p> <p>The increase in skills levels in relation to improving business competitiveness is a priority in the area. Measures included within policies to augment passive education such as interpretation of the natural and historic environment and community involvement in development initiatives will also be included in assessments.</p>
25	Reducing the need to travel by improving local service provision	<p>The LDP should encourage a reduction in the need to travel, through ensuring that development is served by an adequate range of local facilities and employment opportunities to meet community needs. The following services may be included as priorities alongside other employment opportunities:</p> <ul style="list-style-type: none"> nursery/first school; primary/middle school; secondary school; health centre; local shop; pub; post office; community centre; local centre; district centre/superstore; leisure centre; place of worship; outdoor open access public area; children's play area; pharmacy <p>(for thresholds see Barton et al. (2003))</p> <p>Policies that encourage home working through the installation of home offices, a requirement of BREEAM, and IT infrastructure</p>

No.	Objective	Rationale (2010)
		will be commended.
26	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	This objective should be sought to be achieved through LDP options to accommodate the residual travel requirements after objective 25 to reduce the need to travel. The 'transport hierarchy' should be prioritised, as identified in the Manual for Streets. The LDP should prioritise the encouragement of walking and cycling as the first option to reduce the current reliance on the private car, to decrease overall reliance on motorised transport. This might include the identification where possible and integration of the national Sustrans network within developments. Policies should subsequently seek to encourage a modal shift to bus and train transport, by improving frequency, reliability and convenience of services, especially with regard to journeys to work and school. This will have positive effects on greenhouse gas emissions, as well as human health and local air quality. Specific journeys such as travel to work and routes to school could be prioritised as an initial focus for policy development.
27	To seek to improve the vitality and viability of the City Centre	In order to contribute to this objective, the LDP should include policies to support the regeneration of the City Centre, through the allocation of sites for retail use as part of a mix that includes residential, leisure and employment uses, to encourage an increase in footfall throughout the day and into the evening.

Table 8.2 – Identification of the Most Sustainable Options

SA Obj.	Housing Numbers			Housing Delivery			Accommodation for Students and Young People			Accommodation for the Elderly			Village Development			Employment				Celtic Manor		Airport			
	HN1	HN2	HN3	HD1	HD2	HD3	Y1	Y2	Y3	OAP1	OAP2	OAP3	V1	V2	V3	E1	E2	E3	E4	CM1	CM2	A1	A2	A3	A4
Environmental																									
1.	--	--	-	?	---	++	0	0	0	0	+	--	+++	-	--	?	-	+++	-	-	+++	0	--	++	+
2.	--	--	-	+	--	++	0	0	0	0	+	-	++	-	--	?	-	+/-	+/-	-	+++	0	--	+++	+
3.	--	--	-	?	--	+++	0	?	+/-	0	+	--	++	-	--	-	-	+++	+++	-	+++	0	--	+++	+
4.	--	--	-	-	+/-	+/-	0	-	-	0	?	+/-	-	--	---	-	---	-	-	--	+	0	---	0	0
5.	--	--	-	-	--	++	0	-	-	0	+	+/-	-	--	--	-	--	+	-	--	-	0	---	0	0
6.	--	-	-	-	--	-	0	++	++	0	+	-	-	--	--	-	-	++	-	-	++	0	---	0	+
7.	+	+	+	+	+	+	0	0	0	0	+	-	+	-	--	+	+	++	+	-	++	0	---	++	0
8.	--	--	-	0	0	0	0	-	-	0	0	0	-	-	--	-	-	-	-	-	++	0	0	0	0
9.	--	--	-	--	--	-	0	+/-	+/-	0	-	--	?	?	?	-	-	+	?	+	+++	0	--	0	+
10.	++	+	+	?	+++	++	0	+	++	0	+	+	+	++	+++	+	+	++	++	+	+++	0	0	0	0
11.	++	+	+	?	+++	++	0	+	++	0	0	0	+	++	+++	?	?	?	?	?	+++	0	---	++	+
12.	+	+	+	+	+	++	0	+	++	0	0	0	+	++	+++	-	-	+	+	+/-	+++	0	0	0	0
13.	?	?	?	?	+/-	++	0	+	++	0	+	+	+	++	+++	+	+	++	+	+/-	+++	0	+	0	0
Social																									
14.	+++	++	+	?	+/-	++	0	+	+/-	0	+	++	+	+/-	--	?	?	+++	++	+	++	0	+/-	-	0
15.	?	?	?	?	++	++	0	0	0	0	+	++	+	++	+/-	0	0	0	++	+	+	0	---	0	0
16.	?	?	?	+	+/-	+++	0	+	++	0	+	+++	+/-	+++	+/-	?	?	?	++	+	++	0	+/-	+/-	0

SA Obj.	Housing Numbers			Housing Delivery			Accommodation for Students and Young People			Accommodation for the Elderly			Village Development			Employment				Celtic Manor		Airport				
	HN1	HN2	HN3	HD1	HD2	HD3	Y1	Y2	Y3	OAP1	OAP2	OAP3	V1	V2	V3	E1	E2	E3	E4	CM1	CM2	A1	A2	A3	A4	
17.	+++	++	+	?	?	++	0	+/-	+/-	0	++	+++	0	++	+/-	0	0	0	0	0	0	0	++	0	0	
18.	?	?	?	?	++	++	0	++	++	0	0	+/-	0	++	+/-	+	+	++	+	?	+	0	0	0	0	
19.	?	?	?	+	+	+	0	++	+	0	+	+	++	++	+/-	+	+	+	+	+	++	0	-	++	+	
20.	?	?	?	0	0	0	+	+/-	+/-	0	+	++	++	++	--	?	?	?	?	++	+++	0	++	0	0	
Economic																										
21.	+/-	+/-	+/-	?	+	++	0	++	+++	0	0	++	0	++	+/-	+	++	+++	++	++	+++	0	+++	0	+	
22.	++	++	+	+	++	+++	0	++	+++	0	+	++	0	++	?	+	++	+++	+++	++	+/-	0	++	-	+	
23.	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	?	?	?	?	++	+++	0	+/-	+	0	
24.	0	0	0	0	0	+	0	++	+++	0	0	0	0	++	+/-	+	+	+	+++	+	+	0	+	0	0	
25.	?	?	?	+	+/-	+++	0	++	+++	0	0	++	0	++	+/-	+	+	++	+	?	?	0	+	0	0	
26.	?	?	?	?	--	++	0	+	++	0	0	++	0	+/-	--	?	-	++	?	?	++	0	---	+++	0	
27.	+++	++	+	?	--	+++	0	++	+++	0	+	+/-	0	+/-	++	?	-	+++	?	+	++	0	++	0	0	

SA Objectives

1. Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management
2. To protect, manage and enhance biodiversity
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources
4. To improve air quality
5. To reduce emissions of greenhouse gases

6. To minimise noise pollution
7. To maintain and, where possible, enhance water quality
8. To reduce water consumption
9. To minimise the risk of and from flooding
10. Increase energy efficiency
11. Promote renewable energy production and use
12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable 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
14. Improve equality of opportunities amongst all social groups
15. Improve the health and wellbeing of the population
16. Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them
17. Improve the quantity, quality, variety and affordability of housing
18. To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods
19. To conserve and enhance the historic environment of Newport
20. To identify, promote, strengthen and enhance the cultural identity of Newport
21. To enable high and stable levels of local employment in Newport
22. To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment
23. To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets
24. To contribute to educational attainment and increase skill levels to promote/ develop a knowledge based economy
25. Reducing the need to travel by improving local service provision
26. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling
27. To seek to improve the vitality and viability of the City Centre

Identification of Preferred Options

Housing Numbers

- 8.7 The summary indicates that the assessment has failed to result in the identification of a preferred option from the perspective of sustainability. In order for a preferred sustainable option for housing growth levels to be determined more effectively, it is recommended that certain details be established. The Strategic Options document states that:
- "Preliminary indications...could mean...bearing in mind work done by the South East Wales Strategic Planning Group (SEWSPG), an annual build rate of about 670 dwellings...as being a reasonable requirement for the next five years."*
- 8.8 From a social perspective, an increase in housing provision is likely to lead to the generation of an increase in the mix of type and tenure of housing, including an increased provision of affordable housing. From this perspective, the largest of the growth options may be preferred if this is a requirement of development control policy. The predicted annual build rate of 670 dwellings should be sought to be met in order to meet social objectives.
- 8.9 From an environmental perspective, option HN3, with the smallest amount of growth predicted, will have the least environmental impact of all of the options. The potential for a number of these predicted effects to be mitigated through design and locational options should be determined before a preferred option is carried forward.
- 8.10 From an economic perspective, the larger growth options are likely to increase economic investment. At present, many of the potential effects of these options are unknown. In order for a preferred option to be determined, it is suggested that further information be sought as to the potential of the area for economic growth, so that housing provision is matched by employment opportunities in the local area.
- 8.11 In conclusion, in the absence of further information on potential environmental effects and employment provision, it is recommended that option HN2 is carried forward as the preferred option for development. This will minimise the impact on the environment, whilst enabling the achievement of social and economic objectives. However, it should be stressed that this is a marginal recommendation and further clarity is needed.

Housing Delivery

- 8.12 Option HD1 is likely to be unsustainable, particularly from an environmental perspective, if development follows the requirements of the market. Predicted effects include a loss of greenspace and increase in traffic. Option HD2 may generate lesser negative effects against the sustainability objectives, dependent on the location of the existing allocations, which should be subject to SA. Option HD3 is predicted to have the most beneficial effects against the sustainability objectives. The potential new markets cited include the development of city centre apartments as well as live/work units, which are likely to generate benefits against most of the social and economic sustainability objectives and, to a lesser degree, a number of the environmental objectives.
- 8.13 In conclusion, it is recommended that option HD3 is carried forward as the preferred option from the perspective of sustainability.

Accommodation for Students and Young People

- 8.14 The most beneficial predicted effects against the sustainability objectives arise from option Y3. Option Y1 is considered unlikely to have direct significant effects on most of the sustainability objectives. Options Y2 and Y3 are predicted to have similarly negative effects on the environmental objectives; however, there is considered to be potential for mitigation. Option Y3 is predicted to generate the most beneficial effects against the social and economic objectives.

- 8.15 In conclusion, it is recommended that option Y3 is carried forward as the preferred option from the perspective of sustainability, assuming that appropriate mitigation is incorporated into policies emerging from the Strategic Option.

Accommodation for the Elderly

- 8.16 Option OAP1 is predicted to have no significant effects against the sustainability objectives, as the option will not enable the improvement of performance against the sustainability objectives as no improvement in provision of accommodation for the elderly is proposed. A do nothing option, or 'business as usual' is not considered at present to create any negative effects against the sustainability objectives.
- 8.17 Option OAP2 is likely to generate beneficial effects against many of the objectives, although only one of the effects is predicted to be significant, which is related to the provision of a mix of types and tenures of housing.
- 8.18 Option OAP3 is likely to generate the greatest number of significant beneficial effects against social and economic objectives, but is also likely to create some environmentally adverse effects. If this option is to go forward, it should be ensured that adequate mitigation measures are employed before development commences.
- 8.19 In conclusion, it is recommended that option OAP3 is carried forward as the preferred option from the perspective of sustainability. However, it should be noted that this is a marginal recommendation and assumes that appropriate mitigation, particularly in relation to landscape, soil quality and flood risk, is incorporated into policies emerging from the Strategic Option.

Village Development

- 8.20 Option V1 will restrict development of the villages, which is predicted to have significantly positive effects on environmental quality. However, effects predicted against social and economic objectives were not significant, and thus it is unlikely that this option will bring about beneficial change. Option V3 is predicted to have significantly negative effects on environmental indicators including air quality which, it is predicted, would not be easily mitigated due to the extent of development proposed. Ecohomes criteria are considered to be inappropriate as a way of 'offsetting' car dependency, and reducing the need to travel should be considered as part of this calculation.
- 8.21 On balance, it is considered that Option V2 will have the most beneficial effects against the sustainability objectives. The option is predicted to have significant positive effects against most of the social and economic objectives including access and improvement to local services and facilities. Some significant negative effects are predicted against the environmental objectives including air quality, greenhouse gas emissions and noise pollution. In order to reduce this effect, it is suggested that specific affordable housing and Ecohomes criteria levels are specified to the levels cited in Option V3. This will create a hybrid of the two options – it is recommended that this hybrid forms the option that is carried forward as the preferred option.

Employment

- 8.22 Option E1 proposes the carrying forward of the existing UDP allocations for employment. No significant effects against the sustainability objectives, either positive or negative, are predicted as a result of this proposal. However, a number of effects were unable to be predicted as the option did not include sufficient detail as to the characteristics of the current allocations. If these are to be taken forward, each would need to be subject to SA as part of the assessment of site allocations, which would then allow for the prediction of effects. It is considered in general, however, that this option may not be viable on the basis that site delivery has not occurred to date despite support through current planning policy.
- 8.23 It is considered that option E2 presents a more favourable option compared to E1, as it will lead to the reappraisal of sites. However, re-appraisal using market-led forces is

predicted to have negative effects against some of the environmental objectives including air quality. This conclusion is based on the likelihood that market forces will gravitate towards the delivery of development close to the motorway as opposed to adopting the principles of the 'sequential approach' to site location as set out in central government policy.

- 8.24 It is considered that options E3 and E4 will provide the most beneficial effects against the sustainability objectives. Option E3 takes a more proactive approach to locate employment sites in more sustainable locations, which will enable the protection of many environmental aspects as well as creating accessible employment opportunities for the local community. Option E4 is predicted to have significant positive effects also, although this option may not provide the number of jobs necessary for the entire community.
- 8.25 It is therefore recommended that more sustainable development could be achieved through a combination of these two options, which could maximise the potential employment opportunities as well as increase service provision in the plan area. This would comprise the carrying forward of option E4, followed by option E3 to create the additional capacity required for employment opportunities to meet the needs of the population. An assessment of industrial and commercial land and property is recommended to inform the new plan, and this should ensure that employment opportunities are able to match the increased population from the housing growth option taken forward.

Celtic Manor

- 8.26 The consideration of development of the Celtic Manor site on a case by case basis is predicted to create some beneficial effects. Although the predicted negative effects are not significant, it is considered that this approach will not fully enable the potential of the site to be realised.
- 8.27 Option CM2 is considered to provide the most significant beneficial effects against the sustainability objectives. This is largely because the development of a masterplan will allow a strategic approach to be taken, which will maximise the likelihood of the potential of the site being realised, whilst enabling mitigation of possible negative environmental effects at the strategic level, as opposed to in response to piecemeal proposals for change.
- 8.28 In conclusion, it is recommended that option CM2 is carried forward from a sustainability perspective.

Airport

- 8.29 Option A1 is predicted to have no significant effects, as the 'do nothing' option seeks that the LDP await further instruction from government before making comment.
- 8.30 Option A2 suggests the LDP support the concept of the airport. This option is predicted to have a number of significant negative effects against most of the environmental objectives, although these effects may be somewhat reduced if the airport were to go ahead, due to the mitigation requirements that will inevitably be placed on developers. This option is predicted to generate significantly positive effects against some of the social objectives, but mainly the economic objectives. The creation of an airport is likely to improve the profile of Newport as the gateway to Wales, which may increase inward investment and economic growth.
- 8.31 Opposing the concept of an airport, as presented in Option A3, is predicted to have beneficial effects for the environment, especially landscape and biodiversity as the estuary is an internationally and nationally protected area and will remain protected. The estuary also has significant potential for the generation of renewable energy. The development of the airport may limit the options available for the generation of renewable energy in the estuary considerably. Although this option is not likely to generate the

economic growth predicted if the airport were to proceed, it is posed that increasing the profile of Newport could be achieved through alternative mechanisms.

- 8.32 Option A4 suggests noting the concept of an airport, which will allow the council to await further information before a decision needs to be made. This may enable further research and mitigation strategies to be developed, which will enable more informed decisions to be made, which may be beneficial for environmental, social and economic objectives.
- 8.33 In conclusion, it is recommended that, as the estuary is protected by international legislation, the precautionary principle should be taken until further information is available. Therefore, in order to make an informed decision about the future of the airport proposal, it is recommended that the council should note the concept, as in option A4, until alternatives (from an economic perspective) or adequate and realistic mitigation (from an environmental perspective) are available.

9. Preferred Strategy Compatibility Assessment (January 2010)

Task B3

- 9.1 This stage seeks to predict the likely effects of the Preferred Strategy, in order that the development of the plan to Deposit stage is guided in such a way that the policies reflect the principles and priorities for sustainable development in Newport.
- 9.2 The LDP strategy was developed through collaboration between the NCC and the SA team, creating an iterative process leading to the Preferred Strategy that is the subject of this assessment. The full suite of LDP policies will not be developed until the Deposit LDP is produced. Consequently, at this stage, a high level assessment was undertaken using the assessment scale shown in **Table 9.1**. This reflects the strategic nature of the Preferred Strategy content and the assessment has been designed to signpost appropriate approaches for embedding sustainability into the policies that will form the Deposit Plan.

Table 9.1 – Assessment Scale

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

- 9.3 To enable the compatibility of the LDP Preferred Strategy to be assessed against the SA Objectives, it was necessary to create components for assessment. These components represent groupings of policy and strategy intent that are thematically linked. Consequently, some components contain more than one policy – grouping in this manner ensures that the SA process is effective but does not include unnecessary repetition.
- 9.4 The components developed for use in the Preferred Strategy Compatibility Assessment are presented in **Table 9.2**. It can be seen from this that where policies are included within the Preferred Strategy, a more detailed assessment was possible; and in all cases, supporting strategy text was used to inform the compatibility assessment process.
- 9.5 It should be noted that this assessment was carried out using the Jan 2010 iteration of the SA Framework. The rationale for the assessment, derived from the SA Framework (**Appendix E**), can be found in **Table 9.4**.
- 9.6 The results of the Preferred Strategy Compatibility Assessment are shown in **Table 9.5**, the recommendations from which are detailed in **Table 9.6**.

Table 9.2 - Assessment Components

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
1. Sustainability	<p>SP1 Sustainability</p> <p>PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT. THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO:</p> <p>I) REUSING PREVIOUSLY DEVELOPED URBAN LAND;</p> <p>II) PROVIDING INTEGRATED TRANSPORTATION SYSTEMS, AS WELL AS ENCOURAGING THE CO-LOCATION OF HOUSING AND SERVICES, 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>III) REDUCING ENERGY CONSUMPTION, INCREASING ENERGY EFFICIENCY AND ENCOURAGING THE USE OF LOW AND ZERO CARBON ENERGY SOURCES;</p> <p>IV) THE MINIMISATION AND RE-USE AND RECYCLING OF WASTE;</p> <p>V) MINIMISING THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE;</p> <p>VI) IMPROVING FACILITIES, SERVICES AND OVERALL SOCIAL AND ENVIRONMENTAL EQUALITY OF EXISTING AND FUTURE COMMUNITIES;</p> <p>VII) ENCOURAGING ECONOMIC DIVERSIFICATION AND IN PARTICULAR IMPROVING THE VITALITY AND VIABILITY OF THE CITY CENTRE;</p> <p>VIII) PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT;</p> <p>IX) CONSERVING AND ENSURING THE EFFICIENT</p>	<p>Sustainability (2.3)</p> <p><i>“The plan will aim to protect the natural and built environment by basing the plan on integrated land use transportation principles, tackling energy consumption and waste production, reducing pollution, enhancing and protecting biodiversity and addressing flood risk management and the challenge of climate change. The plan also aims to address social issues such as equality of opportunities for all social groups. This will be achieved through improved opportunities to access services, providing safe neighbourhoods, and considering health and wellbeing in all development. The plan will promote sustainable modes of transport and assist economic growth, whilst assisting increased educational attainment and skill levels; for example the plan will ensure that there is an adequate supply of land to meet the employment needs of the population.”</i></p>

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
	USE OF RESOURCES SUCH AS WATER AND MINERALS.	
2. Flood Risk and Water Resources	<p>SP2 Flood Risk</p> <p>THE PLAN WILL SEEK TO DIRECT DEVELOPMENT AWAY FROM AREAS OF FLOOD RISK. WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT, DEVELOPMENT WILL ONLY BE PERMITTED WHERE A DETAILED TECHNICAL ASSESSMENT IS PROVIDED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME.</p> <p>SP3 Water Resources</p> <p>DEVELOPMENT PROPOSALS SHOULD REDUCE WATER CONSUMPTION 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"> I) THE USE OF SUSTAINABLE DRAINAGE SYSTEMS, II) THE REUSE OF WATER AND REDUCTION OF SURFACE WATER RUN-OFF THROUGH HIGH QUALITY DESIGNED DEVELOPMENTS, AND III) CAREFUL CONSIDERATION OF THE IMPACT UPON FINITE WATER RESOURCES, PARTICULARLY IN TERMS OF INCREASED PRESSURES ON ABSTRACTION AND THE IMPACT OF CLIMATE CHANGE. 	<p>Flood Risk (2.8 and 2.9)</p> <p><i>“There is a clear requirement to address the issue of flood risk and flood resilience in developments...Development will be directed away from flood risk areas, and layouts and buildings will be expected to incorporate Sustainable Drainage Systems (SUDs) and water management techniques. Another key issue for the LDP is that of climate change and sea level rise, whilst the need for continued and improved flood risk management schemes remains.</i></p> <p><i>There is a clear requirement for reduced consumption and sustainable management of water resources. There is a need to deal with surface water drainage issues which can be addressed through the delivery of high quality, sustainably designed systems.”</i></p>
3. Green Belt and Countryside	<p>SP4 Countryside</p> <p>DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT</p>	<p>Green Belt (2.10)</p> <p><i>“There are still coalescence pressures between Newport and Cardiff. No change is proposed to the current boundary of the Green Belt, other than to extend it northwards from Druidstone Road to the M4, a small</i></p>

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
	<p>BOUNDARIES SHOWN ON THE PROPOSALS MAP) WILL ONLY BE PERMITTED WHERE THE USE IS APPROPRIATE IN THE COUNTRYSIDE, RESPECTS THE CHARACTER OF THE SURROUNDING AREA AND IS APPROPRIATE IN SCALE AND DESIGN.</p> <p>SP5 Green Belt</p> <p>THE EXISTING GREEN BELT IS MAINTAINED ALONG THE NEWPORT – CARDIFF BOUNDARY AND EXTENDED NORTHWARDS TO THE M4 MOTORWAY.</p>	<p><i>area that was previously excluded.”</i></p>
4. Landscape	<p>SP6 Special Landscape Areas</p> <p>SPECIAL LANDSCAPE AREAS ARE DESIGNATED AS FOLLOWS WITHIN WHICH PROPOSALS WILL BE REQUIRED TO CONTRIBUTE POSITIVELY TO THE AREA THROUGH HIGH QUALITY DESIGN AND MANAGEMENT SCHEMES THAT DEMONSTRATE A CLEAR APPRECIATION OF THE SPECIAL FEATURES:</p> <p>I) NORTH OF BETTWS II) WEST OF RHIWDERIN III) WENTLOOGE LEVELS IV) RIVER USK V) CALDICOT LEVELS VI) WENTWOOD VII) TREDEGAR PARK</p>	<p>Special Landscape Areas (2.14 and 2.16)</p> <p><i>“Special Landscape Area designation is a means of protecting sensitive landscapes as well as developing an understanding and awareness of those features and characteristics that give a locality its sense of place. Although this designation does not restrict acceptable development it does add an appreciation of the special features of an area and can assist design and management of that area.</i></p> <p><i>The final designation of SLAs is to be taken forward as part of the LDP process. Once adopted, Management Plans will be developed for each area to enable clear and effective implementation of the designation at the detailed level.”</i></p>
5. Conservation of the Natural and Built Environment	<p>SP7 Conservation of the Natural and Built Environment</p> <p>IN ADDITION TO NATIONAL POLICY DESIGNATION THE</p>	<p>Conservation of the Natural and Built Environment (2.20-1, 2.23-5) Biodiversity</p> <p><i>“Locally designated sites such as the Local Nature Reserve at Allt-Yr-Yn and the wide variety of Candidate Sites of Importance for Nature</i></p>

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	<p>PLAN WOULD SEEK TO PROTECT AND ENHANCE SITES OF LOCAL IMPORTANCE. PROPOSALS AFFECTING SITES WILL BE REQUIRED TO CONSIDER THE IMPACT ON SUCH A FINITE AND DISTINCTIVE LOCAL RESOURCE.</p>	<p><i>Conservation located across the Borough are important to the overall biodiversity of the County Borough. Fragmentation of such sites or reduction in size may compromise their continued viability and should be avoided.</i></p> <p><i>The Gwent Levels, in addition to their ecological and landscape importance, are also one of the richest areas in Wales in archaeological terms, and probably the richest. This is an important resource."</i></p> <p>Heritage</p> <p><i>"In recognition of this great variety of heritage assets within Newport requires new development to be of the very highest quality, and ensure that it does not prejudice the protection of such sites. A presumption in favour of the retention, safeguarding, conservation and enhancement of ancient monuments, and other sites recognised by the Council as being of archaeological or historic interest shall remain as a priority... Conservation Areas will be appraised on an ongoing basis with a view to furthering their preservation and enhancement, and to review their boundaries. The Council will continue to monitor its Register of Buildings at Risk Through Neglect and Decay in order to secure the safeguarding of important buildings.</i></p> <p><i>Buildings which are not statutorily listed by Cadw – Welsh Historic Monuments, but which are considered as having special local architectural or historic Interest, as well as being significant to the local community because of their contribution to the environmental and cultural heritage of the borough, will be recognised by the plan. It is therefore proposed to develop a Local List of such assets to ensure that those sites that are recognised as locally important have an added dimension in the overall consideration of planning applications, with emphasis given to the need for justification for the loss or unsatisfactory alteration of such buildings, and to intervention in development proposals to secure their conservation and enhancement."</i></p>

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6. Housing Numbers	<p>SP8 House Building Requirement</p> <p>SUFFICIENT LAND WILL BE MADE AVAILABLE TO PROVIDE FOR ADDITIONAL DWELLINGS AS FOLLOWS:</p> <ul style="list-style-type: none"> • 2011 – 2016: 3,200 • 2016 – 2021 3,200 • 2021 – 2026 3,200 <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> <ul style="list-style-type: none"> i) SITES WITH PLANNING PERMISSION, INCLUDING SITES UNDER CONSTRUCTION; ii) NEW ALLOCATIONS SET OUT IN POLICY H1; AND iii) INFILL AND WINDFALL SITES. <p>FURTHER MAJOR HOUSING DEVELOPMENT OUTSIDE EXISTING SETTLEMENT BOUNDARIES WILL NOT BE PERMITTED.</p>	<p>Housing Need (2.29-30)</p> <p><i>“A Housing Market Assessment was carried out in 2007 jointly for Newport, Torfaen and Monmouthshire as there is considerable overlap in housing markets. This found that there was not a high level of households with needs that could not be met by adaptations, improvements or other in situ changes to their existing accommodation. The remaining need ought to be met by the level of house building required to meet the Welsh Assembly trend projection, though clearly there will be issues of types of accommodation needed.</i></p> <p><i>The build rate needed to meet the trend projection would not be realistic in the current economic climate, but the plan period does not start until 2011. By then it is hoped that there will be recovery in the economy in general and in the housing market in particular. The rate of 640 per year is considered to be achievable; both in terms of providing the necessary land and in terms of what the sector can produce. This rate has been achieved on occasions in the past in Newport, though not frequently.”</i></p> <p>Household Types (2.32)</p> <p><i>“The Local Housing Market Assessment carried out in 2007 provides useful information on the composition of households and likely future requirements. The assessment found that 60% of Newport households were either one or two person. The Assessment also found that half of the current stock of housing is 3 bedroom, and demand for this size of property, whether owner-occupied or for rent (social or private) is relatively well provided for. There is, however, a need for 1-2 and 4-5 bedroom units, and of mixed tenures and densities.”</i></p> <p>Elderly Persons’ Housing (2.33-34)</p> <p><i>“In view of the increasing numbers of elderly people, new developments should make provision within their mix of house types for units that will</i></p>

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		<p><i>be suitable for elderly persons.</i></p> <p><i>The growing numbers of elderly persons is also resulting in new forms of development aimed specifically at this sector, such as Continuing Care Retirement Communities. These are a mixture of residential use (C3 under the Use Classes Order 1987 (Wales)) and residential institutions (Class C2), allowing a continuum of care from independent living to care home. Consultation responses at the Strategic Policies stage to this form of development were mixed. A strong theme was the need to maintain existing communities as far as possible, and remote locations were not generally seen as good, whether for residents, staff or visitors. No relaxation of normal policies to protect the countryside from new built development is therefore proposed for these uses, whether these are classed as residential or institutional.”</i></p> <p>Young People’s Housing (2.38-40)</p> <p><i>“The Council could choose to continue with the current supply of housing and to absorb the extra demand in the existing housing stock. However, given the extra demand from smaller household types, and the feedback received on consultation of this particular subject, it is intended that a more robust approach is taken to encourage accommodation that is attractive to young people and to allow for the specific provision of student accommodation. There is only limited such provision at present, and greater availability could help in the retention of people likely to be in professional and better paid jobs whose presence could boost the Newport economy.</i></p> <p><i>A modular study was carried out by town planning masters students at Cardiff University on the potential implications of houses in multiple occupation and student housing in the Stow Hill Ward. Although current impacts were found to be localised rather than widespread, the study did suggest that there was likely to be increased demand for such forms of housing in future. Various forms of policy will therefore be considered in the light of this study, and it may be considered necessary to produce updated Supplementary Planning Guidance on the subject.</i></p>

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		<p><i>In view of the extra demand that is likely, the Local Development Plan will encourage development proposals that seek to provide student specific accommodation and those that would be attractive to graduates and other young people in sustainable locations.”</i></p> <p>Affordable Housing (2.44-6 and 2.48)</p> <p><i>“The Council uses a Development Appraisal Toolkit to test the viability of schemes and their consequent ability to provide affordable housing as part of the development. This is consistent with the high level Guidance on Preparing Affordable Housing Viability Studies prepared for the South East Wales Strategic Planning Group in conjunction with developer and other interests. The guidance and toolkit are designed to facilitate meaningful discussions with developers to secure appropriate and realistic contributions of affordable housing.</i></p> <p><i>A target of up to 30% of the units on any qualifying housing development to be affordable is proposed as being a realistic maximum that could be achieved. The Council will therefore seek to negotiate up to 30% affordable dwellings on all developments of at least 10 dwellings or 0.33 ha (0.82 acres) in the urban area, and on developments of 3 or more dwellings or 0.2 ha (0.5 acre) in the rural area where there is a demonstrable local need.</i></p> <p><i>Where development is in the rural area and is of 3 or more dwellings, then a commuted sum may be required in lieu of on-site provision. Consideration will also be given to the approval of sites in or adjoining villages as an exception to normal policy where these are to be solely for affordable housing and to meet a proven local need.</i></p> <p><i>Affordable housing, whether for purchase, rent or shared ownership, should generally be provided as an integral part of new developments. Large single tenure estates should be avoided. In some circumstances off-site provision may be appropriate. Where it is on-site, the affordable housing should be of the same design as the rest of the development so as not to be readily distinguishable. The affordable units should be</i></p>

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		<p><i>provided on a 'neutral tenure' basis; this gives the occupants choice as to the type of tenure they hold, and also means that they can change tenure as their circumstances change without having to move."</i></p>
7. Housing Standards	NO POLICY	<p>Housing Standards (2.49-50)</p> <p><i>"Recent national research has revealed dissatisfaction with the space standards in new housing, sometimes even down to there being inadequate space for basic appliances such as a toaster and microwave. While there will always be a trade-off between what people aspire to and what they can afford, there are longer term sustainability issues if the property is so inadequate that it has to be demolished as unfit for purpose before the end of its lifespan. The council will therefore seek to impose minimum standards on private housing development. Public sector housing already has to meet the Welsh Housing Quality Standard.</i></p> <p><i>The environmental performance of new housing is subject to increasing standards being laid down nationally. If there need to be specific local variations, it is proposed to deal with them by way of supplementary planning guidance, which will be subject to separate consultation."</i></p> <p>Housing Regeneration (2.51)</p> <p><i>"The Council will be reviewing its Housing Strategy following the Housing Stock Transfer of 9,000 housing units and associated land to Newport City Homes. The transfer of major housing assets to the new Registered Social Landlord presents the opportunity to work with Newport City Homes to produce a strategy to meet the Welsh Assembly Government Quality Homes Targets. Important decisions will need to be made on upgrading the housing stock on an individual basis and in relation to area renewal of the established housing estates and the older private housing areas throughout the City, particularly in Communities First Areas.</i></p>

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		<p><u>Housing Estate Regeneration (2.52-3)</u></p> <p><i>The Council's Housing Strategy developed in conjunction with Newport City Homes has identified the need to tackle the housing stock and housing estates through comprehensive regeneration. Problems of housing and layout obsolescence can only be tackled through a comprehensive appraisal and regeneration strategy. Issues such as physical housing unit decay, lack of usable open space, lack of on-site facilities, poor highway layout, and car parking provision will be addressed in a development strategy and detailed planning briefs. Master Plans and an implementation strategy will need to be put in place for the larger estates.</i></p> <p><i>The strategy and briefs will be developed with Newport City Homes and the local residents, and will identify the physical regeneration options and the method of implementing the regeneration of the estates. The primary objective will be to create a desirable community through the provision of on-site facilities and through addressing existing layout shortfalls in terms of highway access, parking provision, usable open space and functional community/retail uses. Improved access to open space and increased opportunities for physical activity will be sought.</i></p> <p>Private Housing Stock Regeneration (2.55)</p> <p><i>The Housing Strategy review will appraise the options for action to tackle housing obsolescence and physical environment renewal, and prioritise action areas based on "sustainable area renewal" principles. Action Areas will be dealt with as part of wider Master Plans where the housing numbers are significant, or as planning briefs where the issues can be tackled through localised action."</i></p>
8. Efficient Use of Land	NO POLICY	<p>Brownfield Development Capacity (2.56-61)</p> <p><i>"The house building requirement for the 15 year plan period is forecast at 9,600, an annual average of 640 dwellings...Currently, there are brownfield sites available in Newport with a capacity of about 10,200</i></p>

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		<p><i> dwellings on sites of 10 or more units...A predominantly brownfield strategy can therefore be considered for the Newport LDP. One factor that needs to be taken into account is the geographical spread of brownfield sites. In the East there is the redevelopment of the former Llanwern Steelworks, the largest brownfield site, with a capacity of about 4,000 dwellings. To the south-west of the city centre, there are the former Whiteheads Steelworks site and the adjacent Monmouthshire Bank Sidings site. On the riverfront, there are various sites, including the Old Town Dock in the south, and Crindau to the north. Due to their scale and location the sites have the ability to supply a mix and range of housing types and tenures across the city in sustainable locations.</i></p> <p><i> Another consideration is whether the assumed density on any of these brownfield sites might be reduced if fewer apartments and more houses were built. This is unlikely to be the case on the largest of the brownfield sites, the Llanwern Regeneration Sites (Glan Llyn), because this has always been considered as a complete community with a full range of housing types and densities. Many of the riverfront sites are more suited to apartments than houses. This is because in design terms, higher rise development is more appropriate near the city centre than suburban dwellings. In sustainability terms, higher densities are beneficial for sites near to public transport nodes and/or within walking distance of the city centre. In amenity terms, higher rise development will give more properties a view of the river than would be the case with housing.</i></p> <p><i> The current recession has seen many builders move away from building apartments, though it is yet to be seen what the situation will be as the economy recovers. In some cities, it would seem to be the case that that the apartment market is saturated, but in Newport there is still a relatively small supply of modern apartments. Given the needs of students and young people generally, there may well be a continuing demand for apartments. Any reduction in overall density on brownfield</i></p>

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		<p>sites is therefore likely to be limited, and so a reduction of 10% in the overall capacity of brownfield sites may be realistic.</p> <p><i>During the course of the plan, it is likely that many infill sites will become available for housing. The potential contribution of such sites is hard to estimate in that they are not currently known... An assumption that 50 dwellings per year could be provided on infill sites would... seem modest and achievable.</i></p> <p><i>Small sites (of less than 10 dwellings) ... have on average provided about 50 dwellings per year in Newport. A more modest assumption as to the future contribution of small sites ... of 35 dwellings is proposed."</i></p> <p>Greenfield Development Requirement/ Locations if necessary (2.65-66)</p> <p><i>"There are currently greenfield sites available with a capacity of approximately 1,500 dwellings. Most of this land has a current planning permission, such as the sites at Llanwern Village (1,100 dwellings) and the northern end of the former Tredegar Park Golf Course (150 dwellings).</i></p> <p><i>... there is likely to be an excess of supply over forecast demand. There is not, therefore, likely to be any need in numerical terms for the release of any significant amount of greenfield land for housing."</i></p>
9. Village Development	NO POLICY	<p>Village Development (2.67-68)</p> <p><i>"The widespread consultation...proved that sustainable expansion of some villages may be appropriate, but environmental and infrastructure constraints will be important considerations. For example, many villages are located in areas of potential flood risk where new housing will not be allowed.</i></p> <p><i>There will be some villages where it may be appropriate to keep the boundaries drawn tightly with little scope for further development, while others may be suitable for some limited expansion on the basis of sustaining local facilities, services and businesses, and providing</i></p>

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		<p><i>affordable housing for local families and maintaining viable communities. A high level under the Code for Sustainable Homes would be required, or the Lifetime Homes standard if development were not to the highest Code level where it is mandatory. This could be required in advance of the imposition of the same standard for urban development, given the propensity of rural development to be more car-dependent. Continuing care retirement communities may also be seen as appropriate in some villages, provided that environmental and infrastructure implications can be met.”</i></p>
10. Community Facilities	<p>SP9 Community Facilities and Requirements</p> <p>WITHIN SETTLEMENT BOUNDARIES AND IN LOCATIONS THAT ARE CLOSE TO PUBLIC TRANSPORT LINKS THE PLAN WILL ENOURAGE THE DEVELOPMENT OF COMMUNITY FACLIITIES INCLUDING:</p> <ul style="list-style-type: none"> i) PLACES OF WORSHIP AND CHURCH HALLS, COMMUNITY CENTRES, HEALTH CENTRES, DAY NURSERIES, CLINICS AND CONSULTING ROOMS, ii) MUSEUMS, PUBLIC HALLS, LIBRARIES, ART GALLERIES, EXHIBITION HALLS, EDUCATION AND TRAINING CENTRES. iii) CINEMAS, MUSIC AND CONCERT HALLS, DANCE AND SPORT HALLS, SWIMMING BATHS, SKATING RINKS, GYMNASIUMS <p>OUTDOOR AND INDOOR SPORT AND LEISURE USES INCLUDING ALLOTMENTS AND COMMUNITY/ CITY GARDENS.</p>	<p>Community, Leisure and Recreation (2.69-71)</p> <p><i>“There is...a need to reduce further the inequalities between communities while retaining and building on their character and distinctiveness. A key challenge is to ensure that all parts of the community, including rural areas, have effective access to services and community facilities.</i></p> <p><i>...The community value of open and recreation spaces will be acknowledged through the retention and enhancement of existing provision. Additional provision will also be sought where there is a proven need. New housing and employment schemes should be designed to provide opportunities for physical activity and access to open space.</i></p> <p><i>Community development needs to be sustainable development. Conserving and celebrating the unique heritage of each area is important and this will be key to the successful nurturing of a sense of identity in different parts of Newport...Recognising the value of Newport’s diversity of landscapes, built environments and distinctive communities will be key to building confidence and helping to build Newport’s role in the region for inward investment and for tourism.”</i></p>
11. Developer Contributions	<p>SP10 Community Infrastructure Levy</p> <p>THE COUNCIL WILL WORK IN PARTNERSHIP WITH</p>	<p>Developer Contributions (2.90-1)</p> <p><i>“The infrastructure planning process is the opportunity to identify what is needed to implement the LDP and the Community Strategy. This will</i></p>

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	STAKEHOLDERS TO ENSURE THAT DEVELOPERS CONTRIBUTE TOWARDS THE COST OF INFRASTRUCTURE AND ENVIRONMENTAL IMPROVEMENTS, AND WILL BRING FORWARD SUPPLEMENTARY PLANNING GUIDANCE TO SECURE THIS PROVISION.	<p><i>be set out as a list of projects, identifying responsibilities for implementation together with timescales. This will provide a coherent and coordinated programme that will be the product of a collaborative view across partners and service providers, with an agreed evidence base. This will provide the tools for managing and monitoring infrastructure provision against timescales and targets. There will need to be a strategic policy framework in the LDP, but with an implementation framework flexible enough to accommodate changes of circumstances and priorities. A well prepared and robust framework will support bids for funding and assist decision making.</i></p> <p><i>Infrastructure can cover a broad range of services and facilities with many different providers from the public, private and community sectors. Infrastructure planning can provide the ‘route map’ for the delivery of a community’s vision and the catalyst for bringing together partners to deliver it. Demonstrating that proper discussion and deliberation have been given to the implementation of the LDP and Community Strategy will help credibility and ownership of the plan with partners and the community.”</i></p>
12. Education	NO POLICY	<p>Education (2.72, 2.75 and 2.77)</p> <p><i>“... Other surplus educational land may also be released to assist school building or remodelling.</i></p> <p><i>... Other major developments will also need to address the issue of school provision. Usually this will mean on-site provision, either because of insufficient spare capacity in existing local schools, and/or because those schools are too far distant... there may be a need within the period of the LDP to identify a further Welsh medium primary school, and possibly a comprehensive school in Newport as well.”</i></p>
13. Burial Grounds	NO POLICY	<p>Burial Grounds (2.78-80)</p> <p><i>“Newport City Council owns and manages three cemeteries – St Woolos, Christchurch and Caerleon. Future burial requirements are likely to be satisfied by a recently approved extension to the</i></p>

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		<p><i>Christchurch cemetery. However, a condition attached to the permission restricts burial numbers to 50 per annum, until it has been demonstrated that there will be no adverse effect on groundwater and any other controlled waters. The necessary surveys are currently being undertaken, and it is hoped that within a short time frame the condition will be satisfied and the restriction on numbers removed. This situation will be monitored and possible implications reviewed once the outcome of the surveys is known.</i></p> <p><i>Green burial is an environmentally friendly alternative to traditional styles of burial and is catered for in St Woolos, with plans to provide the service also at Christchurch cemetery. Green burials are becoming more popular and it is anticipated that demand for this type of burial will increase during the plan period.</i></p> <p><i>The Local Development Plan should include a criteria based policy to assess burial sites that may come forward during the plan period, including private burial companies providing for increased demand in green burials.”</i></p>
14. Transport	<p>SP11 Transport Proposals</p> <p>WILL BE FAVOURABLY CONSIDERED WHERE THEY:</p> <ul style="list-style-type: none"> i) PROVIDE FOR TRAFFIC FREE WALKING AND CYCLING FACILITIES AND EXPANSION OF THE NETWORK; ii) ENCOURAGE THE USE OF PUBLIC TRANSPORT AND OTHER MODES WHICH REDUCE ENERGY CONSUMPTION AND POLLUTION; iii) IMPROVE ROAD SAFETY; iv) IMPROVE THE QUALITY OF LIFE OF RESIDENTS; v) ASSIST THE LOCAL ECONOMY; vi) ASSIST URBAN REGENERATION; vii) PROVIDE ACCESS TO NEW DEVELOPMENT 	<p>Transport and Communications (2.97)</p> <p><i>“The Regional Transport Plan supports the development of an increasingly integrated and more efficient public transport, and is presented as a more favourable solution to road congestion than building additional road capacity. By supporting the growth in public transport capacity, through the provision of bus and rail services with greater frequency, a modal shift from car to public transport could be achieved. The SEWTA Rail Strategy identifies a number of new rail/park and ride/share stations on both the South Wales Main Line, Marches Line and Ebbw Valley Line.”</i></p>

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	<p>AREAS WHICH INCORPORATES SUSTAINABLE TRANSPORT MODES;</p> <p>viii) RELIEVE TRAFFIC CONGESTION IN THE LONG TERM;</p> <p>ix) RESULT IN OTHER ENVIRONMENTAL IMPROVEMENTS, INCLUDING TO AIR QUALITY, NOISE REDUCTION, SUSTAINABLE DRAINAGE AND ENHANCED BIODIVERSITY.</p> <p>SP12 Integrated Transport</p> <p>INTEGRATED TRANSPORT WILL BE IMPLEMENTED THROUGH THE COUNCIL'S ADOPTION OF 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>v) A CENTRAL AREA PARKING STRATEGY CO-ORDINATED WITH AND IN CO-OPERATION WITH LOCAL AUTHORITIES IN THE SEWTA REGION;</p> <p>vi) APPROPRIATE PROVISION FOR PUBLIC TRANSPORT OPERATION AT THE PLANNING STAGE OF NEW DEVELOPMENTS;</p>	

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
	<p>vii) URBAN VILLAGES AND NEIGHBOURHOODS IN THE BUILT-UP AREA SUPPORTED BY SUSTAINABLE TRANSPORT AND TRAFFIC MANAGEMENT MEASURES;</p> <p>viii) FACILITIES FOR PUBLIC TRANSPORT, WALKING AND CYCLING IN MAJOR NEW DEVELOPMENT;</p> <p>ix) INTERCHANGE BETWEEN BUS, BICYCLE AND CAR TO ENABLE SUSTAINABLE USE OF THE COUNTRYSIDE.</p> <p>SP13 Major Road Schemes</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 THROUGH THE GLAN LLYN REGENERATION AND CORUS STEELWORKS SITES;</p> <p>iii) WESTERN EXTENSION OF THE SOUTHERN DISTRIBUTOR ROAD AS THE DUFFRYN LINK ROAD BETWEEN MAESGLAS AND COEDKERNEW.</p>	
15. Employment	<p>SP14 Employment Land</p> <p>PROVISION WILL BE MADE FOR APPROXIMATELY 150 HECTARES OF EMPLOYMENT LAND FOR THE PERIOD 2011-2026.</p> <p>SP15 Employment Sites</p>	<p>Employment Needs (2.98 and 2.100)</p> <p><i>“The [2008-2011] Strategy aims to achieve the same balance between a focus on maximising investment and employment growth in the City, whilst at the same time ensuring that the benefits of this are maximised for the Newport citizens ... The Economic Development Strategy for Wales “Wales a Vibrant Economy” stresses the need for a high skilled, high value added economy that helps boost general prosperity and global competitiveness. This is translated in the Wales Spatial Plan to emphasise the particular role that Newport and Cardiff will have in</i></p>

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	<p>NEW INDUSTRIAL AND BUSINESS DEVELOPMENT WILL BE LOCATED MAINLY IN THE FOLLOWING AREAS WITHIN THE URBAN BOUNDARY:</p> <ul style="list-style-type: none"> i) WEST NEWPORT AT COEDKERNEW; ii) SOUTH EAST NEWPORT WITHIN THE EASTERN EXPANSION AREA; iii) URBAN AREA, RIVER USK CORRIDOR, AND DOCKS <p>SP16 Urban Regeneration</p> <p>PROPOSALS WILL BE FAVOURED WHICH ASSIST THE REGENERATION OF THE URBAN AREA, PARTICULARLY WHERE THEY CONTRIBUTE TO :</p> <ul style="list-style-type: none"> i) THE VITALITY, VIABILITY AND QUALITY OF THE ENVIRONMENT OF THE CITY CENTRE; ii) THE PROVISION OF RESIDENTIAL AND BUSINESS OPPORTUNITIES WITHIN THE URBAN AREA; iii) REUSE OF VACANT, UNDERUSED OR DERELICT LAND. 	<p><i>delivering the new economic strength in the knowledge-based growth sector.”</i></p> <p>Employment Land and Property (2.103)</p> <p><i>Even in the current conditions, there are perceived to be market gaps that need to be addressed through a number of key actions:</i></p> <ol style="list-style-type: none"> 1. <i>A shortage of small industrial plots for owner occupier development, particularly business being encouraged to relocate from inner City regeneration areas such as Crindau, Riverside and Pillgwenlly.</i> 2. <i>A shortage of office sites and premises in the City Centre.</i> 3. <i>A diminishing supply of readily available motorway junction business sites.</i> 4. <i>Large areas of public (Welsh Assembly Government) ownership that are constrained by the uncertainty about the timing/alignment of the new M4 motorway and the future Quinn Therm project.</i> 5. <i>Some ageing of the industrial stock/estates and need to address environmental problems.</i> 6. <i>Cultural tourism as an area of further potential.</i> <p><u>Key Actions</u></p> <ol style="list-style-type: none"> 1. <i>Work with landowners/developers to help bring forward sites allocated in the UDP.</i> 2. <i>Review site opportunities for providing small development plots for owner occupiers.</i> 3. <i>Undertake review of employment land requirements in view of the proposed National Transport Plan cancellation of the New M4 which removes uncertainty of the project’s alignment and timing from sites owned by WAG in South East Newport and West Newport.</i> 4. <i>Work with the university to develop employment opportunities matched to course specialisms.</i>

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
		<p>5. <i>Protection of employment land from changes to other uses.</i></p> <p>6. <i>Promotion of tourism based on Newport's many cultural assets including Caerleon, the Transporter Bridge and the Canal."</i></p>
16. Waste	<p>SP17 Waste</p> <p>LAND WILL BE SAFEGUARDED FOR WASTE DISPOSAL PURPOSES AT:</p> <p>i) DOCKSWAY WASTE DISPOSAL SITE</p> <p>ii) TATTON ROAD, QUEENSWAY MEADOWS</p> <p>SP18 Waste Management</p> <p>THE SUSTAINABLE MANAGEMENT OF WASTE ARISING IN NEWPORT WILL BE FACILITATED BY:</p> <p>i) 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>ii) ENCOURAGING THE PROVISION OF IN-BUILDING TREATMENT FACILITIES ON EXISTING AND ALLOCATED AREAS OF GENERAL INDUSTRY;</p> <p>iii) THE PROVISION OF NEW FACILITIES FOR RE-USE, RECYCLING AND COMPOSTING; AND</p> <p>iv) SUPPORTING THE PROVISION AND MAINTENANCE OF SUSTAINABLE WASTE MANAGEMENT STORAGE AND COLLECTION ARRANGEMENTS IN ALL APPROPRIATE NEW DEVELOPMENTS.</p>	<p>Waste (2.105-7)</p> <p><i>"Newport City Council has been pursuing opportunities to reduce waste going to landfill through a partnership of five local councils in the South East Wales Region – Newport, Cardiff, Monmouthshire, Caerphilly and The Vale of Glamorgan, known as Prosiect Gwyrdd (Project Green). As part of this procurement process, land at Tatton Road, Queensway Meadows has been put forward as the 'Optional Site' for procurement bidders to base their waste technology solutions upon for the five authorities. It is proposed that land at Tatton Road, Queensway Meadows is safeguarded for waste disposal purposes until such time that the procurement process is complete and the location of the regional facility is known.</i></p> <p><i>The Regional Waste Plan 1st Review sets out the indicative new capacity required and indicative number of new non-landfill facilities required by each authority in South East Wales. In addition to the Prosiect Gwyrdd, Tatton Road proposal, it is proposed that new sustainable waste management methods will be accommodated on the existing landbank of sites for general industry, subject to detailed assessment.</i></p> <p><i>Docksway Waste Disposal site accommodates a number of waste management facilities in addition to its landfill element. Facilities include civic amenity, transfer station, compost facility and hopefully an anaerobic digestion facility will be located there in the near future. It is proposed that Docksway is retained as a waste disposal site to help achieve waste related management methods and targets."</i></p>

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
17. Minerals	<p>SP19 Minerals</p> <p>THE PLAN WILL FULFIL ITS CONTRIBUTION TO THE REGIONAL DEMAND BY:</p> <ul style="list-style-type: none"> i) SAFEGUARDING LOCALISED POTENTIAL SAND AND GRAVEL RESOURCE BLOCKS; ii) PROTECTING EXISTING AND POTENTIAL WHARVES AND EXISTING RAIL INFRASTRUCTURE AT NEWPORT DOCKS TO ENSURE THE CONTINUED SUSTAINABLE TRANSPORTATION OF AGGREGATE; iii) ENCOURAGING THE USE OF SECONDARY AND RECYCLED AGGREGATES WHERE APPROPRIATE; AND iv) CONSIDERING PROPOSALS FOR THE WINNING AND WORKING OF MINERALS IN THE REGIONAL CONTEXT, WHILST HAVING CLEAR REGARD TO LOCAL FACTORS. 	<p>Minerals (2.112)</p> <p><i>“The key actions for the LDP include:</i></p> <p><i>Safeguarding the localised potential sand & gravel resource blocks in the far west, as identified within Minerals Technical Advice Note 1: Aggregates (MTAN1);</i></p> <p><i>Penhow Quarry will not be designated as a mineral allocation within the LDP, due to the deterioration in quality of the aggregate; the site will remain as Countryside designation;</i></p> <p><i>The existing and prospective wharves must also be safeguarded to enable the continued import of marine sand and gravel and the future possibility of other mineral flow into the area;</i></p> <p><i>The rail sidings at Newport Docks also require safeguarding to maintain existing and potential use for the transportation of aggregates by rail.”</i></p>
18. Gypsy and Traveller Sites	<p>NO POLICY</p>	<p>Gypsy and Traveller Sites (2.83-4)</p> <p><i>“A joint Gypsy and Traveller accommodation needs study was commissioned and completed in October 2009. The conclusions on pitch numbers and recommended locations for sites and more up to date information will form the content of criteria based policies and/or allocations for this plan. Any site selection process will be carried out in consultation with both settled and gypsy and traveller citizens.</i></p> <p><i>The Council is therefore required to assess the level of need for Gypsy and Traveller sites, and then to provide suitable site(s) accordingly. Such sites also have to be allocated in the Local Development Plan. The plan will also include a criteria based policy against which to assess any future proposals for Gypsy or Traveller sites, including for rural exception sites.”</i></p>

Component	Policy Content	LDP Preferred Strategy: selected text (Chapter 2)
19. Retailing and the City Centre	NO POLICY	<p>Retailing and the City Centre (2.114-5)</p> <p><i>“The city centre is also the most generally accessible location in public transport terms, so there would need to be strong justification for significant new retail development elsewhere, unless of limited size and that it is justified for local needs. The significant level of out-of-town retailing that is already available is thought sufficient for that segment of the market. Future investment should be concentrated in the city centre if further trade is not to be lost to competing centres, notably Cardiff and Bristol, which have both seen recent significant investments in their city centres.</i></p> <p><i>The city centre has many fine Victorian buildings which contribute to its sense of place. This is an important asset to be conserved, and particular attention will be given to the shopfronts.”</i></p>

Table 9.3 - Preferred Strategy Map

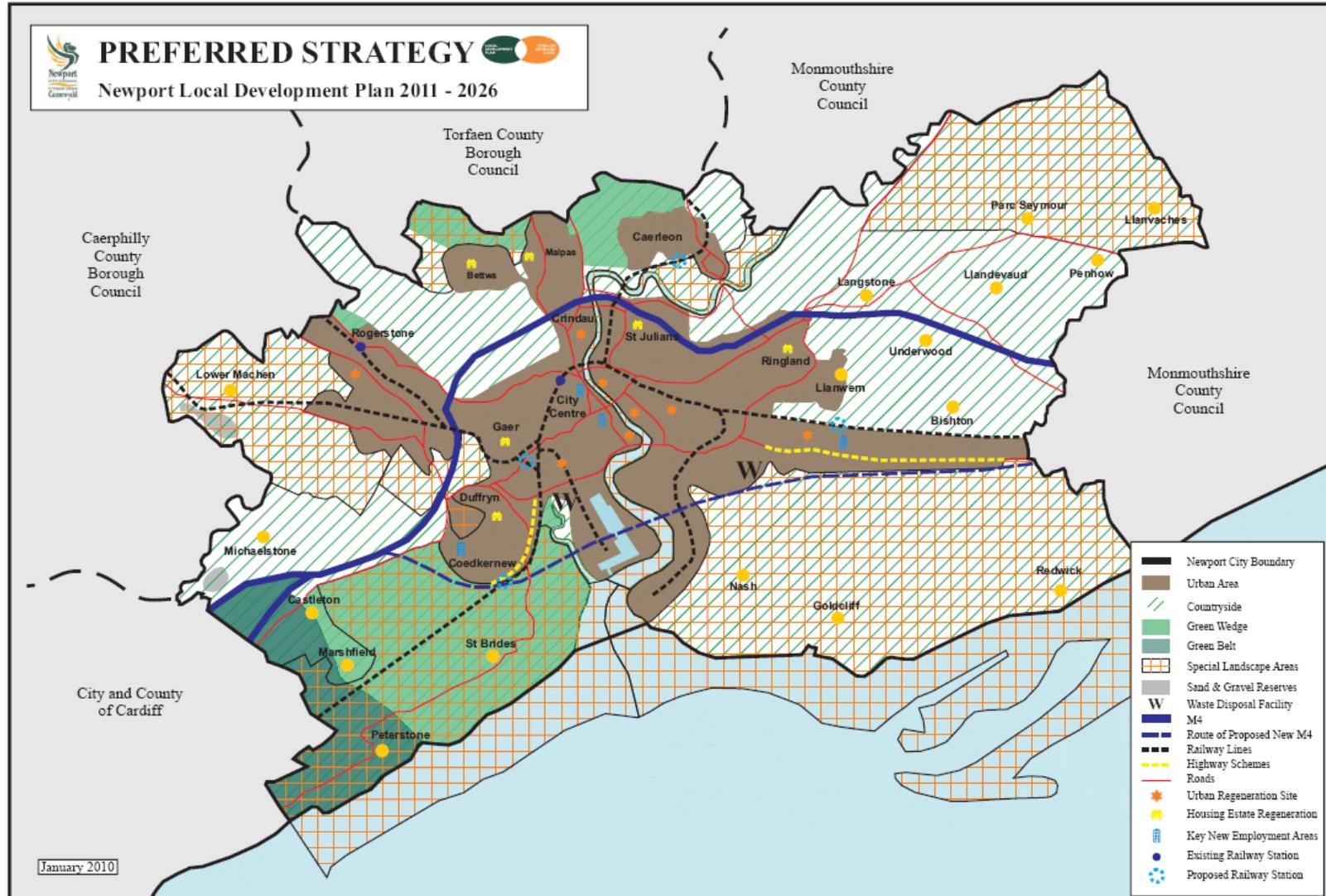


Table 9.4 - Strategic Policy Compatibility Assessment: Rationale

No.	Objective	Rationale
Environmental		
1	Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management.	<p>In order for the LDP to achieve this objective, policies should consider the need to balance the requirements of different landscape users, with a view to enhancing landscape character. Policies should include the consideration and management of accessibility to the countryside, which will include aspects such as the rights of way network and access via public transport.</p> <p>Additionally, policies should seek to limit the effect of development on the landscape, including open land lost to built development, as well as the efficient use of land and buildings. The design of development should seek to consider key views within and outside of areas of landscape value. Secondary beneficial effects will be associated with policies that will reduce traffic levels in the Council area, as well as other non-intrusive management and exclusion measures. The cumulative impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as potential for incremental changes to the physical environment will be considered in relation to their effect on the landscape as well as its users from a physical as well as visual amenity perspective.</p>
2	To protect, manage and enhance biodiversity	<p>Policies should seek to enhance designated and non-designated habitats and species. This may be achieved through increasing connectivity and/or reducing disturbance. Connectivity is important in order to enable migration of species, especially in the changing climate, and to enhance biodiversity. This might be done through the reinstatement/enhancement of hedgerows as well as the development of green infrastructure across urban areas, connecting urban areas with rural. Trees are an especially pertinent element of the landscape that provide important biodiversity value as well as value for human wellbeing and health, air quality, and urban drainage.</p> <p>It is important that any vegetation types are native species to the area, to ensure the reduction of invasive species that may limit and damage biodiversity.</p> <p>The policies should also seek to result in the conservation, enhancement or creation of habitats, including those in both land and marine environments.</p> <p>The LDP should aim to protect the effective viability of protected sites and species through reference to their functional size and ecological connectivity and reference the duty on the LPA under Section 40(1) of the Natural Environment and Rural Communities Act 2006.</p>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	<p>To enable the achievement of this sustainability objective, the LDP should seek to make the best use of land and buildings. This may be achieved through the encouragement of higher density development and the use of previously developed land and buildings as a priority. Where greenfield sites may be used, that of lowest agricultural value should be prioritised.</p> <p>Through using previously developed land, consideration should be given to land with a low biodiversity value in the first instance.</p> <p>In relation to areas of land that are contaminated, policies should seek to reduce land contamination through remediation and safeguard soil quality and quantity.</p> <p>Policies should seek to encourage the local sourcing of materials, in order to protect geodiversity and mineral resources, alongside soil resources. The use of reclaimed materials should also be prioritised as in objective 12. All policies should include full consideration of potential impacts on the natural environment particularly landscape and protected sites and species.</p> <p>In order to encourage the local production and consumption of food, soil resources and land should be protected and enhanced for supporting organic farming initiatives and allotments.</p> <p>Secondary consideration of the effects of climate change on soils, such as the loss of organic content, will be made and the policies within the LDP</p>

No.	Objective	Rationale
		should seek to mitigate these.
4	To improve air quality	<p>This sustainability objective should be sought to be achieved primarily through the reduction in the volume of motorised traffic through a modal shift to more sustainable modes and improved traffic flow and reduced congestion. Significant construction activities may reduce air quality during the period of works and the policies should promote mitigation of these effects.</p> <p>Local mitigation schemes may include planting schemes to provide ameliorative effects through absorption/cleansing of pollutants especially within the AQMA.</p> <p>There should be a positive correlation between air quality, health improvements and the use of more sustainable modes of transport.</p>
5	To reduce emissions of greenhouse gases	<p>The LDP should seek to achieve this objective through reducing emissions that arise from buildings, land use change, transport, agriculture and consumer goods, amongst others. Policies could encourage more sustainable layouts within development, including the co-location of employment, residential areas and services and facilities, as well as adherence to guidance such as the Code for Sustainable Homes and BREEAM as identified in objective 13.</p> <p>A major consideration will be the extent to which policies reduce the need to travel and encourage a modal shift to more sustainable transport for access to decrease traffic congestion and volume, as identified in objectives 25 and 26.</p>
6	To minimise noise pollution	<p>In order that the LDP contributes to the achievement of this sustainability objective in the plan area, policies should seek to locate noisy uses away from noise sensitive uses, taking a holistic approach. Alongside this, policies should seek to ensure that any noise pollution is minimised and environmental inequalities from this perspective reduced.</p> <p>Significant construction activities may increase noise pollution during the period of works, and the policies should promote mitigation of these effects. Additionally, the encouragement of a shift to non-motorised forms of transport will enable a reduction in noise in the urban and rural areas.</p>
7	To maintain and, where possible, enhance water quality	<p>LDP policies should seek to have a positive effect on maintaining and enhancing the quality of surface and ground waters. This will include policies to control the following, amongst others: surface water run-off from impermeable surfaces; proximity of development and agriculture to watercourses; and intensity of development. Sewage discharges into watercourses should be prevented. The opening up of culverts into watercourses and increasing the length of watercourse restored/impacted on should be considered. SUDS identified in Objective 9 may help to reduce surface water runoff and subsequently improve water quality.</p>
8	To reduce water consumption	<p>In order to reduce water consumption through the LDP, its strategy should seek to deliver measures to encourage a responsible approach to water use, re-use and conservation. Conservation methods may include grey water recycling, incorporation of dual water supplies, low water use appliances, other water efficient fixtures and water metering, to reduce pressure on potable water resources.</p>
9	To minimise the risk of and from flooding	<p>Minimising the risk from flooding to people and property, as well minimising the frequency of flooding events should be a key consideration in the LDP. This is especially important with the increasing effects of climate change. Assessments will include the consideration of effects on flood risk from all sources either directly or indirectly through proximity/ location within areas of flood risk (for example through locating development in flood plains), or indirectly through exacerbation of effects downstream or increasing the proportion of impermeable surfaces. Policies should result in a decrease in flood risk, which may include policies to encourage Sustainable Urban Drainage Systems.</p> <p>An increased risk from flooding to people and property may be reduced through policies to prevent increased density of development in flood risk areas. Other possible risk reduction measures that could be included within policy may include the following:</p>

No.	Objective	Rationale
		<p>a change in land use to reduce the vulnerability of the proposed development;</p> <p>a reduction in the building platform area;</p> <p>the raising of internal floor levels and flood proofing (within existing buildings) to reduce potential flood damage;</p> <p>the rearrangement of buildings within the site to remove obstructions to overland flow paths; and</p> <p>the placement of buildings to higher areas within the site to limit the risk of flood damage and/or enable the provision of escape routes</p> <p>alternative uses for flood risk areas in terms of biodiversity, flood storage/alleviation, managing coastal squeeze etc</p>
10	Increase energy efficiency	<p>The LDP should include policies that will encourage the implementation of the energy hierarchy, that will directly reduce energy demand and encourage energy efficiency. This may include the encouragement of improving the energy efficiency of dwellings through measures such as improved insulation; efficient heating and hot water systems; eco labelled white goods installed; and the use of low energy lighting.</p> <p>Assessment of the achievement of this sustainability objective will also consider indirect effects such as development located to reduce transport distances and design factors such as building orientation (linked to passive solar gain) and building form.</p> <p>The extent to which policies promote the use of low embodied energy materials from sustainable sources and material from local sources and suppliers in the construction of new developments will be assessed.</p> <p>This objective is directly linked to objective 13 which encourages sustainable design and construction.</p>
11	Promote renewable energy production and use	<p>In order to promote low and zero carbon energy solutions through the LDP, policies could specify the need for all developments to assess the potential for generation within their sites, implementing wherever possible as a condition of permission to provide residual energy following a series of energy efficiency measures.</p> <p>Policies could also specify that a certain percentage of energy used on the site must come from renewable sources, generated either on site, or elsewhere where on site generation is not feasible. Policies should promote new energy generation, to include full evaluation of potential impacts on the natural and historic environment, particularly landscape and protected sites and species.</p> <p>This objective is also directly linked to objective 13 to encourage sustainable design and construction.</p>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	<p>In order for the LDP to achieve more sustainable waste management, the movement of waste up the waste hierarchy, it could include policies that directly reduce the generation of waste and increase the recycling of waste against standard levels expected for development, e.g. by providing recycling and composting facilities within and near to homes as well as public buildings and areas. Policies should also specifically refer to the need to reduce, re-use and recycle construction waste.</p> <p>The LDP should also include the allocation of sufficient land to enable as much self sufficiency in waste management and processing as possible.</p>
13	Promote sustainable, high quality design in all development to	<p>To enable the promotion and subsequent installation of sustainable and high quality design in all development, the LDP could include policies that encourage the adherence to standards as outlined in BREEAM, The Code for Sustainable Homes, and Secured By Design guidance. This will enable development to reduce its impact on as well as adapt to climate change effects such as temperature change. Additionally, policies should encourage the consultation of the Design Commission for Wales in all major developments, as well as require the submission of design statements</p>

No.	Objective	Rationale
	contribute to a higher quality built and natural environment whilst adapting to the potential impacts of climate change	for all developments.
Social		
14	Improve equality of opportunities amongst all social groups	In order to contribute towards this objective, the LDP should seek to improve the distribution of and access to employment opportunities, services and facilities across the plan area. Improving standards and affordability in housing and encouraging a varied social mix within communities may also be included. Measures to improve the image of some areas should be considered, including improving safety, discouraging crime through design and increasing community involvement in development activities, for example through policies promoting public art. Policies should focus efforts on the areas suffering from the highest levels of deprivation.
15	Improve the health and wellbeing of the population	In order to improve the health and wellbeing of the population, the LDP could seek to improve access to health facilities. Indirectly, health levels could be improved through secondary effects of policies to reduce air pollution; ensuring homes are of a decent standard and decreasing noise pollution as well as traffic congestion. Improving walking and cycling facilities (as identified in objective 26) as well as community facilities (as identified in Objective 16) for both purposeful and recreational trips will both improve physical activity levels as well as decrease air pollution and traffic. Improving access to and provision of greenspace and improving the physical environment in general may increase both informal and formal physical activity levels, as well as create a general sense of wellbeing.
16	Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them	Accessibility might be improved in the LDP to improve public rights of way and their integration and connectivity within new development. The LDP could include new or enhanced provision of facilities, including open space and space for play/sport/recreation, as well as improved access either directly through increased provision in areas of deficiency, or indirectly through improved transport links in relation to the thresholds indicated in Objective 25. This policy is also related to objective 26 which seeks to improve public transport provision and use, improving accessibility for all sectors of the community.
17	Improve the quantity, quality, variety and affordability of housing	The LDP should seek to ensure a supply of housing that is appropriate to local needs, especially in relation to population growth. The affordability, high quality and mix of housing to create more sustainable communities should be prioritised. This might be ensured through the requirement for all housing, including private housing, to meet the Welsh Housing Quality Standard. Affordable housing should be provided within a mix of types and tenures of housing to ensure mixed communities. Policies should consider whether residential development is in accessible locations and supported by adequate infrastructure capacity, including transport, waste and water considerations. Additionally, the LDP should provide a policy to cater for the needs of gypsies and travellers within the plan area.

No.	Objective	Rationale
18	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	The LDP should include policies that engender a sense of safety and reduce crime and fear of crime through indirect measures such as incorporating design features in new development (such as additional lighting, CCTV, active street frontages, development reaching 'secured by design' standards). The LDP could seek to discourage incidences of anti-social behaviour and opportunistic crime, often attributed to 'boredom' or a 'lack of things to do', through increasing the range and availability of community facilities, especially open and green space and leisure facilities.
19	To conserve and enhance the historic environment of Newport	<p>The LDP should seek to have a positive effect on Listed Buildings, Buildings at Risk, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Ancient Woodlands and the Gwent Levels historic landscape. Negative physical change or increased disturbance should be avoided. Policies should seek to encourage sympathetic integration of development with local character.</p> <p>Alongside designated features, non-designated features of local historical and architectural interest and value should also be considered, since these can make an important contribution to creating a sense of place, local identity and distinctiveness in both rural and urban areas. Beyond site specific areas, consideration should be given to landscapes and townscapes, as well as the potential for unrecorded archaeological interest.</p> <p>Policies that reduce traffic levels will provide secondary benefits, as will other non-intrusive traffic management and exclusion measures.</p> <p>Policies to reduce the effects and contribution to climate change could help to reduce the impact on heritage sites from weather events.</p> <p>The impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as consideration of the cumulative impact of incremental changes to the physical environment, particularly in the setting of sensitive sites/ buildings, will also be reflected in the assessment.</p>
20	To identify, promote, strengthen and enhance the cultural identity of Newport	The LDP should seek to identify the cultural identity of Newport in order to enable a policy direction that seeks to promote, strengthen and enhance this identity. Policies may include the encouragement of an increase in welsh speakers, community groups, cultural events and activities, and welsh medium education.
Economic		
21	To enable high and stable levels of local employment in Newport	In order to contribute to local employment levels, the LDP should seek to provide land and buildings for employment use, in locations that are accessible by sustainable modes. Assessment of LDP policies will consider the creation of new employment opportunities and the characteristics of the employment provided including aspects such as employment sector, wage levels, skill requirements, and the contribution this will make to the long term sustainability of employment opportunities in the area. This objective will be furthered through the development of objective 24.
22	To support diverse and viable business growth and to achieve economic growth to contribute to	The LDP may contribute to economic growth in a variety of different ways – availability of different employment types; enhanced access to employment sites for all modes; enhancement of infrastructure to support the development of new areas; secondary, multiplier or 'seeding' effects of particular types of development; measures to attract and retain a more diverse workforce; and enhancement of the landscape, townscape and/or other aspects of local 'image' to support investment. Most of these measures are addressed within other objectives in the SA Framework, and cumulatively will help to improve the economy. The LDP could encourage a range of facilities to enable a diverse range of employment

No.	Objective	Rationale
	business competitiveness, focusing on inward investment	opportunities to arise, creating more viable and sustainable economic growth.
23	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets	<p>In order to contribute to the achievement of this objective, the LDP should include policies that seek to encourage other sustainability objectives within the framework. Improvements in accessibility to, as well as within the plan area, will also increase its appeal as a visitor attraction. Decreasing air pollution through a shift to more sustainable modes of transport; improving the recreational and leisure offer; enhancing the landscape and historic assets; and enhancing green spaces and biodiversity will also enhance environmental, heritage and leisure assets and their settings.</p> <p>Additionally, the LDP should seek to improve visitor specific facilities such as accommodation. The combination of these factors, alongside an encouragement of visitors to the plan area, encouragement of improved visitor facilities at attractions such as that at the Newport wetlands, and ensuring sustainable modes of transport include linkages within as well as to areas outside of Newport, will help to improve the tourism economy.</p>
24	To contribute to educational attainment and increase skill levels to promote/develop a knowledge based economy	<p>In order to promote the development of the knowledge based economy, the LDP should contribute towards improvements in existing education facilities or the creation of additional educational facilities, specifically tertiary and higher education centres. Non-academic education should also be encouraged, such as schemes including 'The Basic Skills Employers Pledge'.</p> <p>The increase in skills levels in relation to improving business competitiveness is a priority in the area. Measures included within policies to augment passive education such as interpretation of the natural and historic environment and community involvement in development initiatives will also be included in assessments.</p>
25	Reducing the need to travel by improving local service provision	<p>The LDP should encourage a reduction in the need to travel, through ensuring that development is served by an adequate range of local facilities and employment opportunities to meet community needs. The following services may be included as priorities alongside other employment opportunities:</p> <ul style="list-style-type: none"> nursery/first school; primary/middle school; secondary school; health centre; local shop; pub; post office; community centre; local centre; district centre/superstore;

No.	Objective	Rationale
		<p>leisure centre; place of worship; outdoor open access public area; children's play area; and pharmacy.</p> <p>(for thresholds see Barton et al. (2003), reproduced in Table 7.1)</p> <p>Policies that encourage home working through the installation of home offices – a requirement of BREEAM – and IT infrastructure will be commended.</p>
26	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	<p>This objective should be achieved through LDP policies to accommodate the residual travel requirements after objective 25 'to reduce the need to travel' has been met. The 'transport hierarchy' should be prioritised, as identified in the Manual for Streets. The LDP should prioritise the encouragement of walking and cycling as the first option to reduce the current reliance on the private car, to decrease overall reliance on motorised transport. This might include the identification where possible and integration of the national Sustrans network within developments. Policies should subsequently seek to encourage a modal shift to bus and train transport, by improving frequency, reliability and convenience of services, especially with regard to journeys to work and school. This will have positive effects on greenhouse gas emissions, as well as human health and local air quality. Specific journeys such as travel to work and routes to school could be prioritised as an initial focus for policy development.</p>
27	To seek to improve the vitality and viability of the City Centre	<p>In order to contribute to this objective, the LDP should include policies to support the regeneration of the City Centre, through the allocation of sites for retail use as part of a mix that includes residential, leisure and employment uses, to encourage an increase in footfall throughout the day and into the evening.</p>

Table 9.5 - LDP Preferred Strategy Compatibility Assessment Table

SA OBJECTIVE	ASSESSMENT COMPONENT																		
	1. Sustainability	2. Flood Risk and Water Resources	3. Green Belt and Countryside	4. Landscape	5. Conservation of the Natural and Built Environment	6. Housing Numbers	7. Housing Standards	8. Efficient Use of Land	9. Village Development	10. Community Facilities	11. Education	12. Burial Grounds	13. Transport	14. Developer Contributions	15. Employment	16. Waste	17. Minerals	18. Gypsy and Traveller Sites	19. Retailing and the City Centre
Environmental																			
1. Protect and enhance existing valued landscapes and open spaces and encourage their sustainable use, enjoyment and management.	Green	Green	Green	Green	Green	Yellow	Green	Green	Red	Green	Green	Yellow	Green	Green	Yellow	Green	Yellow	White	Yellow
2. To protect, manage and enhance biodiversity	Green	Yellow	Yellow	Green	Green	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Yellow	Yellow	White	Yellow
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	Green	Green	Green	Green	Green	Yellow	Green	Green	Yellow	Green	Green	Yellow	Yellow	Diagonal	Yellow	Yellow	Green	White	Green
4. To improve air quality	Green	Diagonal	Yellow	Green	Yellow	Red	Green	Green	Red	Green	Green	?	Yellow	?	Green	Yellow	Green	?	Yellow
5. To reduce emissions of greenhouse gases	Green	Diagonal	Yellow	Yellow	Yellow	Red	Green	Green	Red	Green	Green	?	Yellow	?	Green	Yellow	Green	?	Yellow
6. To minimise noise pollution	Green	Diagonal	Yellow	Green	Yellow	Yellow	Green	Green	Red	Green	Green	Diagonal	Yellow	?	Green	?	Green	?	Yellow

SA OBJECTIVE	ASSESSMENT COMPONENT																		
	1. Sustainability	2. Flood Risk and Water Resources	3. Green Belt and Countryside	4. Landscape	5. Conservation of the Natural and Built Environment	6. Housing Numbers	7. Housing Standards	8. Efficient Use of Land	9. Village Development	10. Community Facilities	11. Education	12. Burial Grounds	13. Transport	14. Developer Contributions	15. Employment	16. Waste	17. Minerals	18. Gypsy and Traveller Sites	19. Retailing and the City Centre
7. To maintain and, where possible, enhance water quality	Green	Yellow	Yellow	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Yellow	Yellow	?	Green	Yellow	Green	?	Yellow
8. To reduce water consumption	Green	Green	Diagonal	Diagonal	Diagonal	Red	Green	Diagonal	Green	Green	Green	Diagonal	Diagonal	Diagonal	Green	Diagonal	Diagonal	?	Diagonal
9. To minimise the risk of and from flooding	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Green	Green	Green	?	Yellow	Green	Green	Yellow	Green	?	Yellow
10. Increase energy efficiency	Green	Diagonal	Diagonal	Diagonal	Diagonal	Yellow	Green	Diagonal	Green	Green	Green	Green	Yellow	Diagonal	Green	Green	Green	?	Green
11. Promote renewable energy production and use	Green	Diagonal	Diagonal	Red	Red	Yellow	Green	Diagonal	Green	Green	Green	Diagonal	Diagonal	Green	Green	?	Diagonal	?	Diagonal
12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	Green	Diagonal	Diagonal	Diagonal	Diagonal	Yellow	Green	Yellow	Green	Yellow	Yellow	Diagonal	Diagonal	?	Yellow	Green	Green	?	Diagonal
13. Promote sustainable, high quality design in all development to contribute to a higher quality built and natural environment whilst	Green	Green	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Green	Green	Green	Diagonal	Yellow	Green	Green	Diagonal	Diagonal	?	Green

SA OBJECTIVE	ASSESSMENT COMPONENT																			
	1. Sustainability	2. Flood Risk and Water Resources	3. Green Belt and Countryside	4. Landscape	5. Conservation of the Natural and Built Environment	6. Housing Numbers	7. Housing Standards	8. Efficient Use of Land	9. Village Development	10. Community Facilities	11. Education	12. Burial Grounds	13. Transport	14. Developer Contributions	15. Employment	16. Waste	17. Minerals	18. Gypsy and Traveller Sites	19. Retailing and the City Centre	
adapting to the potential impacts of climate change																				
Social																				
14. Improve equality of opportunities amongst all social groups																				
15. Improve the health and wellbeing of the population																				
16. Protect and provide improved local, social, recreational and leisure facilities for all sectors of the community, and improve access to them																				
17. Improve the quantity, quality, variety and affordability of housing																				
18. To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods																				

SA OBJECTIVE	ASSESSMENT COMPONENT																		
	1. Sustainability	2. Flood Risk and Water Resources	3. Green Belt and Countryside	4. Landscape	5. Conservation of the Natural and Built Environment	6. Housing Numbers	7. Housing Standards	8. Efficient Use of Land	9. Village Development	10. Community Facilities	11. Education	12. Burial Grounds	13. Transport	14. Developer Contributions	15. Employment	16. Waste	17. Minerals	18. Gypsy and Traveller Sites	19. Retailing and the City Centre
19. To conserve and enhance the historic environment of Newport																?		?	
20. To identify, promote, strengthen and enhance the cultural identity of Newport																?		?	
Economic																			
21. To enable high and stable levels of local employment in Newport							?												
22. To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment																			?
23. To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on																			?

SA OBJECTIVE	ASSESSMENT COMPONENT																		
	1. Sustainability	2. Flood Risk and Water Resources	3. Green Belt and Countryside	4. Landscape	5. Conservation of the Natural and Built Environment	6. Housing Numbers	7. Housing Standards	8. Efficient Use of Land	9. Village Development	10. Community Facilities	11. Education	12. Burial Grounds	13. Transport	14. Developer Contributions	15. Employment	16. Waste	17. Minerals	18. Gypsy and Traveller Sites	19. Retailing and the City Centre
environmental, heritage, and leisure assets	Diagonal	Diagonal	Green	Green	Green	Diagonal	Diagonal	Green	Yellow	Green	Diagonal	Diagonal	Green	Green	Green	Diagonal	Diagonal	White	Green
24. To contribute to educational attainment and increase skill levels to promote/develop a knowledge based economy	Diagonal	Diagonal	Diagonal	Diagonal	Diagonal	Green	Diagonal	Diagonal	Yellow	Green	Green	Diagonal	Diagonal	Green	Green	Diagonal	Diagonal	White	Diagonal
25. Reducing the need to travel by improving local service provision	Green	Diagonal	Diagonal	Diagonal	Diagonal	Diagonal	Green	Green	Yellow	Green	Green	Diagonal	Yellow	Green	Yellow	Green	Diagonal	White	Green
26. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	Green	Diagonal	Yellow	Diagonal	Diagonal	Diagonal	Yellow	Green	Red	Diagonal	Diagonal	Yellow	Green	Green	Green	Green	Green	White	Green
27. To seek to improve the vitality and viability of the City Centre	Green	Green	Diagonal	Yellow	Yellow	Green	Green	Green	Red	Green	Diagonal	Diagonal	Green	Green	Green	Yellow	Diagonal	White	Green

Table 9.6 - Assessment Results: Explanations and Recommendations

Component	Assessment Explanation and Recommendations
<ul style="list-style-type: none"> Sustainability 	<p>The assessment component, including the policy content and supporting text in section 2 of the LDP Preferred Strategy, is predicted to be compatible with the significant majority of the SA Objectives and is considered to be comprehensive in its approach to addressing the issues facing Newport in terms of land use planning. Cumulatively, the policy is likely to enable reduced greenhouse gas emissions over the long term, as well as enable increased adaptation to the effects of climate change. Notably, reducing the need to travel and encouraging a modal shift to more sustainable modes of transport, in combination with an improvement in facilities and services available, should help to reduce reliance on the private car. This will not only have benefits for reducing CO₂ emissions, but also help to further reduce social and geographical inequalities. Reducing energy consumption through the requirement for the application of the energy hierarchy should reduce emissions from built development. The application of the waste hierarchy and ensuring the efficient use of minerals will enable a reduction not only in the embodied energy of the manufacture of new products (through a reduced demand), but also reduce waste going to landfill, from which methane is another significant greenhouse gas. The application of the principle to increase energy and water efficiency will also help to adapt to the effects of climate change, through an increased ability of buildings and developments to cope with increased temperature variations. Minimising the risk of flooding in new development is also especially important in the Newport area and will help to reduce this effect of climatic change.</p> <p>Economic diversification, in combination with the other policy elements, is likely to enable sustainable growth, which could have benefits for increasing the vitality and viability of the plan area. Ensuring social and environmental equality for the communities will help to reduce crime levels and improve other social indicators related to deprivation such as health. Improving environmental equality should reduce the effects of noise pollution as well as flood risk.</p> <p>A couple of minor modifications to the policy could be made to improve its potential to achieve sustainable development.</p> <p>Recommendations</p> <p>It is recommended that point I) refers specifically to the need for the priority of and efficient use of PDL ahead of greenfield sites. Point II) could seek to encourage the co-location of employment along with the co-location of housing and services, to further reduce the need to travel as well as improve equality of opportunity and economic wellbeing.</p>
<ul style="list-style-type: none"> Flood Risk and Water Resources 	<p>The LDP area has a large number of zones that are at high risk of flooding. Sea level rise and climate change are likely to exacerbate this constraint to development, and thus the inclusion of a strong policy relating to flood risk is essential. This initial assessment predicts that the policy is compatible with a number of the SA Objectives, although the full potential for enabling more sustainable development to occur has not been realised at this stage.</p> <p>Preventing development in areas of flood risk may help to retain large areas of countryside in the flood plain, which could be beneficial for maintaining landscape quality and access to the countryside. Strong management of development in flood risk areas and ensuring flood resilience should also assist in managing risk to businesses and homes, with attendant economic benefits.</p> <p>Policy SP3 is likely to have beneficial effects in relation to a number of objectives, including objectives seeking to maintain and enhance</p>

Component	Assessment Explanation and Recommendations
	<p>water quality and reduce water consumption. Soil resources may also benefit from the use of SUDS and consumption of water through a reduced potential for pollution. The use of SUDS could also potentially help to improve biodiversity and landscape quality, depending on measures employed.</p> <p>Recommendations</p> <p>It is recommended that policy SP2 includes a criterion to ensure that the detailed technical assessment also considers the potential for increasing the risk of flooding elsewhere as a result of the development, ensuring that this event does not occur. Furthermore, it could be added that ‘sustainable solutions to managing flood risk should be prioritised’, to ensure that SuDS are used over harder engineering techniques where possible.</p> <p>It is recommended that reference should be included in SP3 to ensure that the quality of water resources is also protected.</p>
<ul style="list-style-type: none"> Green Belt and Countryside 	<p>The assessment has found that the preferred LDP approach in relation to Green Belt and countryside is likely to have positive effects on some of the SA Objectives, including positive effects relating to environmental quality and the related effects on social wellbeing. Policy SP4 seeks to prevent inappropriate development in the countryside, which may have positive effects on environmental objectives, supporting the green belt policy area and beyond. Safeguarding against coalescence may have economic advantages insofar as the natural heritage assets of the area will be afforded continued protection, with opportunities to realise recreational tourism potential and limits to physical expansion will encourage more inward focused development within the existing settlement boundaries.</p> <p>Effects on economic and social equality may be positive, as a safeguarded natural environment may assist in presenting an image of high environmental quality, thus encouraging investment and providing opportunities for recreation and access to greenspace that contribute to quality of life for residents. However, the countryside policy largely refers to the character of the landscape, without referring to the need for development to be sensitive to the natural environment, sustainable transport, and other considerations that could lead to potential conflicts. Conflicts may arise if development were permitted in the countryside, through an increase in traffic and pollution associated with this as well as an increase in built development. However, adherence to the other strategy policies should seek to reduce these effects and deem them inappropriate.</p> <p>It is unlikely that a conflict will arise between the need to provide land for housing and employment and the designation of SLAs, as the strategy clearly states that there is an adequate supply of previously developed land for this provision within the plan area.</p> <p>Recommendations</p> <p>Further explanation could reinforce other policies to explain what is meant by ‘appropriate design’ in the countryside. Reference to reducing the potential effect of development on the habitats of international importance and the need to maintain green space in the plan area could be included in this. Policy SP4 could be reworded to this end as such: “...respects <i>and enhances the landscape character and biodiversity of the immediate and surrounding area...</i>” The policy could also seek that development in the countryside adheres to the highest sustainable design principles, such as CfSH Level 5/6 or BREEAM Outstanding, to reduce potential effects on the surrounding area further.</p>

Component	Assessment Explanation and Recommendations
	<p>The Preferred Strategy map shows the 'urban area', which is assumed to be the same as the 'settlement boundary' as described in SP4. Although 'countryside' is also designated on the map, the wording relating to the settlement boundary could be clarified and the same terminology used in both SP4 and the proposals map key, to avoid confusion.</p> <p>The relationship between the Green Belt and Green Wedges (as shown on the Preferred Strategy map) should be made clearer in policy SP5 and the supporting text.</p>
<ul style="list-style-type: none"> Landscape 	<p>The designation and subsequent protection and management of the Special Landscape Areas (SLAs) in the plan area are considered to be compatible with the SA Objectives relating to tourism and the historic environment as well as natural environmental objectives. Once produced and implemented, Management Plans are likely to help to minimise noise, air and water pollution in designated areas, which are clearly listed in the policy wording to help deliverability.</p> <p>Potential conflicts may arise through the designation of SLAs and the need for increased generation of energy from renewable sources as generation opportunities such as wind energy may not be compatible with Management Plan objectives.</p> <p>It is unlikely that a conflict will arise between the need to provide land for housing and employment and the designation of SLAs, as the strategy clearly states that there is an adequate supply of previously developed land for this provision within the plan area.</p> <p>Recommendations</p> <p>Supporting text could indicate the type of information that should be included in management plans. This might include the potential effects of development on the SLA and seek their avoidance. For example the effect of development outside the SLA on key views. Management Plans might also seek to enable ways in which renewable energy generation can be sought, without harming landscape quality. Management Plans could include a list of types of development that would be suitable for inclusion in the SLAs, and those that would not.</p>
<ul style="list-style-type: none"> Conservation of the Natural and Built Environment 	<p>It is understood that the intention of the LDP is not to repeat national policy in the protection and enhancement of internationally and nationally designated sites. The policy therefore supplements national policy in seeking to protect and enhance locally designated sites for both the natural and built environment. This is compatible with a number of the SA Objectives.</p> <p>Supporting text includes further detail about the local sites for protection in the local area. Site of heritage value, as recognised by the council, will be conserved and enhanced. The character of areas will be appraised on an ongoing basis, which should help to retain their integrity. Potential conflicts may arise between the protection of specific areas with the need for the generation of energy from renewable sources or the creation of high quality sustainable design in conservation areas on the basis that modern technologies may be deemed inappropriate in the context of management objectives.</p> <p>Recommendations</p> <p>It is suggested that the issues relating to the natural and built environment differ in character, and that two separate policies should be created to this end, to provide improved deliverability to the LDP text.</p>

Component	Assessment Explanation and Recommendations
	<p>It is recommended that sites of local importance for both biodiversity and heritage are designated on the Preferred Strategy map or an environmental assets map, and referred to in the policy wording. This can be added to as further sites are identified over time.</p> <p>The LDP could take a more proactive approach to the enhancement of the natural environment within the County Borough. The significant resource that the area contains in terms of international, national and locally designated sites could give rise to the development of a green infrastructure strategy for inclusion within the LDP. This may include the mapping of all of the nature conservation designations, as well as the incorporation or creation of linkages between these areas, to enable wildlife migration. This may also link to the green belt, as discussed under component 3, and SLAs as discussed under component 4. Green Infrastructure can also provide benefits in terms of flood risk management (through the incorporation of SUDS) and create a walking and cycling network throughout Newport, helping to improve accessibility, reduce social and geographical inequalities, and improve air quality.</p> <p>Policy relating to the built environment should also seek to address how low and zero carbon aspirations could be met (to achieve national BREEAM requirements of 'Very Good' for refurbishments) in sites on the 'local list'. As discussed above under housing quality, this could be included in a local variations requirement for BREEAM/CfSH.</p> <p>It is recommended that supporting text discussing Conservation Areas in section 2 (2.23-5) is slightly revised to read "with a view to furthering their <u>conservation</u> and enhancement" as conservation, as opposed to preservation, will allow the continued management and use of heritage assets.</p> <p>The Habitats Regulation Assessment ISR recommends that: <i>"additional wording is included in policy SP7 of the LDP which specifically commits to delivering the plan without causing significant adverse effects to the five European and Ramsar sites identified during this study. Such policy wording should not be considered in isolation from the other policies within the LDP. It must be ensured that the delivery of policy SP7 can still be achieved considering the potential cumulative effects of all other policies within the plan, such as employment, housing and water resources..."</i></p> <p><i>It is considered that further investigation may be required with regards to in combination effects of aerial pollution on Cardiff Beechwoods SAC, Aberbargoed Grasslands SAC and the Wye Valley Woodlands SAC as well as the impacts of water usage on the River Usk SAC and River Wye SAC, such further investigations may require consultation with neighbouring authorities, CCW, the Environment Agency and utilities companies.</i></p> <p><i>Bird surveys, or a strategic level assessment of potentially suitable high tide roost and foraging habitat for SPA/Ramsar bird species could be carried out to assess the potential for disturbance and habitat loss outside of the Severn Estuary SPA/Ramsar boundary."</i></p>
<ul style="list-style-type: none"> Housing Numbers 	<p>The provision of housing to meet the specific needs of the plan area locally, such as the provision of housing for young people and students in sustainable locations, may help to improve the skills base of the community with resulting benefits for the local economy. The provision of affordable housing to meet local needs is also likely to benefit the community in terms of health and social wellbeing. However, the provision of the different types of housing to meet local needs is not specifically included in the policy wording.</p> <p>The preferred sites for the delivery of housing as a result of the SA at the previous stage are not yet available. To this end, the potential</p>

Component	Assessment Explanation and Recommendations
	<p>compatibility of housing development with some of the environmental SA objectives is unknown. However, policy to protect features such as SLAs and sites designated for biodiversity may avoid any potential adverse effects. The potential cumulative effect of extensive new housing development is likely to have negative effects overall on water and energy consumption as well as increasing contributions to greenhouse gas emissions. This may be minimised however as WAG requirements seek that all development is zero carbon by 2011 – there is a need to ensure that the LDP policies support the Assembly’s aspirations in this respect.</p> <p>Recommendations</p> <p>It is recommended that a housing policy be developed to include housing numbers and proportions, types and tenures required in different strategic locations to aid regeneration and social and geographical equality. This could cross reference a proposals map when available. The recommendations from Error! Reference source not found. should be considered in the development of a policy to allocate strategic sites for the provision of housing.</p>
<ul style="list-style-type: none"> Housing Standards 	<p>National policy for sustainable design standards will ensure that the quality of housing will seek to enhance environmental objectives for mandatory Code for Sustainable Homes (CfSH) credits along with other LDP policies. Mandatory credits under the CfSH include the following topic areas: waste; materials; surface water runoff; energy and CO₂ emissions; Water and Health and Wellbeing (level 6). The regeneration of existing housing stock will help to improve environmental performance, minimise the use of natural resources and improve community health and wellbeing. Regeneration schemes will focus on areas of deprivation, which will help to achieve not only environmental objectives, but is likely to contribute to social and economic objectives as well, including increased accessibility to facilities and community uses as well as open space and opportunities for physical activity.</p> <p>Recommendations</p> <p>It is recommended that a housing policy be developed to include:</p> <p>A requirement or cross reference to national CfSH levels expected- although the Preferred Strategy text states that where local variations are required, SPG will be developed, it is recommended that this is included within policy. Locally specific requirements could include the mandatory inclusion of biodiversity credits, to reflect local importance.</p> <p>A requirement that the regeneration of housing stock/housing areas should seek to provide associated employment opportunities and sustainable transport infrastructure to enable the creation of sustainable communities.</p> <p>The policy could also cross reference the Preferred Strategy map which shows the locations of the housing regeneration sites.</p>
<ul style="list-style-type: none"> Efficient Use of Land 	<p>The reuse of PDL is the preferred approach in the LDP, and is likely to be compatible with the environmental SA Objectives in that the potential remediation of land will improve soil quality, as well as protect soils in Greenfield locations from development. The approach may also have beneficial effects on water, noise and landscape quality. The location of the PDL may also lead to the development of land in more accessible locations than greenfield sites. The development of contaminated sites, however, may reduce the potential for the provision of onsite renewable or low carbon energy or SUDS, through restrictions on digging into soils.</p> <p>The approach seeks to provide a variety of densities of housing in sustainable locations. This could improve community wellbeing through</p>

Component	Assessment Explanation and Recommendations
	<p>improved housing choice, improved accessibility to services and facilities as well as improved health through an improvement in local environmental quality.</p> <p>The approach could enhance economic wellbeing through an improvement in the local and built environment and subsequent increased attractiveness and capacity for employment development over the long term. However, in the short term the potential contamination of previous developed sites may create a barrier to inward and indigenous investment. Tourism may also increase through the reuse and enhancement of sites of historic value.</p> <p>Recommendations</p> <p>As recommended for policy SP1 above, it is recommended that a policy is developed that seeks to encourage a sequential approach to the development of PDL over greenfield land, specifically to ensure that the forecast excess in supply of PDL should mean that there is no requirement for greenfield development. Within this policy, the specific areas identified in the supporting text could be included along with suitable housing densities to ensure that the potential of the land is realised.</p> <p>Text could include the need for the reuse of existing buildings on PDL sites where possible.</p> <p>It should be ensured that the potential for biodiversity on each site is examined ahead of development, as PDL can have significant biodiversity potential. Appropriate policy content should be developed to ensure avoidance and mitigation of predicted adverse effects; and integration and enhancement of biodiversity value.</p> <p>In developing the policy for the LDP, there may be merit in broadening the scope such that it supports the use of previously developed land for all land uses – the emphasis in the Preferred Strategy is on housing development, yet potential also exists to adopt this approach for employment development.</p>
<ul style="list-style-type: none"> • Village Development 	<p>The allowance of the physical expansion of some villages may conflict with objectives to enhance landscape quality and countryside accessibility as well as other objectives such as biodiversity. Requirements to adhere to CfSH will go some way to delivering benefits against environmental SA Objectives; however, this standard does not include actions linked to promoting sustainable travel and thus other potentially negative effects include a likely increase in traffic and associated air, noise and water pollution and GHG emissions.</p> <p>Although the text states that development will be allowed provided that ‘environmental and infrastructure implications can be met’ potential effects are not specified. Infrastructural implications could range from foul drainage, to services and facilities, or to transport and accessibility.</p> <p>In addition to the environmental implications, the specification that high levels of CfSH will be required for village development may also have positive effects against some of the social objectives, as examined in more detail under component 7. The text seems to imply that Lifetime Homes standards will be required even where not mandatory under the code level to which the development will be built. Reference is also made to car-dependency; however, this is not related to Lifetime Homes standards as these exclusively address building design.</p> <p>The expansion of villages could have positive social and economic effects in that it may help to improve the viability and vitality of the</p>

Component	Assessment Explanation and Recommendations
	<p>existing village communities through an increase in population, thus swelling the local catchment for employment opportunities, services and facilities, increasing accessibility for more people and helping to provide further housing choices.</p> <p>Recommendations</p> <p>It is recommended that specific villages where expansion may be appropriate are referred to within policy and shown on the Preferred Strategy map. Types of development that may be appropriate along with the drawing of village boundaries may be necessary.</p> <p>It is recommended that policies governing the expansion of villages are phrased to ensure that local character is enhanced through new development, strategies for which could be defined through policy.</p> <p>It is recommended that the specific types of environmental and infrastructural implications to be considered are specified in the text.</p> <p>In relation to the recommendation above under Component 6, it is recommended that the development of a locally specific requirement for CfSH is developed as part of policy wording. It is recommended that what is meant by ‘high’ is specified. This may include up to CfSH Level 6, where Lifetime Homes standards are mandatory. Text in paragraph 2.68 should be rephrased to make clearer its intention with regards to seeking a requirement that Lifetime Homes standards²⁴ are made mandatory under all levels of the CfSH for development in villages.</p> <p>CfSH does not include transport standards. On this basis, it is recommended that additional requirements are included in policy to ensure that rural development encourages self-sufficiency, through the provision of local services and facilities to meet day-to-day needs, reducing the need for car travel and promoting increased levels of walking and cycling.</p> <p>The expansion of villages could include the provision of limited employment opportunities to reduce the need for residents to travel to access jobs; this may include opportunities for development of the tourism industry – these could be explored through other policies.</p>
<ul style="list-style-type: none"> Community Facilities 	<p>The encouragement of the development of community facilities within developments and close to public transport links may help to improve predicted performance against environmental SA Objectives through the reduced reliance on the private car for short trips, which may improve air quality, landscape and biodiversity. In addition, in line with national requirements, non residential development will have to be built to BREEAM ‘Excellent’ standards. Mandatory BREEAM requirements include the following topic areas: management; health and wellbeing; energy; water and land use and ecology – achievement of these standards will therefore have positive effects on a number of the environmental objectives.</p> <p>Social SA Objectives are also compatible with this policy component, and effects are likely to include increased health and wellbeing of the community arising from improved access to facilities, increased physical activity, improved air quality and increased community interaction and cohesion.</p> <p>Improving the range of community facilities also offers the potential to increase local employment opportunities and may enhance the</p>

²⁴ <http://www.lifetimehomes.org.uk/>

Component	Assessment Explanation and Recommendations
	<p>range of activities that share tourism appeal. This, coupled with the potential for increased vocationally based education through local jobs, may have economic benefits.</p> <p>Recommendations</p> <p>It is recommended that the policy seeks to reduce the need to travel by motorised uses in the first instance, with public transport being the second choice in preference to car travel. This may help to reduce social as well as environmental inequalities through improved air and environmental quality through reduced car use, and through increased health through physical activity as well as increased ability for all, especially those without a car, to access services and facilities effectively. Secondary benefits will arise through an increase in a sense of community arising from increased interaction, which could reduce crime or a fear of crime. To this end, it is recommended that the policy includes reference to, or requirements specifying that, certain facilities should be within specified walking distance from residential catchments. This may include specific pedsheds or accessibility guidelines such as those included in Table 7.1.</p> <p>Furthermore, it is recommended that the list of community facilities encompasses retail facilities including a local convenience store within walking distance, a post office, and local centre within walking or cycling distance, and a district centre or superstore within 30 mins travel by public transport.</p> <p>Further consideration could be given to how the cultural heritage of the area could be enhanced and capitalised upon to enable increased community cohesion.</p> <p>In relation to discussion under component 7, which refers to requirements for housing design standards, local variations in relation to BREEAM national requirements should also be included in LDP policy. It is not clear as to how the LDP seeks to address design standards for non residential buildings, as a similar approach could be taken to the approach to housing standards. In Addition, policy for non residential buildings could require that the creation of buildings for public use is of a higher standard than the mandatory requirements, to provide examples of best practice. Should this approach be supported, it should be reflected in policy.</p> <p>The HRA ISR also makes recommendations in relation to SP9 which should be taken into consideration: <i>“It is recognised that there are provisions within the LDP for developers to contribute to recreational facilities within Newport within policy SP9. It is recommended that the Supplementary Planning Guidance referred to within this policy has wording to ensure the reduction of recreational pressures the various European sites identified in this study, especially the River Usk SAC , Cardiff Beechwoods SAC and the River Severn SAC/SPA/Ramsar. It is obviously appreciated that such recreational facilities may not attract specialist visitors, such as bird watchers or mountain bikers; however, it could attract casual use such as dog walking, which in particular is disturbing to birds and otters.”</i></p>
<ul style="list-style-type: none"> • Education 	<p>In line with national requirements, schools development will have to be built to BREEAM ‘Excellent’ standards. This will have positive effects on a number of the environmental objectives. Mandatory BREEAM requirements include the following topic areas: management; health and wellbeing; energy; water and land use and ecology.</p> <p>Onsite provision could include equality of opportunities for communities leading to positive effects. Other positive effects relating to social objectives are likely to ensue through the provision of additional educational facilities, such as a potential enhancement of cultural identity,</p>

Component	Assessment Explanation and Recommendations
	<p>through the provision of welsh medium education. Educational facilities can also provide key community resources which could increase the number of community groups and add to interaction and a sense of wellbeing. If this were to be provided, it could potentially lead to lower levels of crime. However, this potential is not specified in the LDP text. The requirement for educational provision is not specified in policy wording which could reduce the deliverability of such schemes.</p> <p>Recommendations</p> <p>It is recommended that a policy is created that includes the requirement for educational provision to be delivered as part of development; and which contributes to meeting the wider needs for community facilities, for example through evening classes and community use of school sports facilities (see recommendations under component 14).</p> <p>In relation to discussion under components 7 and 10, local variations in relation to BREEAM national requirements should also be included in LDP policy. It is not clear as to how the LDP seeks to address design standards for non residential buildings, as a similar approach could be taken to the approach to housing standards. In addition, policy for non residential buildings could require that the creation of buildings for public use is of a higher standard than the mandatory requirements, to provide examples of best practice. Should this approach be supported, it should be reflected in policy.</p>
<ul style="list-style-type: none"> Burial Grounds 	<p>The extension of an existing cemetery as well as the potential accommodation of further provision in green burial sites as an alternative to traditional burial has the potential to deliver beneficial effects on the SA Objectives. Green burials have a much lower carbon footprint than cremations or traditional burials. Any potentially negative effects on the surrounding environment will be prevented through agreed outcomes from mandatory consultation with the Environment Agency - this will include managing the potential conflicts between burial sites and flood risk areas (the compatibility between which is currently unknown as burial sites are not included within the classification table provided in TAN15- figure 2²⁵) However, the location of sites is unknown, as is accessibility. This could potentially lead to negative effects on air quality and GHG emissions through the effects of an increase in localised traffic. Enabling an increase in green burial sites may have social benefits through increasing personal choice, although there is no policy in the LDP relating to this at present.</p> <p>Recommendations</p> <p>If the demand for 'green burials'²⁶ is to increase, the plan should include a policy to ensure that no negative environmental effects result. 'Ideal topological requirements'²⁷ : "A burial ground would have a water table below three metres, with a soil depth of at least three metres. Areas used for burials should not be within 250m of any spring or well used for drinking water, or within 50m of any other spring, borehole, well or watercourse."</p>

²⁵ <http://wales.gov.uk/topics/planning/policy/tans/tan15?lang=en>

²⁶ "Green burials differ from normal burials as a result of differences in the materials used for enclosing the body, commonly a cardboard container or a shroud instead of a coffin, the absence of embalming and the use of shallower burial depths, around 1.3 metres deep compared with typically 1.8 metres for a normal burial. In principle, the rate of decay from a green burial is relatively rapid due to the readily degradable nature of the materials used." <http://www.publications.parliament.uk/pa/cm/200001/cmselect/cmenvtra/91/91m62.htm>

²⁷ <http://www.fwi.co.uk/Articles/2008/06/13/109604/So-you-want-to-Open-a-green-burial-ground.htm>

Component	Assessment Explanation and Recommendations
<ul style="list-style-type: none"> Transport 	<p>The LDP Preferred Strategy for transport states that it will favour more sustainable modes of transport over increasing road capacity as a more favourable solution to road congestion. However, policy SP13 goes on to outline strategic highways schemes that will increase road capacity. The conflicting objectives of policies SP11 and SP12 with SP13 lead to the scoring in the table, which shows that potential benefits and conflicts can be identified for most of the environmental SA Objectives. For example, air quality may be improved through increasing traffic free walking and cycling routes and encouraging the use of more sustainable modes of transport as well as, to a lesser extent, tackling pockets of poor air quality through reducing congestion. However, this achievement may be nullified through the creation of additional highways infrastructure elsewhere which may encourage an increase in growth of road based traffic. The Preferred Strategy map shows reserved routes for highway schemes, but not walking and cycling routes. This may create a bias in deliverability in that, if they are not planned strategically, walking and cycling routes may become discontinuous and difficult to use, which will reduce their effectiveness in enabling a modal shift to more sustainable modes.</p> <p>Improvements to the transportation network are likely to create positive effects against social and economic objectives, as an improvement in public transport accessibility will improve social and economic equalities. Accessibility is also a core requirement for economic growth. The vitality and viability of the City Centre and the employment opportunities in the plan area are likely to also benefit from road building schemes.</p> <p>Recommendations</p> <p>SP11 should include incorporation of, or cross-reference to, the transport user hierarchy. This will support the aspiration that all transport development should seek to prioritise users in the correct order in accordance with the Manual for Streets. The following point could be added: 'prioritise accessibility for pedestrians and cyclists over vehicular traffic'.</p> <p>It is recommended that a strategic network of walking and cycling routes is designated as part of the preferred strategy map to demonstrate the commitment of the council to prioritising sustainable modes of transport throughout the plan area, over the use of the private car, and help the delivery of more sustainable developments. This could be referred to in policy SP11, where the traffic free 'network' is referred to (i).</p>
<ul style="list-style-type: none"> Developer Contributions 	<p>The policy states that the council will bring forward SPG to secure the provision of contributions from developers towards the costs of infrastructure and environmental improvements. Based on the definition of 'infrastructure' provided in The Planning Act 2008, and in combination with other policies, there is potential for the LDP to be compatible with a number of the SA Objectives.</p> <p>The requirement for developer contributions may create a barrier to inward investment, depending on the extent to which contributions are required.</p> <p>Recommendations</p> <p>It is recommended that the policy includes reference to both CIL and Planning Obligations- <i>"Planning obligations will also continue to be used to secure affordable housing. The Government's policy is that, in order to secure mixed communities, affordable housing should where possible be provided in kind and on the development site. Planning obligations provide the facility to tailor affordable housing</i></p>

Component	Assessment Explanation and Recommendations
	<p><i>contributions to the particular circumstances of the site... Even when a planning obligation is sought on the basis of a 'tariff' in a development plan, such a tariff is a policy only and therefore is ultimately always subject to negotiation, even if the developer contribution policy is presented as a clear fixed 'tariff'. CIL will be mandatory. This clearly empowers the local authority to require the specified payment and so provides greater certainty of income, but it also has benefits for developers in that a level playing field is created between different developers as to what they will pay.</i>²⁸</p> <p>The policy, or forthcoming SPG, could include a flexible list of projects to be provided through the CIL, as well as the framework to support bids for funding, both of which are referenced in the LDP text. The Planning Act 2008 states that: "Subject to section 219(5), CIL regulations must require the authority that charges CIL to apply it, or cause it to be applied, to funding infrastructure." 'Infrastructure' is defined as:</p> <ul style="list-style-type: none"> a) "roads and other transport facilities, b) flood defences, c) schools and other educational facilities, d) medical facilities, e) sporting and recreational facilities, f) open spaces, and g) affordable housing (being social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008 (c. 17) and such other housing as CIL regulations may specify).²⁹
<ul style="list-style-type: none"> • Employment 	<p>It is unclear how the candidate sites are related to the broad employment development allocations in policy SP14 and the map provided in the Preferred Strategy as only indications have been made on the map. Consequently, the identification of potential conflicts with the SA Objectives, in relation to previous sites assessments or as standalone, is inaccurate. However, it appears that two of the sites shown on the Preferred Strategy map broadly correlate with sites 26 Llanwern (South East Newport) (ii) and 28 Duffryn (West Newport) (i) – the extent of potential employment allocations on these sites is as yet unknown; however, SA site options work predicted that these sites may have direct negative effects on heritage assets, flood risk, as well as landscape and biodiversity considerations. Further detail can be found in Tables 9.4 and 9.5. It is unclear which sites from the Candidate Sites assessment correspond with the third site in policy SP15 (iii) and those indicated on the Preferred Strategy map. Therefore, specific consideration of these sites in relation to the employment policy is not possible at this stage.</p> <p>It is likely that employment development will be in accordance with national BREEAM 'Excellent' standards. This will have positive effects</p>

²⁸ CLG 2009, *Community Infrastructure Levy: Detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy: Consultation*, <http://www.communities.gov.uk/documents/planningandbuilding/pdf/communitylevyconsultation.pdf>

²⁹ Planning Act 2008, 2008 CHAPTER 29, http://www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_16#pt11-11q205

Component	Assessment Explanation and Recommendations
	<p>on a number of the environmental objectives. Mandatory BREEAM requirements include the following topic areas: management; health and wellbeing; energy; water and land use and ecology, which may help to minimise any negative effects predicted as a result of the locations of sites (although BREEAM requirements will not include consideration of heritage assets). BREEAM requirements, along with the other policies in the Preferred Strategy, are likely to help to minimise some negative effects that may otherwise arise as a result of employment development, including reducing flood risk.</p> <p>SP16 favours the regeneration of the urban area, reusing vacant, underused or derelict land, which is likely to encourage the more efficient use of land and contribute to improving the vitality and viability of the City Centre and may have some positive effects on protecting valuable landscapes from inappropriate development. This could lead to enhancement of the built environment, which could help to enhance heritage assets in the city centre; so long as character value is retained through high quality design (see comments under component 5) - adherence to national standards will contribute to this aim. Developing within the urban boundary may also help to reduce reliance on the private car as urban areas are, generally, more likely to be accessible by public transport. This approach could therefore result in positive effects for accessibility, air quality and GHG emissions, supported by policy SP1.</p> <p>Supporting text in the Strategy relating to key actions for employment provision indicate a strategy direction towards regeneration and cultural tourism, as well as a focus on knowledge-based growth. This is likely to have beneficial effects for a number of the social SA objectives.</p> <p>Recommendations</p> <p>It is recommended that a map be provided to depict the broad strategic employment areas and how they correlate to the candidate sites/preferred sites for employment. The recommendations in Error! Reference source not found. should be taken into account in the development of corresponding areas. These could take the form of policy requirements to be included in policy SP15.</p> <p>It is recommended that SP16 includes the requirement for not only residential and employment opportunities, but also a variety of community services and facilities to create sustainable communities.</p> <p>Locally specific sustainability issues could be addressed through the inclusion of a reference to mandatory requirements under BREEAM for employment development.</p>
<ul style="list-style-type: none"> Waste 	<p>The potential effects of the waste disposal sites are unknown at this stage, as no map showing the exact locations of the sites has been made available for SA purposes. This is especially the case for the proposed new site at Tatton Road, Queensway Meadows. The Preferred Strategy map shows the broad locations of waste disposal facilities. Based on constraints maps, these two sites could have the potential to have negative effects in terms of Flood Risk and biodiversity considerations (SSSI and SINC). These effects should be minimised through implementation of the other LDP policies in the strategy. Both sites are within the urban boundary, which could have positive effects on conserving the natural and historic landscape.</p> <p>Landfill gases can contribute significantly to greenhouse gas emissions. The policy does, however, seek to reduce this effect through encouraging an increase in more sustainable waste management practices.</p>

Component	Assessment Explanation and Recommendations
	<p>Supporting the provision and maintenance of sustainable waste management storage and collection arrangements in all appropriate new developments may include local 'bring' sites to increase accessibility and encourage people to walk or cycle to these facilities. Reducing the need to travel will be maximised through the use of the proximity principle³⁰.</p> <p>Recommendations</p> <p>It is recommended that the intended use for the Docksway Waste Disposal Site cited in the text should be made clearer in the policy wording, as at present the wording infers landfill use only.</p> <p>It is recommended that the intention to reduce waste going to landfill through increasing the capacity for sustainable waste management is made clearer in the policy. Sites for sustainable waste management should be shown on the proposals map of Preferred Strategy map, showing how sustainable transport measures have also been taken into consideration (proximity principle).</p> <p>The policy could include the potential for the generation of energy from waste.</p> <p>The policy could reference the requirement relating to the use of secondary and recycled aggregate for construction in policy SP10 (Minerals) and add a requirement for construction waste management plans to be developed for all new development.</p> <p>Potential effects on local communities from odour and noise should also be mitigated.</p>
<ul style="list-style-type: none"> Minerals 	<p>Safeguarding rail transportation for the importing of minerals as well as encouraging the use of secondary and recycled aggregate is predicted to be compatible with a number of the SA Objectives as potential effects from transportation associated with minerals development will be minimised. Encouraging the reuse of secondary and recycled aggregate will help to ensure the efficient use of natural resources and reduce waste. Ensuring that any new development will have clear regard to local factors could also minimise potential effects on communities and the environment whilst enabling the continuation of mineral working.</p> <p>Recommendations</p> <p>Having 'clear regard to local factors' could be made more specific, to ensure that ambiguity does not lead to significant negative effects. For example, the policy could include reference to the need for any new minerals development to mitigate potential effects relating to: landscape quality; sites of heritage value; biodiversity; noise and air pollution (dust); and effects on water resources.</p> <p>The LDP could include consideration of the use of local minerals as building materials locally, to enhance a sense of place and help to increase the rejuvenation of local craft skills in fields such as stonemasonry, where feasible.</p>
<ul style="list-style-type: none"> Gypsy and Traveller 	<p>The text in the LDP provides explanation pertaining to the need for the LDP to include criteria based policy against which to assess future proposals for Gypsy and Traveller sites. However, this is not included within this draft of the LDP, and neither are the results of the Gypsy</p>

³⁰ The Proximity Principle is an important factor in the assessment of waste disposal. Waste should be disposed of as close to its source as possible. This reduces time, energy, the possibility of accident and the expense of long distance transport, all of which may eventually outweigh the benefits of options such as recycling or composting. The proximity principle also alerts waste producers and the general public to factors concerning quantity and disposal, which in turn encourages waste reduction. http://www.wasteonline.org.uk/resources/Wasteguide/mn_sustainable_wm.html

Component	Assessment Explanation and Recommendations
Sites	<p>and Traveller accommodation needs study, so potential compatibility with most of the SA Objectives is uncertain at this stage.</p> <p>Recommendations</p> <p>It is recommended that the criteria based policy for inclusion in the next iteration of the LDP, with accompanying allocations on a proposals map, reflects the SA Objectives as well as the recommendations of the Gypsy and Traveller accommodation needs study.</p>
<ul style="list-style-type: none"> Retailing and the City Centre 	<p>The retail strategy in the LDP is considered likely to be compatible with the SA Objectives in that the approach seeks to ensure retail development is directed towards the City Centre. This will improve the potential for accessibility by more sustainable modes, benefiting SA objectives to varying degrees. The approach will also be compatible with economic objectives, seeking to enhance the vitality and viability of the City Centre as well as objectives to improve tourism assets and heritage value through the retention of Victorian shopfronts and buildings. The reuse of buildings is likely to be more energy efficient than demolition and reconstruction.</p> <p>Recommendations</p> <p>It is recommended that a policy is included in the LDP, outlining the sequential approach to retail development detailed in the text. This may include a map demonstrating what is meant by the 'City Centre' in terms of allowable areas for retail development. This will help to prevent ambiguity and focus retail investment for a more cohesive approach to resisting competition from the centres of Cardiff and Bristol.</p>

Integration of SA Recommendations into Deposit LDP

- 9.7 **Table 9.7** shows how NCC has taken into consideration the recommendations from the ISAR, and how they have been reflected in the detailed policies.

Table 9.7 - SA Recommendations and NCC Responses

Component	SA Recommendation	Council Response
Sustainability	<p>It is recommended that point I) refers specifically to the need for the priority of and efficient use of PDL ahead of greenfield sites.</p> <p>Point II) could seek to encourage the co-location of employment along with the co-location of housing and services, to further reduce the need to travel as well as improve equality of opportunity and economic wellbeing.</p>	<p>The policy already affirms the prioritisation of PDL. Agree to add a criterion for proposals to consider the efficient use of land.</p> <p>Agee, text added to include the co-location of employment and housing.</p>
Flood Risk and Water Resources	<p>It is recommended that policy SP2 includes a criterion to ensure that the detailed technical assessment also considers the potential for increasing the risk of flooding elsewhere as a result of the development, ensuring that this event does not occur. Furthermore, it could be added that 'sustainable solutions to managing flood risk should be prioritised', to ensure that SuDS are used over harder engineering techniques where possible.</p> <p>It is recommended that reference should be included in SP3 to ensure that the quality of water resources is also protected.</p>	<p>Agree and wording to the Strategic policy concerning flood risk has been amended to include both the need to ensure flood risk is not increased elsewhere and the need for a prioritisation of sustainable solutions to flood risk.</p> <p>Agree and wording to the Strategic policy concerning Water Resources has been amended to reflect that water quality must be protected.</p>
Green Belt and Countryside	<p>Further explanation could reinforce other policies to explain what is meant by 'appropriate design' in the countryside. Reference to reducing the potential effect of development on the habitats of international importance and the need to maintain green space in the plan area could be included in this. Policy SP4 could be reworded to this end as such: "...respects <i>and enhances the landscape character and biodiversity of the immediate and surrounding area...</i>" The policy could also seek that development in the countryside adheres to the highest sustainable design principles, such as CfSH Level 5/6 or BREEAM Outstanding, to reduce potential effects on the surrounding area further.</p> <p>The Preferred Strategy map shows the 'urban area', which is assumed to be the same as the 'settlement boundary' as described in SP4. Although 'countryside' is also designated on the map, the wording relating to the settlement boundary could be clarified and the same terminology used in both SP4 and the proposals map key, to avoid confusion.</p> <p>The relationship between the Green Belt and Green Wedges (as shown on the</p>	<p>Noted. Settlement boundaries have been drawn so as to be sensitive to the natural environment and sustainable transport options. It is considered that the plan takes a consistent approach in this regard.</p> <p>Policy SP4 reworded "...respects and enhances the landscape character and biodiversity of the immediate and surrounding area..."</p> <p>Identical wording re 'urban boundary and settlement boundary' and clarification provided on settlement boundary definition.</p> <p>Green Belt and Green wedge policies have been developed (SP6 & SP7) which outline the differences between these</p>

Component	SA Recommendation	Council Response
	Preferred Strategy map) should be made clearer in policy SP5 and the supporting text.	designations.
Landscape	<p>Supporting text could indicate the type of information that should be included in management plans. This might include the potential effects of development on the SLA and seek their avoidance. For example the effect of development outside the SLA on key views. Management Plans might also seek to enable ways in which renewable energy generation can be sought, without harming landscape quality. Management Plans could include a list of types of development that would be suitable for inclusion in the SLAs, and those that would not.</p>	<p>The supporting text will reflect the general requirements of the proposed management plans, it will not however be an exhaustive list. Supplementary Planning Guidance for SLAs will be produced in the future to cover detailed issues including design.</p>
Conservation of the Natural and Built Environment	<p>It is suggested that the issues relating to the natural and built environment differ in character, and that two separate policies should be created to this end, to provide improved deliverability to the LDP text.</p> <p>It is recommended that sites of local importance for both biodiversity and heritage are designated on the Preferred Strategy map or an environmental assets map, and referred to in the policy wording. This can be added to as further sites are identified over time.</p> <p>The LDP could take a more proactive approach to the enhancement of the natural environment within the County Borough. The significant resource that the area contains in terms of international, national and locally designated sites could give rise to the development of a green infrastructure strategy for inclusion within the LDP. This may include the mapping of all of the nature conservation designations, as well as the incorporation or creation of linkages between these areas, to enable wildlife migration. This may also link to the green belt, as discussed under component 3, and SLAs as discussed under component 4. Green Infrastructure can also provide benefits in terms of flood risk management (through the incorporation of SUDS) and create a walking and cycling network throughout Newport, helping to improve accessibility, reduce social and geographical inequalities, and improve air quality.</p> <p>Policy relating to the built environment should also seek to address how low and zero carbon aspirations could be met (to achieve national BREEAM requirements of 'Very Good' for refurbishments) in sites on the 'local list'. As discussed above under housing quality, this could be included in a local variations requirement for BREEAM/CfSH.</p> <p>It is recommended that supporting text discussing Conservation Areas in section 2 (2.23-5) is slightly revised to read "with a view to furthering their <i>conservation</i> and enhancement" as conservation, as opposed to preservation, will allow the continued</p>	<p>It is accepted that the issues relating to the natural and built environment differ however the creation of two policies at the strategic scale would result in clear duplication. The more detailed policies will cover the specific and distinct issues.</p> <p>Sites of local importance for biodiversity will not be shown on the LDP plan as they are too many to be visible on a plan so the detail will be set out in a paper. For heritage the scale is too large for the sites to be visible on a plan and so the detail will be set out in a paper.</p> <p>The nature conservation sites within Newport have been mapped where possible and will be identified on the proposals/constraints map where appropriate. A Green Infrastructure plan is a consideration for a later date, however the data does form the evidence base for the plan.</p> <p>The requirement for sustainable build standards is set out in national guidance and legislation and is encouraged by the general development principles set out in the plan.</p>

Component	SA Recommendation	Council Response
	<p>management and use of heritage assets.</p> <p>The Habitats Regulation Assessment ISR recommends that: <i>“additional wording is included in policy SP7 of the LDP which specifically commits to delivering the plan without causing significant adverse effects to the five European and Ramsar sites identified during this study. Such policy wording should not be considered in isolation from the other policies within the LDP. It must be ensured that the delivery of policy SP7 can still be achieved considering the potential cumulative effects of all other policies within the plan, such as employment, housing and water resources...</i></p> <p><i>It is considered that further investigation may be required with regards to in combination effects of aerial pollution on Cardiff Beechwoods SAC, Aberbargoed Grasslands SAC and the Wye Valley Woodlands SAC as well as the impacts of water usage on the River Usk SAC and River Wye SAC, such further investigations may require consultation with neighbouring authorities, CCW, the Environment Agency and utilities companies.</i></p> <p><i>Bird surveys, or a strategic level assessment of potentially suitable high tide roost and foraging habitat for SPA/Ramsar bird species could be carried out to assess the potential for disturbance and habitat loss outside of the Severn Estuary SPA/Ramsar boundary.”</i></p>	<p>Agree the term conservation has replaced the term preservation.</p> <p>Agree that it for the entire plan to be mindful of its impact on Natura 2000 sites. Where appropriate policy wording and or supporting text will reflect this.</p>
Housing Numbers	<p>It is recommended that a housing policy be developed to include housing numbers and proportions, types and tenures required in different strategic locations to aid regeneration and social and geographical equality. This could cross reference a proposals map when available. The SA recommendations should be considered in the development of a policy to allocate strategic sites for the provision of housing.</p>	<p>The housing policies within the plan outline the housing numbers and the locations of these sites and link to regeneration areas where relevant.</p>
Housing Standards	<p>It is recommended that a housing policy be developed to include:</p> <p>A requirement or cross reference to national CfSH levels expected- although the Preferred Strategy text states that where local variations are required, SPG will be developed, it is recommended that this is included within policy. Locally specific requirements could include the mandatory inclusion of biodiversity credits, to reflect local importance.</p> <p>A requirement that the regeneration of housing stock/housing areas should seek to provide associated employment opportunities and sustainable transport infrastructure to enable the creation of sustainable communities.</p>	<p>Policy sets out the need for development to meet the relevant CfSH or BREEAM levels.</p> <p>There are no specific housing renewal areas identified in the plan. A policy for housing estate regeneration has been developed and the general development policies will seek to ensure that development is sustainable.</p> <p>The housing locations are identified on the</p>

Component	SA Recommendation	Council Response
	<p>The policy could also cross reference the Preferred Strategy map which shows the locations of the housing regeneration sites.</p>	<p>proposals map</p>
Efficient Use of Land	<p>As recommended for policy SP1 above, it is recommended that a policy is developed that seeks to encourage a sequential approach to the development of PDL over greenfield land, specifically to ensure that the forecast excess in supply of PDL should mean that there is no requirement for greenfield development. Within this policy, the specific areas identified in the supporting text could be included along with suitable housing densities to ensure that the potential of the land is realised.</p> <p>Text could include the need for the reuse of existing buildings on PDL sites where possible.</p> <p>It should be ensured that the potential for biodiversity on each site is examined ahead of development, as PDL can have significant biodiversity potential. Appropriate policy content should be developed to ensure avoidance and mitigation of predicted adverse effects; and integration and enhancement of biodiversity value.</p> <p>In developing the policy for the LDP, there may be merit in broadening the scope such that it supports the use of previously developed land for all land uses – the emphasis in the Preferred Strategy is on housing development, yet potential also exists to adopt this approach for employment development.</p>	<p>The plan has a clear policy which identifies the overall preference of PDL.</p> <p>SP1 identifies the potential for reusing empty properties</p> <p>The plan identifies and outlines the importance of nature conservation on brownfield sites in the Natural Environment Chapter</p> <p>The strategic policy outlines an overarching preference for brownfield development this is not specifically outlined for residential development.</p>
Village Development	<p>It is recommended that specific villages where expansion may be appropriate are referred to within policy and shown on the Preferred Strategy map. Types of development that may be appropriate along with the drawing of village boundaries may be necessary.</p> <p>It is recommended that policies governing the expansion of villages are phrased to ensure that local character is enhanced through new development, strategies for which could be defined through policy.</p> <p>It is recommended that the specific types of environmental and infrastructural implications to be considered are specified in the text.</p> <p>In relation to the recommendation above under Component 6, it is recommended that the development of a locally specific requirement for CfSH is developed as part of policy wording. It is recommended that what is meant by 'high' is specified. This may include up to CfSH Level 6, where Lifetime Homes standards are mandatory. Text in</p>	<p>Agreed. The assessment of village boundaries has found that most of them are unsuitable for expansion mainly because of their unsustainable locations. Many of the villages have very few essential facilities.</p> <p>The results of village appraisal questionnaires show that most residents travel by car out of their village rather than by foot, cycle or public transport. This would suggest they are the types of location where development should not be encouraged. Underwood is a village that does have many core facilities so a relaxation of tight boundaries in this location</p>

Component	SA Recommendation	Council Response
	<p>paragraph 2.68 should be rephrased to make clearer its intention with regards to seeking a requirement that Lifetime Homes standards³¹ are made mandatory under all levels of the CfSH for development in villages.</p> <p>CfSH does not include transport standards. On this basis, it is recommended that additional requirements are included in policy to ensure that rural development encourages self-sufficiency, through the provision of local services and facilities to meet day-to-day needs, reducing the need for car travel and promoting increased levels of walking and cycling.</p> <p>The expansion of villages could include the provision of limited employment opportunities to reduce the need for residents to travel to access jobs; this may include opportunities for development of the tourism industry – these could be explored through other policies.</p>	<p>is considered justified.</p> <p>The Council is not intending to provide a policy on expansion to villages. Based on evidence this is not considered to be an appropriate strategy to take.</p> <p>No expansion is now proposed.</p> <p>Given that expansion to villages is not now proposed application of the highest code for sustainable homes is not considered necessary.</p> <p>Given that expansion to villages is not longer considered appropriate it is no longer considered necessary to encourage self sufficiency.</p> <p>Employment expansion of villages of villages in no longer considered appropriate.</p>
Community Facilities	<p>It is recommended that the policy seeks to reduce the need to travel by motorised uses in the first instance, with public transport being the second choice in preference to car travel. This may help to reduce social as well as environmental inequalities through improved air and environmental quality through reduced car use, and through increased health through physical activity as well as increased ability for all, especially those without a car, to access services and facilities effectively. Secondary benefits will arise through an increase in a sense of community arising from increased interaction, which could reduce crime or a fear of crime. To this end, it is recommended that the policy includes reference to, or requirements specifying that, certain facilities should be within specified walking distance from residential catchments. This may include specific pedsheds or accessibility guidelines.</p> <p>Furthermore, it is recommended that the list of community facilities encompasses retail facilities including a local convenience store within walking distance, a post office, and local centre within walking or cycling distance, and a district centre or superstore within</p>	<p>Agreed, however the planning policy in the Local Development could will not look to be as specific as referring to walking distances. Local level facilities may be a more realistic reference. Increasing integrated transport and encouraging walkable permeability as part of new development schemes will be addressed by specific policies in the Deposit Plan.</p> <p>The list of facilities in Policy SP12 is not an exhaustive list. Other facilities that are proposed will be considered on their merits. Cultural Heritage is referred to in Paragraph</p>

³¹ <http://www.lifetimehomes.org.uk/>

Component	SA Recommendation	Council Response
	<p>30 mins travel by public transport.</p> <p>Further consideration could be given to how the cultural heritage of the area could be enhanced and capitalised upon to enable increased community cohesion.</p> <p>In relation to discussion under component 7, which refers to requirements for housing design standards, local variations in relation to BREEAM national requirements should also be included in LDP policy. It is not clear as to how the LDP seeks to address design standards for non residential buildings, as a similar approach could be taken to the approach to housing standards. In Addition, policy for non residential buildings could require that the creation of buildings for public use is of a higher standard than the mandatory requirements, to provide examples of best practice. Should this approach be supported, it should be reflected in policy.</p> <p>The HRA ISR also makes recommendations in relation to SP9 which should be taken into consideration: <i>“It is recognised that there are provisions within the LDP for developers to contribute to recreational facilities within Newport within policy SP9. It is recommended that the Supplementary Planning Guidance referred to within this policy has wording to ensure the reduction of recreational pressures the various European sites identified in this study, especially the River Usk SAC , Cardiff Beechwoods SAC and the River Severn SAC/SPA/Ramsar. It is obviously appreciated that such recreational facilities may not attract specialist visitors, such as bird watchers or mountain bikers; however, it could attract casual use such as dog walking, which in particular is disturbing to birds and otters.”</i></p>	<p>9.3 of the Deposit Plan.</p> <p>The General Design principles of the deposit plan refer to all development proposals.</p> <p>Noted.</p>
Education	<p>It is recommended that a policy is created that includes the requirement for educational provision to be delivered as part of development; and which contributes to meeting the wider needs for community facilities, for example through evening classes and community use of school sports facilities (see recommendations under component 14).</p> <p>In relation to discussion under components 7 and 10, local variations in relation to BREEAM national requirements should also be included in LDP policy. It is not clear as to how the LDP seeks to address design standards for non residential buildings, as a similar approach could be taken to the approach to housing standards. In addition, policy for non residential buildings could require that the creation of buildings for public use is of a higher standard than the mandatory requirements, to provide examples of best practice. Should this approach be supported, it should be reflected in policy.</p>	<p>Where educational requirements are known these are set out in the plan. Proposals which create educational requirements will be subject to the relevant CIL/Planning Obligations requirements of the plan</p> <p>Policy sets out the requirement for all development to meet the relevant levels for CfSH and BREEAM.</p>

Component	SA Recommendation	Council Response
Burial Grounds	<p>If the demand for 'green burials'³² is to increase, the plan should include a policy to ensure that no negative environmental effects result. 'Ideal topological requirements'³³ : <i>"A burial ground would have a water table below three metres, with a soil depth of at least three metres. Areas used for burials should not be within 250m of any spring or well used for drinking water, or within 50m of any other spring, borehole, well or watercourse."</i></p>	<p>It is anticipated that green burials will increase in popularity over the plan period. Newport's existing cemeteries provide a green burial service. Future proposals will be subject to assessment of the Local Development Plan policies, including the General Development Principles policies. The policies cover a number of environmental considerations including groundwater and water pollution. Statutory consultees, including the Environment Agency would be consulted on any proposals that come forward.</p>
Transport	<p>SP11 should include incorporation of, or cross-reference to, the transport user hierarchy. This will support the aspiration that all transport development should seek to prioritise users in the correct order in accordance with the Manual for Streets. The following point could be added: 'prioritise accessibility for pedestrians and cyclists over vehicular traffic'.</p> <p>It is recommended that a strategic network of walking and cycling routes is designated as part of the preferred strategy map to demonstrate the commitment of the council to prioritising sustainable modes of transport throughout the plan area, over the use of the private car, and help the delivery of more sustainable developments. This could be referred to in policy SP11, where the traffic free 'network' is referred to (i).</p>	<p>The Deposit Local Development Plan will include a specific policy identifying and seeking improvements to the strategic cycle network. The route will also be identified on the proposals plan. In addition, the Local Development Plan will include a series of General Development Principles policies, one of which will cover the issue of sustainable forms of transport and the need to make developments accessible by a choice of means of transport.</p>
Developer Contributions	<p>It is recommended that the policy includes reference to both CIL and Planning Obligations- <i>"Planning obligations will also continue to be used to secure affordable housing. The Government's policy is that, in order to secure mixed communities, affordable housing should where possible be provided in kind and on the development site. Planning obligations provide the facility to tailor affordable housing contributions to</i></p>	<p>The plan outlines a strategic policy concerning CIL and a SPG on planning obligations will be produced. The details of CIL will be outlined in supplementary papers.</p>

³² "Green burials differ from normal burials as a result of differences in the materials used for enclosing the body, commonly a cardboard container or a shroud instead of a coffin, the absence of embalming and the use of shallower burial depths, around 1.3 metres deep compared with typical 1.8 metres for a normal burial. In principle, the rate of decay from a green burial is relatively rapid due to the readily degradable nature of the materials used." <http://www.publications.parliament.uk/pa/cm200001/cmselect/cmenvtra/91/91m62.htm>

³³ <http://www.fwi.co.uk/Articles/2008/06/13/109604/So-you-want-to-Open-a-green-burial-ground.htm>

Component	SA Recommendation	Council Response
	<p><i>the particular circumstances of the site... Even when a planning obligation is sought on the basis of a 'tariff' in a development plan, such a tariff is a policy only and therefore is ultimately always subject to negotiation, even if the developer contribution policy is presented as a clear fixed 'tariff'. CIL will be mandatory. This clearly empowers the local authority to require the specified payment and so provides greater certainty of income, but it also has benefits for developers in that a level playing field is created between different developers as to what they will pay.</i>³⁴</p> <p>The policy, or forthcoming SPG, could include a flexible list of projects to be provided through the CIL, as well as the framework to support bids for funding, both of which are referenced in the LDP text. The Planning Act 2008 states that: "Subject to section 219(5), CIL regulations must require the authority that charges CIL to apply it, or cause it to be applied, to funding infrastructure." 'Infrastructure' is defined as:</p> <ul style="list-style-type: none"> • "roads and other transport facilities, <ul style="list-style-type: none"> • flood defences, • schools and other educational facilities, <ul style="list-style-type: none"> • medical facilities, • sporting and recreational facilities, <ul style="list-style-type: none"> • open spaces, and • affordable housing (being social housing within the meaning of Part 2 of the Housing and Regeneration Act 2008 (c. 17) and such other housing as CIL regulations may specify).³⁵ 	
Employment	<p>It is recommended that a map be provided to depict the broad strategic employment areas and how they correlate to the candidate sites/preferred sites for employment. The SA recommendations should be taken into account in the development of corresponding areas. These could take the form of policy requirements to be included in policy SP15.</p> <p>It is recommended that SP16 includes the requirement for not only residential and employment opportunities, but also a variety of community services and facilities to</p>	<p>The specific employment areas for allocation will be outlined on the proposals plan</p> <p>The policy outlines the opportunity for use of facilities such as schools, clinics by the regeneration of an area. The general policies outline the need for Community</p>

³⁴ CLG 2009, *Community Infrastructure Levy: Detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy: Consultation*, <http://www.communities.gov.uk/documents/planningandbuilding/pdf/communitylevyconsultation.pdf>

³⁵ Planning Act 2008, 2008 CHAPTER 29, http://www.opsi.gov.uk/acts/acts2008/ukpga_20080029_en_16#pt11-11q205

Component	SA Recommendation	Council Response
	<p>create sustainable communities.</p> <p>Locally specific sustainability issues could be addressed through the inclusion of a reference to mandatory requirements under BREEAM for employment development.</p>	<p>Facilities in creating a sustainable development.</p> <p>Policy sets out the requirement for all development to meet the relevant levels for CfSH and BREEAM.</p>
Waste	<p>It is recommended that the intended use for the Docksway Waste Disposal Site cited in the text should be made clearer in the policy wording, as at present the wording infers landfill use only.</p> <p>It is recommended that the intention to reduce waste going to landfill through increasing the capacity for sustainable waste management is made clearer in the policy. Sites for sustainable waste management should be shown on the proposals map of Preferred Strategy map, showing how sustainable transport measures have also been taken into consideration (proximity principle).</p> <p>The policy could include the potential for the generation of energy from waste.</p> <p>The policy could reference the requirement relating to the use of secondary and recycled aggregate for construction in policy SP10 (Minerals) and add a requirement for construction waste management plans to be developed for all new development.</p> <p>Potential effects on local communities from odour and noise should also be mitigated.</p>	<p>It is agreed that the range of waste facilities located at the Docksway Waste Facility could be made clearer. There are a number of waste related facilities at Docksway including a household waste recycling centre, an open windrow composting facility and landfill gas engines.</p> <p>The supporting text relating to the Docksway allocation will set out waste facilities on the site.</p> <p>Proposed waste sites will be identified on the proposals plan. The Strategic Policy relating to waste facilities sets out the requirement for waste proposals to meet the waste hierarchy (i.e. landfill being the least preferred option) and proximity principle. It should be noted, however, that in accordance with TAN 21, Local Planning Authorities have to have the potential to accommodate facilities to serve the region. In some instances therefore, the proximity principle needs to relate to a regional scale and not just a Newport level.</p> <p>The Local Development Plan should not repeat National Planning Guidance. TAN 21 is considered to provide the level of guidance necessary to determine a planning application for waste proposals, including the generation of energy from waste. Strategic Waste Policy also sets out</p>

Component	SA Recommendation	Council Response
		<p>the need for proposals to be in accordance with the waste hierarchy which puts energy from waste before landfill.</p> <p>Agree to cross reference the Strategic Waste Policy with the Strategic Minerals Policy.</p> <p>The preparation of Site Waste Management Plans is not a legal requirement in Wales at present, however the Welsh Government is looking at developing regulations requiring their preparation. It is likely that such regulations will be monitored and enforced through Building Control and Environment Agency and therefore covered by other regulations to those relating to the Local Development Plan. The supporting text relating to the strategic policy concerning Waste Management will however, set out that it is good practice to produce Site Waste Management Plans.</p> <p>The Local Development Plan will contain a series of General Development Principles Policies which will cover common development considerations. The issue of odour and noise on the local community and amenity is included in the GP – Amenity.</p>
Minerals	<p>Having 'clear regard to local factors' could be made more specific, to ensure that ambiguity does not lead to significant negative effects. For example, the policy could include reference to the need for any new minerals development to mitigate potential effects relating to: landscape quality; sites of heritage value; biodiversity; noise and air pollution (dust); and effects on water resources.</p> <p>The LDP could include consideration of the use of local minerals as building materials locally, to enhance a sense of place and help to increase the rejuvenation of local craft</p>	<p>A criteria based policy for proposed mineral developments will be included in the plan. The plan must be read as a whole therefore issues such as noise, heritage etc is covered by the General Development Principles and other policies.</p> <p>There are no mineral workings within</p>

Component	SA Recommendation	Council Response
	skills in fields such as stonemasonry, where feasible.	Newport, the sustainable use of materials e.g. recycling and reuse of materials is encouraged. Mineral Safeguarding Resource area has been identified and set out on the Proposals plan.
Gypsy and Traveller Sites	It is recommended that the criteria based policy for inclusion in the next iteration of the LDP, with accompanying allocations on a proposals map, reflects the SA Objectives as well as the recommendations of the Gypsy and Traveller accommodation needs study.	<p>Agreed. A Gypsy and Traveller criteria based policy is being provided in the Deposit Plan that clearly sets out the criteria for forthcoming planning applications for such uses of land.</p> <p>The Deposit Plan also identifies sites to meet Newport's immediate Gypsy and Traveller accommodation need. This situation will continue to be monitored.</p>
Retailing and the City Centre	It is recommended that a policy is included in the LDP, outlining the sequential approach to retail development detailed in the text. This may include a map demonstrating what is meant by the 'City Centre' in terms of allowable areas for retail development. This will help to prevent ambiguity and focus retail investment for a more cohesive approach to resisting competition from the centres of Cardiff and Bristol.	An inset plan outlines the City Centre Shopping Area. District Centres are also set out in the Inset Plans. SP20 Assessment of Retail need outlines the sequential test.

10. Assessment of Detailed policies (Deposit LDP, February 2012)

Tasks B3 and B4

Introduction

- 10.1 The SEA Directive states that in the Environmental Report, *'the likely significant effects on the environment of implementing the plan or programme....and reasonable alternatives....are [to be] identified, described and evaluated'* (Article 5.1). The Environmental Report should include information that may *'reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme [and] its stage in the decision-making process'* (Article 5.2).
- 10.2 In addition, the SEA Directive requires the Environmental Report to outline measures to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the plan or programme (Annex I (g)).
- 10.3 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 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.
- 10.4 Chapter 9 details how the SA influenced the development of the Strategic Policies. This chapter outlines the LDP Preferred Policies that were produced by NCC to take the SA recommendations from the Strategic Policy assessment into account. This chapter presents the methodology that has been used for the assessment of significant effects as part of Stage B of the SA process, and provides a qualitative assessment of each policy.
- 10.5 In order to undertake the assessment, the LDP policies were grouped under 27 assessment components:
1. Sustainability
 2. Health and Amenity
 3. Service Infrastructure
 4. Energy
 5. Flood Risk, Coast and Water Resources
 6. Green Belt, Landscape and Countryside Development
 7. Conservation of the Natural Environment
 8. Design
 9. Historic Environment
 10. Housing Supply
 11. Eastern Expansion Area
 12. Housing Standards
 13. Existing and New Community Facilities

14. Developer Contributions
15. Transport
16. Recreational Accessibility
17. Highways Infrastructure
18. Employment
19. Regeneration
20. Rural Economy
21. Tourism
22. Waste
23. Minerals
24. City Centre
25. District Centres
26. Large Scale Out of Centre Retailing
27. Other Retail.

10.6 Each assessment components was then assessed separately – this approach has been devised to facilitate the effectiveness of appraisal and reduce the potential for repetition or contradiction.

10.7 **Table 10.1** shows the assessment components used in the SA of the LDP Deposit Plan.

10.8 As part of this iteration of work, and in response to the consultation comments on the ISAR, updates and revisions were made to Stage A of this iterative SA process. Consequently, the SA Framework was also updated. This can be found in **Table 6.1** of this report. As a result, a revised assessment rationale to aid the assessment of the LDP Deposit plan was created. This can be found in **Table 10.2** and demonstrates the criteria used in the assessments.

10.9 The Strategic Sites assessments (see **Appendix D**) assessed sites in relation to SA objectives on a broad scale. These assessments have been used to inform the SA of the policies that contain site allocations (components 10, 11, 18 and 19). Information has been provided by NCC pertaining to other sites which are included in the policies but weren't assessed as candidate sites at the earlier stage.

10.10 It should be noted that the HRA of the Deposit Plan (February 2012) was prepared ahead of the preparation of this SA. As such, the SA assessed the Deposit LDP version that has already integrated the results of the HRA. It is noted that all of the recommendations from the HRA were integrated in to the LDP Deposit version, with the exception of some additional text for policy SP18. This will subsequently be included.

Table 10.1 - LDP Policy Assessment Components

Revised Strategic Policy	General Policies	Selected Text
1. Sustainability		
<p>SP1 Sustainability PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO SUSTAINABLE DEVELOPMENT. THEY WILL BE ASSESSED AS TO THEIR POTENTIAL CONTRIBUTION TO:</p> <ul style="list-style-type: none"> (i) THE EFFICIENT USE OF LAND; (ii) REUSING PREVIOUSLY DEVELOPED LAND AND EMPTY PROPERTIES; (iii) PROVIDING INTEGRATED TRANSPORTATION SYSTEMS, AS WELL AS ENCOURAGING THE CO-LOCATION OF HOUSING AND 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; (iv) REDUCING ENERGY CONSUMPTION, INCREASING ENERGY EFFICIENCY AND THE USE OF LOW AND ZERO CARBON ENERGY SOURCES; (v) THE MINIMISATION, RE-USE AND RECYCLING OF WASTE; 	<p>GP1 General Development Principles – Climate Change DEVELOPMENT PROPOSALS SHOULD:</p> <ul style="list-style-type: none"> (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; (ii) BE DESIGNED TO MINIMISE ENERGY REQUIREMENTS AND INCORPORATE APPROPRIATE RENEWABLE, LOW OR ZERO CARBON ENERGY SOURCES, INCLUDING ON SITE ENERGY PROVISION WHERE POSSIBLE; (iii) BE DESIGNED TO REUSE OR RECYCLE EXISTING CONSTRUCTION MATERIALS PRESENT ON THE SITE; (iv) MEET THE RELEVANT BREEAM OR CODE FOR SUSTAINABLE HOMES LEVEL. 	<p>3.5 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>3.6 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 in line with the most up to date available information.</p> <p>3.7 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 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>3.8 ... Detailed guidance referring to standards and design advice on how to achieve energy efficiency in buildings and developments is set out in Planning Policy Wales³⁶, TAN 8: Planning for Renewable Energy³⁷, and TAN 22: Planning for</p>

³⁶ Available at <http://wales.gov.uk/docs/desh/publications/110228ppwediton4en.pdf>

³⁷ Available at <http://wales.gov.uk/topics/planning/policy/tans/tan8/?lang=en>

Revised Strategic Policy	General Policies	Selected Text
(vi) MINIMISING THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE; (vii) IMPROVING FACILITIES, SERVICES AND OVERALL SOCIAL AND ENVIRONMENTAL EQUALITY OF EXISTING AND FUTURE COMMUNITIES; (viii) ENCOURAGING ECONOMIC DIVERSIFICATION AND IN PARTICULAR IMPROVING THE VITALITY AND VIABILITY OF THE CITY CENTRE; (ix) PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT; (x) CONSERVING AND ENSURING THE EFFICIENT USE OF RESOURCES SUCH AS WATER AND MINERALS.		<p>Sustainable Buildings³⁸. Government guidance sets out the level that is currently required.</p> <p>3.9 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. 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>3.10 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>
2. Health and Amenity		
SP2 Health DEVELOPMENT PROPOSALS SHOULD SEEK TO MAXIMISE THEIR POSITIVE CONTRIBUTION TO HEALTH AND WELL-BEING, AND MINIMISE ANY NEGATIVE EFFECTS.	GP2 General Development Principles – General Amenity DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE: (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;	<p>3.11 ... There is much that can be done to reduce 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>3.12 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</p>

³⁸ Available at <http://wales.gov.uk/docs/desh/publications/100609tan22weben.pdf>

Revised Strategic Policy	General Policies	Selected Text
	<p>(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;</p> <p>(iii) THE PROPOSAL SEEKS TO DESIGN OUT THE OPPORTUNITY FOR CRIME AND ANTI-SOCIAL BEHAVIOUR;</p> <p>(iv) THE PROPOSAL PROMOTES INCLUSIVE DESIGN BOTH FOR THE BUILT DEVELOPMENT AND ACCESS WITHIN AND AROUND THE DEVELOPMENT.</p> <p>GP7 General Development Principles – Environmental Protection and Public Health</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>CF7 Allotments</p> <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>access to it. Access arrangements for qualifying developments (exemptions are set out in Article 4C of the General Permitted Development Order) will need to be demonstrated in the production of a Design and Access Statement.</p> <p>3.41 The Council has produced two key strategies which set out its position and legislative requirements in terms of a Contaminated Land Inspection Strategy³⁹ and Air Quality Action Plan⁴⁰.</p> <p>9.27 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>

³⁹ Available at: http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/n_009584.pdf

⁴⁰ Available at: <http://www.newport.gov.uk/stellent/groups/public/documents/form/cont454907.pdf>

Revised Strategic Policy	General Policies	Selected Text
3. Service Infrastructure		
No Strategic Policy	<p>GP3 General Development Principles – Infrastructure</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 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.</p>	<p>3.13 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.</p> <p>3.14 ... 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 mains drainage is proposed within a sewered area.</p>
4. Energy		
See SP1	<p>CE14 Renewable Energy</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 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>4.56 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 will be resisted.</p> <p>4.58 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>

Revised Strategic Policy	General Policies	Selected Text
		<p>consideration in the determination of wind turbine applications.</p> <p>4.59 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>4.60 The use of brownfield sites is considered to be a more sustainable option in terms of land take up and usually benefit from being surrounded by potential energy users or closer grid connections. Renewable energy schemes proposed within the urban boundary could also reduce 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> <p>4.61 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>4.62 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</p>

Revised Strategic Policy	General Policies	Selected Text
		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.
5. Flood Risk, Coast and Water Resources		
<p>SP3 Flood Risk</p> <p>DEVELOPMENT SHOULD 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 WHERE A DETAILED TECHNICAL ASSESSMENT IN ACCORDANCE WITH NATIONAL GUIDANCE IS PROVIDED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANGE FLOOD RISK SHOULD BE PRIORITISED.</p> <p>SP4 WATER RESOURCES</p> <p>DEVELOPMENT PROPOSALS SHOULD REDUCE WATER CONSUMPTION, PROTECT WATER QUALITY AND RESULT IN NO NET INCREASE IN SURFACE WATER RUN-OFF THROUGH THE SUSTAINABLE MANAGEMENT OF WATER RESOURCES BY:</p> <p>(I) THE USE OF SUSTAINABLE DRAINAGE SYSTEMS; (II) THE REUSE OF WATER AND</p>	<p>CE13 Coastal Zone</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>2.18 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>2.20 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>4.49 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</p>

Revised Strategic Policy	General Policies	Selected Text
<p>REDUCTION OF SURFACE WATER RUN-OFF THROUGH HIGH QUALITY DESIGNED DEVELOPMENTS;</p> <p>(III) CAREFUL CONSIDERATION OF THE IMPACT UPON FINITE WATER RESOURCES, PARTICULARLY IN TERMS OF 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>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>4.50 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 effects. Such developments are unlikely to be appropriate where expensive engineering works would be required to protect against inundation by the sea.</p> <p>4.53 ... 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. The Environment Agency has developed a 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>
6. Green Belt, Landscape and Countryside Development		
<p>SP5 Countryside</p> <p>DEVELOPMENT IN THE COUNTRYSIDE (THAT IS, THAT AREA OF LAND LYING BEYOND THE SETTLEMENT BOUNDARIES SHOWN</p>	<p>CE1 Development in the Green Belt</p> <p>IN ORDER TO PROTECT THE OPEN CHARACTER OF THE GREEN BELT, DEVELOPMENT, INCLUDING CHANGE OF USE OF EXISTING BUILDINGS, WILL ONLY BE PERMITTED FOR:</p>	<p>2.23 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 outdoor</p>

Revised Strategic Policy	General Policies	Selected Text
<p>ON THE PROPOSALS MAP) 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.</p> <p>SP6 Green Belt THE EXISTING GREEN BELT IS MAINTAINED ALONG THE NEWPORT – CARDIFF BOUNDARY AND EXTENDED NORTHWARDS TO THE M4 MOTORWAY.</p> <p>SP7 Green Wedges GREEN WEDGES HAVE BEEN IDENTIFIED IN ORDER TO PREVENT COALESCENCE BETWEEN SETTLEMENTS AT THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> (i) NEWPORT AND CARDIFF; (ii) ROGERSTONE AND RISCA; (iii) BETTWS, MALPAS AND CWMBRAN; (iv) CAERLEON AND CWMBRAN. <p>WITHIN THESE AREAS DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED.</p>	<ul style="list-style-type: none"> i) AGRICULTURAL OR FORESTRY USES; ii) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION; iii) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS WITHIN THEIR EXISTING CURTILAGE; 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; v) BUILDING REUSES THAT ARE IN KEEPING WITH THE SURROUNDINGS; vi) MINERAL WORKING PROVIDED THAT HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. <p>PROPOSALS SHOULD NOT PREJUDICE THE PURPOSES OF THE GREEN BELT BY REASON OF THEIR SCALE, SITING, MATERIALS OR DESIGN. THE VISUAL AMENITIES OF THE GREEN BELT SHOULD NOT BE INJURED BY PROPOSALS FOR DEVELOPMENT WITHIN OR CONSPICUOUS FROM THE GREEN BELT.</p> <p>CE2 Development in Green Wedges IN ORDER TO PROTECT THE OPEN NATURE OF GREEN WEDGES, DEVELOPMENT, INCLUDING CHANGE OF USE OF EXISTING BUILDINGS, WILL ONLY BE PERMITTED FOR;</p> <ul style="list-style-type: none"> i) AGRICULTURAL OR FORESTRY USES; ii) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION; iii) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS WITHIN THEIR EXISTING CURTILAGE; iv) OTHER USES OF LAND WHICH MAINTAIN THE OPENNESS OF THE GREEN WEDGE AND WHICH DO 	<p>recreation. It will rarely be the appropriate location for development, except where this is for the specific benefit of the rural economy. 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.</p> <p>2.25 The Newport – Cardiff gap, being only about 3 miles wide in places, and sitting between two of the only four 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>2.26 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>2.28 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> <p>2.29 Developers will be required to ensure that proposals do not impact or affect the intrinsic character quality, feature and 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. Each SLA will be complemented with Supplementary Planning Guidance which will provide guidance concerning the value, management and maintenance of the areas.</p> <p>4.1 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 the dwelling, or as existed in</p>

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<p>SP8 Special Landscape Areas SPECIAL LANDSCAPE 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"> (i) NORTH OF BETTWS (ii) WEST OF RHIWDERIN (iii) WENTLOOGE LEVELS (iv) RIVER USK (v) CALDICOT LEVELS (vi) WENTWOOD (vii) TREDEGAR PARK 	<p>NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT;</p> <ul style="list-style-type: none"> v) BUILDING REUSES THAT ARE IN KEEPING WITH THE SURROUNDINGS; vi) MINERAL WORKING PROVIDED THAT HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. <p>PROPOSALS SHOULD NOT PREDJUDICE THE PURPOSES OF THE GREEN WEDGE BY REASON OF THEIR SCALE, SITING, MATERIALS OR DESIGN.</p> <p>H10 Conversions in the Countryside BEYOND THE DEFINED SETTLEMENT BOUNDARIES, PROPOSALS FOR THE CONVERSION OR REHABILITATION OF BUILDINGS TO RESIDENTIAL USE WILL BE PERMITTED IF THE FOLLOWING CRITERIA ARE MET:</p> <ul style="list-style-type: none"> (i) THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE MORE SUITABLE BUSINESS RE-USE, AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE; (ii) THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE LAST 30 YEARS; (iii) PARTICULARLY IN ISOLATED OR SENSITIVE LOCATIONS, THE BUILDINGS SHOULD HAVE ARCHITECTURAL OR HISTORIC MERIT [IF CONVERSION] IN ORDER TO SECURE RETENTION IS TO BE JUSTIFIED; (iv) A DETAILED STRUCTURAL SURVEY HAS BEEN CARRIED OUT AND SHOWS THE BUILDING TO BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT ADVERSELY AFFECTING THE STRUCTURE OR REQUIRING THE SUBSTANTIAL RECONSTRUCTION OF THE EXTERNAL WALLS; 	<p>1948, will not be approved. 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>(v) ANY ALTERATIONS SHOULD NOT HAVE AN UNACCEPTABLY ADVERSE EFFECT IN TERMS OF THE INTEGRITY OF THE ORIGINAL STRUCTURE, INCLUDING INTERNAL FEATURES, EXTERNAL CLADDING, EXTERNAL OPENINGS, SKYLINE, SILHOUETTE, ROOF PLANES AND THE IMMEDIATE LANDSCAPE OF THE BUILDING;</p> <p>(vi) THERE IS A CONDITION ATTACHED TO THE APPLICATION TO PREVENT EXTENSIONS TO THE BUILDING;</p> <p>(vii) 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;</p> <p>(viii) THERE IS STRICT CONTROL OVER THE CURTILAGE AND SETTING OF THE BUILDINGS IN TERMS OF AMENITY SPACE, VEHICULAR ACCESS AND PARKING;</p> <p>(ix) THE INTERESTS OF PROTECTED WILDLIFE SPECIES INHABITING THE STRUCTURE ARE SAFEGUARDED;</p> <p>(x) THE PROPOSED USE SHOULD NOT CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA.</p> <p>H11 Extensions to Conversions BEYOND SETTLEMENT BOUNDARIES, EXTENSIONS WILL NOT BE PERMITTED TO BUILDINGS THAT HAVE BEEN CONVERTED TO RESIDENTIAL USE.</p> <p>H12 Replacement Dwellings in the Countryside BEYOND DEFINED SETTLEMENT BOUNDARIES, PROPOSALS TO REPLACE A DWELLING WITH A NEW DWELLING WILL BE PERMITTED PROVIDED THAT:</p> <p>(i) THE VOLUME OF THE NEW DWELLING IS NOT</p>	

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	<p>MORE THAN 30% LARGER THAN THE THAT OF THE ORIGINAL DWELLING TO BE REPLACED;</p> <p>(ii) THERE IS A CONDITION ATTACHED TO THE PLANNING PERMISSION TO PREVENT SUBSEQUENT EXTENSION;</p> <p>(iii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE;</p> <p>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>H13 Extensions to Dwellings in the Countryside 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;</p> <p>(ii) THE EXISTING DWELLING HAS A LAWFUL RESIDENTIAL USE.</p>	

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7. Conservation of the Natural Environment		
<p>SP9 Conservation of the Natural, Historic and Built Environment</p> <p>THE CONSERVATION, ENHANCEMENT AND MANAGEMENT OF THE NATURAL, HISTORIC AND BUILT ENVIRONMENT WILL BE SOUGHT IN ALL PROPOSALS.</p>	<p>GP5 – General Development Principles – Natural Environment</p> <p>DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:</p> <ul style="list-style-type: none"> ii) THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION OF NEW FEATURES ON OR OFF SITE TO FURTHER THE UK, WELSH AND/OR NEWPORT BIODIVERSITY ACTION PLANS; iii) THE PROPOSALS DEMONSTRATE HOW THEY AVOID AND MITIGATE NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 42⁴¹ AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY; iv) THE PROPOSAL WILL NOT RESULT IN ANY UNACCEPTABLE IMPACT ON WATER QUALITY; v) THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OR REDUCTION IN QUALITY OF HIGH QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A); vi) THERE WOULD BE NO UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY; vii) THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE 	<p>2.30 ... Local advice is found in the Supplementary Planning Guidance on Wildlife and Development⁴³.</p> <p>3.21 Developers should consider wildlife at the pre application stage and must principally 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.</p> <p>3.22 ... Where proposals have the potential to impact upon a European protected designation, the competent authority⁴⁴ 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.⁴⁵ Development will not be approved if mitigation is not possible for a proposal which may have a detrimental effect on an internationally designated ecological site. Proposals that are likely to have significant effect upon the European sites will be considered contrary to the ethos of this Plan.</p> <p>3.23 SSSIs and NNRs require the fullest regard to the intrinsic value of the site and their nature conservation value.</p>

⁴¹ Defined under the Natural Environment and Rural Communities Act, available at http://www.legislation.gov.uk/ukpga/2006/16/pdfs/ukpga_20060016_en.pdf

⁴³ Available at: http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419814.pdf

⁴⁴ 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.

⁴⁵ Further guidance is found in TAN5 available at: <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf>

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	<p>AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS;</p> <p>viii) 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>CE5 Environmental Spaces</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”. DEVELOPMENT IN THESE SPACES WILL BE PERMITTED ONLY WHERE:</p> <p>(i) THE EXISTING OR POTENTIAL ENVIRONMENTAL QUALITIES OF THE SITE WILL BE IMPROVED OR COMPLEMENTED;</p> <p>(ii) NO SITE RECOGNISED BY THE COUNCIL AS HAVING AN INTERNATIONAL, EUROPEAN, NATIONAL, REGIONAL OR LOCAL NATURE CONSERVATION INTEREST IS ADVERSELY AFFECTED;</p> <p>(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.</p>	<p>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.⁴⁶</p> <p>3.29 ...The Severn Estuary River Basin Management Plan⁴⁷ 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 assessed through consultation with Environment Agency Wales.</p> <p>3.30 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>3.32 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>3.33 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>3.36 ...It is Newport City Council’s policy to class all trees in Council ownership as being protected by a Tree Preservation Order.</p>

⁴⁶ Further information is available in TAN5.

⁴⁷ Available at: <http://publications.environment-agency.gov.uk/PDF/GEMI0910BSSK-E-E.pdf>

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	<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 IDENTIFIED⁴².</p> <p>CE12 Locally Designated Nature Conservation and Geological Sites</p> <p>PROPOSALS AFFECTING LOCALLY DESIGNATED SITES WILL ONLY BE PERMITTED WHERE:</p> <ul style="list-style-type: none"> (i) THERE WOULD BE NO OVERALL LOSS OF THE NATURE CONSERVATION RESOURCE FOR WHICH THE SITE HAS BEEN DESIGNATED; (ii) THERE WOULD BE NO SIGNIFICANT ADVERSE EFFECT ON THE GEOLOGICAL INTEREST OF THE SITE; (iii) 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 APPROPRIATE MITIGATION OR COMPENSATORY MEASURES CAN BE ACHIEVED. 	<p>3.37... The Council may request detailed assessments, including topographical surveys, tree surveys/categorisation, tree constraints plans and arboricultural implication assessments.</p> <p>3.38 ... 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>4.7 Environmental Spaces 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 and wildlife corridors 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>4.9 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 Provision⁴⁸.</p> <p>4.10 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 Development⁴⁹.</p> <p>4.11 Through masterplanning processes incorporated within the Design and Access Statement, opportunities could exist to</p>

⁴² 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.

⁴⁸ Available at http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont081689.pdf

⁴⁹ Available at http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419814.pdf

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		<p>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. A master plan approach will be taken to the Pillgwenlly playing fields⁵⁰ following consultation with the local community.</p> <p>4.12 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 undertaken⁵¹. 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>4.13 Proposals for local food/plant production on environmental spaces will be supported provided that they link with other relevant council policies and that the proposed development would enhance the social amenities and economic well being of 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 Grounds and Countryside Service Area in determining whether the natural and physical characteristics of the site are conducive to successful community gardening⁵².</p> <p>4.43 A proposal which affects a local designation should in the first stage seek to find an alternative site, and if none is</p>

⁵⁰ 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

⁵¹ Available from Countryside Services

⁵² 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>available, then 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>
8. Design		
<p>See SP1 and SP9</p>	<p>GP6 General Development Principles – Quality of Design</p> <p>GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. IN CONSIDERING DEVELOPMENT PROPOSALS THE FOLLOWING FUNDAMENTAL DESIGN PRINCIPLES SHOULD BE ADDRESSED:</p> <ul style="list-style-type: none"> 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; ii) ACCESS AND PERMEABILITY: ALL DEVELOPMENT SHOULD MAINTAIN A HIGH LEVEL OF PEDESTRIAN ACCESS AND CONNECTIVITY. 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; 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; 	<p>3.39 ... Supplementary planning guidance will also be used to amplify the requirements of the policy and interpret them on a more detailed basis for specific subject areas and sites.</p> <p>3.40 Discussions with prospective developers or their agents are encouraged at an early stage in the development process.</p>

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	<p>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;</p> <p>vi) SUSTAINABILITY: NEW DEVELOPMENT SHOULD BE INHERENTLY ROBUST, ENERGY AND WATER EFFICIENT 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.</p>	
9. Historic Environment		
See Natural Environment	<p>GP8 General Development Principles – Archaeology DEVELOPMENT PROPOSALS WILL BE REQUIRED TO CONSIDER THE ARCHAEOLOGICAL IMPACT PRIOR TO DETERMINATION.</p> <p>CE8 Historic Landscapes, Parks, Gardens and Battlefields 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 SHOULD ALSO BE GIVEN TO THEIR SETTING.</p> <p>CE9 Locally Listed Buildings and Sites 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>CE10 Archaeologically Sensitive Areas 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</p>	<p>2.31 ...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>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.</p> <p>4.19 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 & gardens, historic landscapes and the setting of such sites, buildings and areas.</p> <p>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 the areas at</p>

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	<p>DETERMINED.</p> <p>CE11 Conservation Areas</p> <p>DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:</p> <ul style="list-style-type: none"> I) BE DESIGNED TO PRESERVE OR ENHANCE THE RECOGNISED CHARACTER OF THE AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE. II) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY. III) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT. IV) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA. 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. VI) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA 	<p>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.</p> <p>4.24 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, as identified on the proposals map. 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.</p>																
10. Housing Supply																		
<p>SP10 House Building Requirement</p> <p>SUFFICIENT LAND WILL BE MADE AVAILABLE TO PROVIDE FOR ADDITIONAL DWELLINGS AS FOLLOWS:</p> <table border="1" data-bbox="161 1284 591 1388"> <tr> <td>2011 – 2016</td> <td>2,500</td> </tr> <tr> <td>2016 – 2021</td> <td>3,250</td> </tr> <tr> <td>2021 – 2026</td> <td>3,000</td> </tr> </table> <p>EACH PERIOD IS TO BE REGARDED</p>	2011 – 2016	2,500	2016 – 2021	3,250	2021 – 2026	3,000	<p>H1 Housing Sites</p> <p>THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE EXISTING COMMITMENTS FOR RESIDENTIAL DEVELOPMENT:</p> <table border="1" data-bbox="618 1257 1326 1417"> <thead> <tr> <th>LDP Ref</th> <th>Site Name</th> <th>Hect ares</th> <th>Estimated units not started at 1 October 2011</th> <th>Estimated units likely to be produced by 1 April 2026</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	LDP Ref	Site Name	Hect ares	Estimated units not started at 1 October 2011	Estimated units likely to be produced by 1 April 2026						<p>2.35 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>2.36 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</p>
2011 – 2016	2,500																	
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LDP Ref	Site Name	Hect ares	Estimated units not started at 1 October 2011	Estimated units likely to be produced by 1 April 2026														

Revised Strategic Policy	General Policies					Selected Text
<p>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 AND WINDFALL SITES. HOUSING DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES WILL NOT BE PERMITTED.</p>	H1	Adj, McReadys Ponthir Road	2.51	54	54	<p>only exceptions that will be allowed to this policy relate to affordable housing and to housing required for agricultural or other rural enterprises. These are dealt with in the housing chapter below.</p> <p>St Cadocs Hospital Site</p> <p>5.4 ... Given the uncertainty over the timing of the release of the land and deliverability within the plan period, a housing allocation has not been made in the Local Development Plan.</p> <p>5.5 ... The Council would seek a comprehensive approach to the development of the site, including the incorporation of the railway station and protection of the remaining western environmental space. In the interest of a achieving a comprehensive approach, land has been allocated under Policies CE5 Environmental Spaces and T1 Railways to protect the land for these purposes.</p> <p>SMALL SITES</p> <p>5.8 In addition to the sites listed above, 274 plots on sites of less than 10 dwellings had planning permission for housing at 1 October 2011 and were either not started or are under construction but not complete.</p> <p>INFILL AND WINDFALL SITES</p> <p>5.9 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 50 units per annum figure for infill allowance totalling a further 750 units over the plan period.</p> <p>5.29 ... 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>5.30 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</p>
	H2	Hanbury Garage	0.17	12	0	
	H3	Eastern Expansion Area	44.00	1100	1100	
	H4	Pirelli	10.50	200	200	
	H5	Glebelands	2.83	153	153	
	H6	254 Cromwell Road	0.08	15	15	
	H7	North of the Villa, Somerton Lane	0.10	10	10	
	H8	The Seven Stiles	0.30	23	23	
	H9	Frobisher Road	0.51	10	10	
	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	200	
	H14	Monmouthshire Bank Sidings	11.30	545	545	
	H15	Edward Ware, Old Town Dock	1.16	227	0	
	H16	Penmaen Wharf	0.83	160	160	
	H17	Former Hurrans Garden Centre	2.05	60	60	
	H18	Newport Athletic Club	3.71	472	200	
	H19	Hartridge High School	2.54	100	100	

Revised Strategic Policy	General Policies					Selected Text
	H20	Former Robert Price	1.36	106	106	individuals that demonstrate that they have a genuine connection to Newport (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.
	H21	Former Floors 2 Go	0.12	10	10	
	H22	Albany Chambers	0.02	14	14	
	H23	35 Bassaleg road	0.15	14	0	
	H24	30-33 High Street	0.06	24	24	
	H25	Taylor's Garage	2	79	79	
	TOTAL EXISTING COMMITMENTS		106.94	3770	3245	
	(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 2011	Estimated units likely to be produced by 1 April 2026	
	H26	Ty Du Works, Tregwilym Road	0.41	10	0	
	H27	21 Kelvedon Street	0.25	24	24	
	H28	Church Street	0.15	24	24	
	H29	Gaer Park Garage	0.12	14	14	
	H30	The King Hotel	0.22	32	32	
	H31	Roman Lodge Hotel	0.17	13	13	
	H32	Existing Sainsburys	2.10	140	100	
	H33	Rear of 1-13 Caerleon Road	0.06	18	18	

Revised Strategic Policy		General Policies			Selected Text
H34	Bankside, Coverack Road	0.49	38	38	
TOTAL HOUSING SITES SUBJECT TO SECTION 106 AGREEMENT		3.97	313	263	
<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 1st OCTOBER 2011:</p>					
LDP Ref	Site Name	Number of Units Not Complete at 1 October 2011	Likely Completions by 1 April 2026		
H35	Clarence Place	66	66		
H36	Farmwood Close	108	0		
H37	City Vizion	313	313		
H38	Lysaghts Village (Orb Works)	495	495		
H39	Former Bettws Comprehensive	184	184		
H40	Westmark, Old Town Dock	154	154		
H41	Trinity View	19	19		
H42	Black Clawson	111	111		
H43	Portskewett Street	45	45		
H44	Eglwys Park	82	82		
H45	Lysaghts	100	100		
H46	Former Westfield School	24	24		
H47	Glan Llyn (Former Llanwern Steelworks)	3997	2997		
H48	Gerddi Rhywderin (Gloch Wen)	40	40		
TOTAL HOUSING SITES UNDER		5738	4630		

Revised Strategic Policy	General Policies					Selected Text
	CONSTRUCTION					
	THE FOLLOWING SITES OF 10 OR MORE DWELLINGS ARE NEW ALLOCATIONS FOR RESIDENTIAL DEVELOPMENT:					
	LDP Ref	Site Name	Hectares	Estimated units not started at 1 October 2011	Estimated units likely to be produced by 1 April 2026	
	H49	Mill Street	0.4	12	12	
	H50	Herbert Road & Enterprise House	2.4	62	62	
	H51	Whiteheads Works	18.7	400	400	
	H52	Old Town Dock Remainder	13.9	556	556	
	H53	Bideford Road	1.1	35	35	
	H54	Former Alcan Site	40	700	700	
	H55	Crindau	11.7	420	420	
	H56	Woodland Site, Ringland	7.8	300	300	
	H57	Hartridge Farm Road	9.7	290	290	
	TOTAL NEW HOUSING SITE ALLOCATIONS		105.7	2775	2775	
	<p>H17 Gypsy and Traveller Transit Accommodation</p> <p>SITES ARE ALLOCATED FOR GYPSY AND TRAVELLER TRANSIT ACCOMMODATION AT:</p> <p>(i) COEDKERNEW;</p> <p>(ii) QUEENSWAY MEADOWS.</p>					

Revised Strategic Policy	General Policies	Selected Text
	<p>H18 Gypsy and Traveller Residential Accommodation SITES ARE ALLOCATED FOR PERMANENT GYPSY AND TRAVELLER RESIDENTIAL ACCOMMODATION AT:</p> <p>(i) YEW TREE COTTAGE, BETTWS; (ii) FORMER ARMY BARRACKS, PYE CORNER, NASH; (iii) FORMER ARMY CAMP SITE, PYE CORNER, NASH.</p>	
11. Eastern Expansion Area		
<p>SP11 Eastern Expansion Area 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>2.38 The steelworks land has since received planning consent for a mixed use development known as Glan Llyn, which includes 4,000 dwellings, 40 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>2.39 Other land is also included within the Eastern Expansion Area, and further detail can be found in the adopted East Newport Development Framework Plan supplementary planning guidance⁵³.</p> <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 strategy⁵⁴.</p>

⁵³ Adopted in May 2007 and available at http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont115277.pdf

⁵⁴ See the South East Wales Transport Alliance <http://sewta.net/>

Revised Strategic Policy	General Policies	Selected Text
		<p>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>
12. Housing Standards		
<p>No strategic policy</p>	<p>H2 Housing Standards RESIDENTIAL DEVELOPMENT SHOULD BE BUILT TO HIGH ENVIRONMENTAL STANDARDS, TAKING INTO ACCOUNT THE WHOLE LIFE OF THE DWELLING.</p> <p>H3 Housing Mix and Density RESIDENTIAL DEVELOPMENT SHOULD BE DESIGNED TO PROVIDE A MIX OF HOUSING TYPES AND DENSITIES TO MEET A RANGE OF NEEDS.</p> <p>H4 Affordable Housing RESIDENTIAL DEVELOPMENTS OF 10 OR MORE DWELLINGS OR OF 0.33 HECTARES IN THE URBAN AREA, OR 3 OR MORE DWELLINGS OR 0.2 HECTARES IN THE VILLAGE AREAS WILL BE REQUIRED TO INCLUDE UP TO 30% AFFORDABLE DWELLINGS.</p> <p>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.</p> <p>H5 Affordable Housing Rural Exceptions FAVOURABLE CONSIDERATION WILL BE GIVEN TO</p>	<p>5.10 ... 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 with any form of Government grant will need to meet the particular requirements specified in the grant (Code level 4)</p> <p>5.11 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>5.12 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>5.13 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 be required to include elements of affordable housing. Further information is provided in the Affordable Housing Supplementary Planning Guidance</p> <p>5.14 Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller</p>

Revised Strategic Policy	General Policies	Selected Text
	<p>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"> (i) THERE IS A GENUINE LOCAL NEED IDENTIFIED; (ii) THERE ARE ARRANGEMENTS IN PLACE TO ENSURE THAT THE BENEFIT OF LOW COST IS MAINTAINED FOR ALL SUBSEQUENT OCCUPANTS. <p>H6 Sub-division of Curtilages, Infill and Backland Development</p> <p>THE SUB-DIVISION OF RESIDENTIAL CURTILAGES, INFILL WITHIN EXISTING RESIDENTIAL AREAS, AND THE DEVELOPMENT OF BACKLAND TO EXISTING RESIDENTIAL PROPERTIES WILL ONLY BE PERMITTED WHERE THIS DOES NOT REPRESENT AN OVER-DEVELOPMENT OF LAND.</p> <p>H7 Annexes to Residential Dwellings</p> <p>ANNEXES TO RESIDENTIAL DWELLINGS THAT ARE CAPABLE OF OCCUPATION AS SELF-CONTAINED ACCOMMODATION WILL BE CONSIDERED AS IF THEY WERE NEW DWELLINGS.</p> <p>H8 Self Contained Accommodation and Houses in Multiple Occupation</p> <p>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>	<p>accommodation⁵⁵ 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>5.15 ... More detailed guidance is available in the Design Guide for Infill and Backland Development Supplementary Planning Guidance⁵⁶.</p> <p>5.20 Specific detail on matters to be taken into account in flat conversions is found in the adopted Flat Conversions and Houses in Multiple Occupation Supplementary Planning Guidance⁵⁷.</p> <p>H16 does not apply to Gypsy and Traveller caravan accommodation.</p> <p>5.28 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>

⁵⁵ See Paragraph 29 of WG Circular 30/ 2007 – Planning for Gypsy and Traveller Sites

<http://wales.gov.uk/pubs/circulars/2007/1948530/gypsyw.pdf;jsessionid=9PTSPpVLQFKJwCMIzRwvc3b3MGvwwVSmNvd1pjJIBRc8dxPkQGnn!-1747186160?lang=en>

⁵⁶ Available at http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont374049.pdf

⁵⁷ Available at http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont064549.pdf

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	<p>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</p> <p>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;</p> <p>iii) THE PRIVACY AND AMENITY OF INTENDED AND ADJACENT OCCUPIERS IS NOT COMPROMISED;</p> <p>iv) ADEQUATE NOISE INSULATION IS PROVIDED.</p> <p>H14 Caravans PROPOSALS FOR STATIC CARAVANS, MOBILE HOMES AND PARK HOMES WILL BE TREATED AS FOR ANY OTHER APPLICATION FOR RESIDENTIAL USE.</p> <p>H17 Gypsy and Traveller Accommodation Proposals PROPOSALS FOR GYPSY AND TRAVELLER CARAVAN SITES, INCLUDING ON LAND OUTSIDE DEFINED SETTLEMENT BOUNDARIES, WILL BE PERMITTED PROVIDED:</p> <p>(i) THE SITE IS WELL RELATED TO SUITABLE COMMUNITY 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;</p> <p>THE SITE COMPLIES WITH OTHER ENVIRONMENTAL AND</p>	

Revised Strategic Policy	General Policies	Selected Text
	GENERAL POLICES OF THIS PLAN ESPECIALLY WITH REGARD TO RESIDENTIAL AMENITY AND HIGHWAY SAFETY.	
13. Existing and New Community Facilities		
<p>SP12 Community Facilities and Requirements</p> <p>THE DEVELOPMENT OF NEW COMMUNITY FACILITIES WILL BE ENCOURAGED INCLUDING:</p> <ul style="list-style-type: none"> i. PLACES OF WORSHIP AND CHURCH HALLS, CEMETERIES, COMMUNITY CENTRES, HEALTH CENTRES, DAY NURSERIES, CLINICS AND CONSULTING ROOMS; ii. MUSEUMS, PUBLIC HALLS, LIBRARIES, ART GALLERIES, EXHIBITION HALLS, EDUCATION AND TRAINING CENTRES; iii. CINEMAS, MUSIC AND CONCERT HALLS, THEATRES, DANCE AND SPORT HALLS, SWIMMING BATHS, SKATING RINKS, GYMNASIUMS; iv. OUTDOOR AND INDOOR SPORT AND LEISURE USES INCLUDING ALLOTMENTS AND COMMUNITY/ CITY GARDENS. <p>DEVELOPMENT THAT AFFECTS EXISTING COMMUNITY FACILITIES SHOULD BE DESIGNED TO RETAIN OR ENHANCE THOSE FACILITIES.</p>	<p>CF13 Protection of Existing Community Facilities</p> <p>PROPOSALS THAT WOULD RESULT IN THE LOSS OR CHANGE OF USE OF BUILDINGS CURRENTLY USED FOR COMMUNITY FACILITIES WILL ONLY BE PERMITTED IF:</p> <ul style="list-style-type: none"> (i) ALTERNATIVE PROVISION CAN BE MADE IN THE VICINITY OF AT LEAST AN EQUAL BENEFIT TO THE LOCAL POPULATION; OR (ii) IT CAN BE DEMONSTRATED THAT THE EXISTING PROVISION IS SURPLUS TO THE NEEDS OF THE COMMUNITY. <p>CF14 Protection of Existing School Sites</p> <p>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.</p> <p>CF1 Protection of Playing Fields, Land Used for Sport and Recreation and Areas of Play</p> <p>THE REDEVELOPMENT FOR OTHER PURPOSES OF PLAYING FIELDS, OTHER LAND USED FOR SPORT AND RECREATION, AND AREAS OF PLAY WILL ONLY BE PERMITTED WHERE:</p> <ul style="list-style-type: none"> (i) ALTERNATIVE PROVISION OF THE SAME COMMUNITY BENEFIT IS MADE AVAILABLE IN THE IMMEDIATE LOCALITY; OR (ii) THE LAND IS SURPLUS TO LONG TERM REQUIREMENTS. 	<p>9.51 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>9.52 In areas of new housing development it may be appropriate to secure the provision of community facilities through a planning agreement.</p> <p>2.42 Planning Policy Wales (4th Edition, February 2011) 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 community facilities.</p> <p>2.43 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 where practicable 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>2.44... 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</p>

Revised Strategic Policy	General Policies	Selected Text
	<p>CF2 Protecting Sub Regional Sport and Leisure Facilities 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.</p> <p>CF3 Outdoor Play Space Requirements PROVISION OF OPEN SPACE IN ACCORDANCE WITH THE FIELDS IN TRUST STANDARD 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>CF15 School Sites NEW OR ENLARGED SCHOOLS ARE REQUIRED AT:</p> <ul style="list-style-type: none"> (i) SOUTH OF PERCOED LANE, DUFFFRYN (ii) FORMER WHITEHEADS WORKS, CARDIFF ROAD (iii) FORMER NOVELIS SITE, ROGERSTONE (iv) GLAN LLYN (2 PRIMARY SCHOOLS), LLANWERN (v) LLANWERN VILLAGE (vi) DUFFFRYN HIGH (vii) DUFFFRYN JUNIORS AND INFANTS 	<p>support proposals that help to achieve these principles. Where such proposals affect environmental spaces additional criteria will apply (see Policy CE3).</p> <p>2.45 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 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>9.10 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>9.15 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>
14. Developer Contributions		
<p>SP13 Community Infrastructure Levy DEVELOPMENT WILL BE REQUIRED TO HELP DELIVER MORE SUSTAINABLE COMMUNITIES BY</p>	None identified	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

Revised Strategic Policy	General Policies	Selected Text
<p>MAKING 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>level of 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 this LDP. 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>
15. Transport		
<p>SP14 Transport Proposals</p> <p>TRANSPORT PROPOSALS WILL BE SUPPORTED WHERE THEY:</p> <ul style="list-style-type: none"> (i) PROVIDE FOR TRAFFIC-FREE WALKING AND CYCLING FACILITIES AND EXPANSION OF THE NETWORK; (ii) ENCOURAGE THE USE OF PUBLIC TRANSPORT AND OTHER MODES WHICH REDUCE ENERGY CONSUMPTION AND POLLUTION; (iii) IMPROVE ROAD SAFETY; (iv) IMPROVE THE QUALITY OF LIFE OF RESIDENTS; (v) ASSIST THE LOCAL ECONOMY; (vi) ASSIST URBAN REGENERATION; (vii) PROVIDE ACCESS TO NEW DEVELOPMENT AREAS WHICH INCORPORATE SUSTAINABLE TRANSPORT MODES; 	<p>GP4 General Development Principles – Highways and Accessibility</p> <p>DEVELOPMENT PROPOSALS SHOULD:</p> <ul style="list-style-type: none"> (i) PROVIDE APPROPRIATE ACCESS FOR PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT IN ACCORDANCE WITH NATIONAL GUIDANCE; (ii) BE ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT; (iii) BE DESIGNED TO AVOID OR REDUCE TRANSPORT SEVERANCE, NOISE AND AIR POLLUTION; (iv) MAKE ADEQUATE PROVISION FOR CAR PARKING; (v) PROVIDE SUITABLE ACCESS ARRANGEMENTS; (vi) DESIGN AND BUILD NEW ROADS WITHIN PRIVATE DEVELOPMENT IN ACCORDANCE WITH THE HIGHWAY AUTHORITY'S ESTATE DEVELOPMENT DESIGN GUIDE AND RELEVANT NATIONAL GUIDANCE; (vii) ENSURE THAT DEVELOPMENT WOULD NOT BE DETRIMENTAL TO HIGHWAY SAFETY OR RESULT IN TRAFFIC GENERATION EXCEEDING THE CAPACITY OF THE HIGHWAY NETWORK. <p>T1 Railways</p> <p>THE RAILWAY SYSTEM WILL BE SAFEGUARDED AND</p>	<p>2.49 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.</p> <p>2.51 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>3.15 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>3.16 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>3.17 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</p>

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<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>SP15 Integrated Transport</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>(v) A CENTRAL AREA PARKING</p>	<p>DEVELOPED BY:</p> <p>(i) THE PROVISION OF NEW STATIONS AT LLANWERN, CAERLEON, COEDKERNEW AND 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>T2 Heavy Commercial Vehicle Movements</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 ROUTES WILL BE FAVOURED. ELSEWHERE, SUCH DEVELOPMENT WILL NOT BE PERMITTED.</p> <p>T5 Walking and Cycling</p> <p>A NETWORK OF SAFE WALKING AND CYCLING ROUTES WILL CONTINUE TO BE DEVELOPED AND PROTECTED, ESPECIALLY ALONG RIVER BANKS, WATERCOURSES AND THE COAST. THEY WILL INCLUDE;</p>	<p>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>3.18 Appropriate levels of car parking will be required depending on the type of development, the location and existing provision. The Council's Car Parking Standards are set out in Supplementary Planning Guidance.</p> <p>3.19 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>7.7 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>7.8 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 Council will continue to promote the provision of these stations as contributors to sustainable and integrated transport.</p> <p>7.9 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>

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<p>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>(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>T6 Public Rights of Way Improvement PROPOSALS TO IMPROVE AND EXTEND THE PUBLIC RIGHTS OF WAY NETWORK ARE ENCOURAGED WITH AN EMPHASIS ON SUSTAINABILITY AND ACCESS FOR ALL.</p> <p>T7 Public Rights of Way and New Development 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. THE FOLLOWING CRITERIA WILL ALSO APPLY;</p> <p>(i) ENSURE THAT THE FREE FLOW AND SAFE PASSAGE OF PEDESTRIANS, CYCLISTS AND DISABLED USERS ARE NOT ADVERSELY AFFECTED ON FOOTWAYS/CYCLEWAYS;</p> <p>(ii) ENSURE THAT THERE IS NO INTERFERENCE WITH THE SAFE APPROACH TO, OR OPERATION OF, DROPPED CROSSING OR BUS STOPS ETC;</p> <p>(iii) ENSURE THAT THE LEGIBILITY AND VISIBILITY OF ROAD OR DIRECTION SIGNS ARE NOT OBSTRUCTED;</p> <p>(iv) ENSURE THAT THERE ARE NO VISIBILITY ISSUES FOR DRIVERS (E.G JUNCTIONS ETC);</p> <p>(v) HIGHWAY SAFETY IS NOT OTHERWISE COMPROMISED.</p>	<p>7.21 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>7.22 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>7.10 Many types of development can generate significant numbers of heavy goods vehicle 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>

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16. Recreational Accessibility		
No strategic Policy	<p>T8 All Wales Coast Path 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>CF5 Riverfront Access ACCESS TO THE RIVERFRONT IN THE FORM OF MANAGED FOOTPATHS AND CYCLE ROUTES WILL BE ENCOURAGED WHERE PRACTICABLE.</p> <p>CF6 Usk and Sirhowy Valley Walks 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>7.24 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>9.21 The riverfront has experienced significant regeneration over the last decade, with a 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>9.22 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>

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17. Highways Infrastructure		
<p>SP16 Major Road Schemes</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 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>(i) (v) NORTH SOUTH LINK – LLANWERN.</p>	<p>CE3 Routeways, Corridors and Gateways</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>i) THE M4 MOTORWAY;</p> <p>ii) THE LONDON TO SOUTH WALES RAILWAY;</p> <p>iii) THE A449 (T);</p> <p>iv) THE A4042 (T) MALPAS BYPASS AND BRYNGLAS TUNNELS RELIEF ROAD;</p> <p>v) THE A455, THE SOUTHERN DISTRIBUTOR ROAD, THE A4042 DOCKS WAY AND THE USK WAY;</p> <p>vi) THE A48;</p> <p>vii) THE A48(M);</p> <p>viii) OTHER PRINCIPAL TRANSPORT ROUTES IN THE URBAN AREA.</p> <p>T3 Road Hierarchy</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</p>	<p>2.60 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>4.3 ... 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 development such as shop front improvements.</p> <p>4.4 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>7.11 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>7.12 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 public transport, walking and cycling networks will be considered undesirable.</p> <p>7.13 The [parking] approach seeks to manage traffic and reduce</p>

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	<p>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 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.</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>T4 Parking CAR PARKING IN DEVELOPMENT PROPOSALS SHALL BE</p>	<p>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>7.15 Supplementary planning guidance will be used to define the zones and set the relevant standards for each type of development.</p>

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	<p>PROVIDED IN ACCORDANCE WITH THE STANDARDS SET OUT IN THE REGIONALLY BASED SUPPLEMENTARY PLANNING GUIDANCE.</p>	
18. Employment		
<p>SP17 Employment Land Requirement PROVISION WILL BE MADE FOR APPROXIMATELY 165 HECTARES OF EMPLOYMENT LAND FOR THE PERIOD 2011 - 2026.</p> <p>SP18 Employment Sites NEW INDUSTRIAL AND BUSINESS DEVELOPMENT WILL BE LOCATED MAINLY IN THE FOLLOWING AREAS WITHIN THE URBAN BOUNDARY:</p> <ul style="list-style-type: none"> (i) WEST NEWPORT AT COEDKERNEW; (ii) SOUTH EAST NEWPORT WITHIN THE EASTERN EXPANSION AREA; (iii) URBAN AREA, RIVER USK CORRIDOR, AND DOCKS. 	<p>EM1 Employment Land Allocations IN ADDITION TO REDEVELOPMENT SITES WITHIN THE URBAN AREA, MAJOR EMPLOYMENT LAND ALLOCATIONS ARE MADE AS FOLLOWS:</p> <ul style="list-style-type: none"> (i) DUFFRYN - 78 HECTARES FOR LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES PROVIDED THAT: <ul style="list-style-type: none"> a) 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 ST BRIDES SSSI; b) THE DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USES; c) THERE ARE NO SUITABLE ALTERNATIVE SITES; d) FULL MITIGATION AND/OR COMPENSATION IS PROVIDED BY THE DEVELOPER FOR ADVERSE IMPACTS ON THE SSSI; (ii) EAST OF QUEENSWAY MEADOWS, SOUTH OF GLAN LLYN – 142 HECTARES FOR LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES PROVIDED THAT: <ul style="list-style-type: none"> e) THE NATIONAL ECONOMIC BENEFITS OF THE PROPOSAL OUTWEIGH THE ENVIRONMENTAL IMPACTS, INCLUDING VISUAL INTRUSION AND LOSS AND DAMAGE TO HABITATS AND/OR SPECIES, 	<p>2.69 Newport Docks provide a particular opportunity 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>2.70 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>2.71 South East Newport is one of the older industrial areas of the city, but there are also 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. 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><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</i></p>

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	<p>ESPECIALLY WITHIN THE NASH AND GOLDCLIFF SSSIs;</p> <p>f) THE DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND USES;</p> <p>g) THERE ARE NO SUITABLE ALTERNATIVE SITES;</p> <p>h) FULL MITIGATION AND/OR COMPENSATION IS PROVIDED BY THE DEVELOPER FOR ADVERSE IMPACTS ON THE SSSIs;</p> <p>(iii) CELTIC SPRINGS – 6 HECTARES PRIMARILY FOR B1 USE;</p> <p>(iv) SOLUTIA – 58 HECTARES FOR B1, B2 AND B8 USE AND LEISURE USE;</p> <p>(v) NEWPORT DOCKS - 204 HECTARES FOR B1, B2 AND B8 USES;</p> <p>(vi) GWENT EUROPARK – 16 HECTARES FOR B8 DISTRIBUTION USES;</p> <p>(vii) PORT ROAD, MAESGLAS – 10 HECTARES FOR B1, B2 AND B8 USES;</p> <p>(viii) LAND OFF CHARTIST DRIVE, ROGERSTONE – 2 HECTARES FOR B1, B2 AND B8 USES.</p> <p>EM3 Alternative uses of Employment Land 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>THE AVAILABILITY OF OTHER LAND OR BUILDINGS FOR THE PROPOSED ALTERNATIVE USE.</p>	<p><i>development and highlights the need for development proposals to be supported by HRA, as appropriate.</i></p>

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19. Regeneration		
<p>SP19 Urban Regeneration 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 THE CITY CENTRE;</p> <p>(ii) THE PROVISION OF RESIDENTIAL AND BUSINESS OPPORTUNITIES WITHIN THE URBAN AREA;</p> <p>(i) (iii) REUSE OF VACANT, UNDERUSED OR DERELICT LAND.</p>	<p>CE4 Waterfront Development 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 AND NATURE CONSERVATION.</p> <p>H9 Housing Estate Regeneration 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>(ii) PROTECT AND ENHANCE OPEN SPACE AND THE SETTING OF THE ESTATE;</p> <p>(iii) WIDEN TENURE OPTIONS WHERE THESE ARE LIMITED.</p> <p>EM2 Regeneration Sites REGENERATION SCHEMES WILL BE ENCOURAGED, INCLUDING AS FOLLOWS:</p> <p>(i) GLAN LLYN, LLANWERN 194 HECTARES FOR RESIDENTIAL, COMMUNITY, COMMERCIAL AND LEISURE USES;</p> <p>(ii) LLANWERN FORMER STEELWORKS EASTERN END 51 HECTARES FOR B1, B2 AND B8 USE;</p> <p>(iii) LLANWERN FORMER TIPPING AREA SOUTH OF QUEENSWAY - 122 HECTARES FOR B1, B2 AND B8 USE;</p>	<p>2.73 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 expenditure that they bring.</p> <p>2.74 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>4.6 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 2009⁵⁸.</p> <p>5.22 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 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>

⁵⁸ River Usk Strategy July 2009 http://www.newport.gov.uk/stellent/groups/public/documents/plans_and_strategies/cont419715.pdf

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	<p>(iv) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD - 2 HECTARES FOR B1, B2 AND ANCILLARY USES;</p> <p>(v) OLD TOWN DOCK / GEORGE STREET 27 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</p> <p>(vi) LOWER DOCK STREET (REMAINDER OF FORMER CATTLE MARKET SITE) 0.2 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</p> <p>(vii) RIVER FRONT 1 HECTARES FOR INSTITUTIONAL, COMMERCIAL AND LEISURE USES;</p> <p>(viii) GODFREY ROAD (REAR OF STATION) 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;</p> <p>(ix) CRINDAU 10 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;</p> <p>(x) WHITEHEAD WORKS 21 HECTARES FOR RESIDENTIAL, B1, B8 AND HEALTH TRUST USES;</p> <p>(xi) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) 1 B1, B8 AND HEALTH TRUST USES;</p> <p>(xii) NOVELIS (ALCAN), ROGERSTONE 37 HECTARES FOR B1, COMMERCIAL, LEISURE, RESIDENTIAL AND COMMUNITY USES.</p> <p>CF4 Water Based Recreation THE PROVISION AND ENHANCEMENT OF WATER BASED RECREATIONAL ACTIVITIES AND ESSENTIAL ANCILLARY FACILITIES ARE ENCOURAGED ESPECIALLY WITH THE RESTORATION OF THE MONMOUTHSHIRE AND BRECON CANAL.</p>	
20. Rural Economy		
	<p>CF8 Horse Related Developments HORSE RELATED DEVELOPMENTS, BOTH RECREATIONAL AND COMMERCIAL, INCLUDING STABLES, SHELTERS AND</p>	<p>9.29 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</p>

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	<p>RIDING SCHOOLS WILL BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> (i) THE SCALE, DESIGN, SITING AND MATERIALS DO NOT DETRACT FROM THE CHARACTER AND APPEARANCE OF THE LOCALITY; (ii) THE PROPOSAL DOES NOT RESULT IN AN EXCESSIVE NUMBER OF BUILDINGS OR INAPPROPRIATE ANCILLARY STRUCTURES; (iii) THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE PROVISION OF A NEW DWELLING; (iv) THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE. 	<p>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>9.30 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, 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>9.31 Developers will be expected to demonstrate that the buildings / structures proposed are directly related and necessary to the horse activities proposed.</p> <p>9.33 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 menages, should be strictly controlled to avoid light pollution.</p> <p>9.34 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>
21. Tourism		
	<p>CF9 Tourism</p> <p>NEW AND IMPROVED TOURISM RELATED DEVELOPMENTS, INCLUDING HOTEL AND OTHER VISITOR ACCOMMODATION, CONFERENCE AND EXHIBITION FACILITIES, AND HERITAGE INTERPRETATION FACILITIES WILL BE PERMITTED, PARTICULARLY WHERE REGENERATION OBJECTIVES WILL BE COMPLEMENTED, SUBJECT TO THE GENERAL DEVELOPMENT PRINCIPLES OF THIS PLAN.</p>	<p>9.35 ... Regeneration areas can provide 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>9.39 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. The area also</p>

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	<p>CF10 Celtic Manor 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"> (i) CONSISTENCY WITH AN OVERALL MASTERPLAN TO BE AGREED WITH THE COUNCIL; (ii) THE PROPOSED DEVELOPMENT RESPECTING THE RURAL CHARACTER OF THE USK VALLEY, WHICH IS TO BE MAINTAINED; (iii) ANY BUILT DEVELOPMENT BEING ESSENTIAL TO THE FUNCTIONING OF THE PROPOSED USE; (iv) ANY BUILT DEVELOPMENT BEING CAREFULLY LOCATED SO AS NOT TO BE VISUALLY INTRUSIVE, ESPECIALLY WHEN VIEWED FROM MAJOR ROUTEWAYS. <p>CF11 Commercial Leisure Developments 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"> (i) THERE ARE NO SUITABLE CITY, DISTRICT OR EDGE OF CENTRE SITES (THE SEQUENTIAL TEST); (ii) 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; (iii) THE PROPOSAL DOES NOT HAVE AN UNACCPETABLE AFFECT ON THE SUPPLY 	<p>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>9.45 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 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>9.47 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>9.49 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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	<p>OF EMPLOYMENT LAND.</p> <p>CF12 Outdoor Leisure Developments PROPOSALS THAT HAVE A SIGNIFICANT OUTDOOR LEISURE ELEMENT WILL BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> (i) EXISTING BUILDINGS ARE REUSED WHEREVER POSSIBLE; (ii) IN THE COUNTRYSIDE, ANCILLARY BUILDINGS ARE DIRECTLY RELATED TO THE PRIMARY LEISURE USE. 	
22. Waste		
<p>SP21 Waste Management 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>W1 Waste Site Allocations LAND IS SAFEGUARDED FOR WASTE DISPOSAL PURPOSES AT DOCKSWAY WASTE DISPOSAL SITE. LAND IS ALLOCATED FOR REGIONALLY SCALED WASTE MANAGEMENT FACILITIES ON LAND SOUTH OF LLANWERN STEELWORKS (4 Ha).</p> <p>W2 Sites for Waste Management Facilities 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 12.6 HECTARES.</p> <p>W3 Waste Management Proposals DEVELOPMENT PROPOSALS FOR SUSTAINABLE WASTE MANAGEMENT FACILITIES WILL BE PERMITTED SUBJECT TO:</p> <ul style="list-style-type: none"> (i) MEETING NATIONAL PLANNING POLICY CONSIDERATIONS; (ii) THE NEED FOR PROPOSALS FOR DISPOSING OF THE TYPE, QUANTITY AND SOURCE OF WASTE 	<p>2.78 ... 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>2.79 Developments should where possible use secondary and recycled aggregates as part of the construction process in accordance with SP22 - Minerals.</p> <p>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>11.4 Docksway Waste Disposal site accommodates a number of waste management facilities in addition to its landfill element. Facilities include household waste recycling centre, open</p>

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	<p>ASSESSED AGAINST THE LOCAL AND REGIONAL REQUIREMENTS BEING ESTABLISHED.</p> <p>W4 Provision for Waste Management Facilities in Development</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>windrow composting facility, landfill gas engines and a waste transfer station.</p> <p>11.6 The South of Llanwern site is one of the 2 shortlisted Prosiect 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.</p> <p>11.14 Further detailed guidance on matters such as the types of facilities required and their design will be set out in Supplementary Planning Guidance.</p>
23. Minerals		
<p>SP22 Minerals</p> <p>THE PLAN WILL FULFIL ITS CONTRIBUTION TO THE REGIONAL DEMAND BY:</p> <p>(i) SAFEGUARDING LOCALISED POTENTIAL SAND AND GRAVEL RESOURCE BLOCKS;</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</p>	<p>M1 Safeguarding of Mineral Resource</p> <p>DEVELOPMENT THAT WOULD STERILISE OR HINDER EXTRACTION OF IDENTIFIED MINERAL RESOURCES WILL NOT BE PERMITTED.</p> <p>M2 Mineral Development</p> <p>PROPOSALS FOR MINERAL EXTRACTION OR SIMILAR DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA AS APPROPRIATE:</p> <ul style="list-style-type: none"> ▪ EVIDENCE OF LOCAL, REGIONAL OR NATIONAL NEED; ▪ PRIORITY TO THE USE OF SECONDARY MATERIALS; ▪ THE POTENTIAL TO ACHIEVE A HIGH STANDARD OF RESTORATION AND AFTERCARE. <p>M3 Oil and Gas</p>	<p>10.7 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>10.8 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>10.9 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</p>

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<p>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 EXPLORATION OR PRODUCTION OF OIL AND GAS WILL BE CONSIDERED AGAINST POLICY M2. EXPLORATION PROPOSALS WILL NORMALLY BE SUBJECT TO A ONE YEAR TIME LIMIT.</p> <p>M4 Wharves and Rail</p> <p>THE SUSTAINABLE TRANSPORTATION OF AGGREGATE WILL BE FAVOURED. EXISTING WHARVES AND RAIL INFRASTRUCTURE WILL BE SAFEGUARDED.</p>	<p>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>10.11 The production of minerals in the Newport area is mainly for construction purposes comprising hard rock and marine dredged sand and gravel. There are no known mineral energy sources (oil, gas or coal) within Newport.</p> <p>10.13 The existing and prospective wharves 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>10.14 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>10.15 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 the more sustainable modes of transport.</p>
24. City Centre		
<p>SP20 Assessment of Retail Need</p> <p>PROPOSALS FOR RETAIL DEVELOPMENT WILL BE SUBJECT TO THE APPLICATION OF THE SEQUENTIAL TEST, AND IF NOT IN A DEFINED CENTRE, TO AN ASSESSMENT OF NEED.</p>	<p>CE6 Shopfronts</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 FLOORS ABOVE;</p> <p>(iii) TAKES ACCOUNT OF THE DESIGN FEATURES OF NEIGHBOURING SHOPFRONTS SO THAT THE</p>	<p>2.75 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.</p> <p>2.77 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</p>

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	<p>DEVELOPMENT WILL FIT IN WITH THE CHARACTER OF THE STREET SCENE;</p> <p>(iv) USES MATERIALS WHICH COMPLEMENT THE STREET SCENE.</p> <p>CE7 Signs and Advertisements</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>R1 City Centre Schemes</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>R2 Primary Shopping Frontage</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> <p>(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;</p> <p>(ii) THE PROPOSAL IS NOT ADJACENT TO ANOTHER NON-RETAIL UNIT;</p> <p>(iii) 80% OF THE TOTAL LENGTH OF FRONTAGE IS MAINTAINED IN RETAIL USE;</p>	<p>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 CO₂ emissions from the extended journeys undertaken is a serious consideration in terms of climate change and environmental concerns more generally.</p> <p>4.14 ... Additional advice is available in Supplementary Planning Guidance – Security Measures for Shopfronts and Commercial Premises, and Town Centre Shopfront Policy.</p> <p>4.15 ... Within conservation areas and residential areas illuminated box signs and projecting signs will not be permitted unless 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.</p> <p>8.7 Supplementary planning guidance is available on Shopfronts and Shopfront Security Measures.</p>

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	<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) 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>R3 Non-Retail Uses in Secondary City Centre Shopping Areas</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>	

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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>R4 Non-Retail Uses in Other City Centre Shopping Areas 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>	
25. District Centres		
	<p>R5 Retail Proposals in District Centres WITHIN AND ADJACENT TO THE FOLLOWING DISTRICT SHOPPING CENTRES:</p> <ul style="list-style-type: none"> - BEECHWOOD DISTRICT CENTRE - CAERLEON DISTRICT CENTRE 	<p>8.15 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</p>

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	<ul style="list-style-type: none"> - CAERLEON ROAD DISTRICT CENTRE - COMMERCIAL ROAD DISTRICT CENTRE - CORPORATION ROAD DISTRICT CENTRE - HANDPOST DISTRICT CENTRE - MAINDEE DISTRICT CENTRE - MALPAS DISTRICT CENTRE <p>IMPROVED SHOPPING FACILITIES WILL BE FAVOURED PROVIDED THAT:</p> <ul style="list-style-type: none"> (i) THE PROPOSAL IS OF A SCALE APPROPRIATE TO THE PARTICULAR CENTRE; (ii) THE PROPOSAL WOULD NOT HAVE AN ADVERSE IMPACT ON THE VITALITY AND VIABILITY OF THE CITY CENTRE; (iii) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT; (iv) SATISFACTORY CAR PARKING, ACCESS AND SERVICING ARRANGEMENTS EXIST OR CAN BE PROVIDED. <p>R6 Newport Retail Park District Centre NO ADDITIONAL RETAIL SALES FLOORSFACE WILL BE PERMITTED AT NEWPORT RETAIL PARK DISTRICT CENTRE.</p> <p>R7 Newport Retail Park District Centre Proposals IF POLICY R6 IS SATISFIED, PROPOSALS IN NEWPORT RETAIL PARK DISTRICT CENTRE WILL BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> (i) NO NEW CONVENIENCE RETAIL FLOORSFACE IS INCLUDED; (ii) ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M; (iii) THE TYPE OR RANGE OF GOODS SOLD DOES NOT 	<p>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>8.17 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). 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>

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	<p>THREATEN THE VITALITY AND VIABILITY OF THE CITY CENTRE;</p> <p>(iv) THE SITING AND DESIGN OF THE PROPOSALS ENHANCE AND IMPROVE LINKS TO THE ADJOINING RESIDENTIAL DEVELOPMENT, PARTICULARLY FOR PEDESTRIANS AND CYCLISTS;</p> <p>(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;</p> <p>(vi) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT;</p> <p>(vii) SATISFACTORY CAR PARKING ARRANGEMENTS EXIST OR CAN BE PROVIDED.</p> <p>R8 Non-Retail Uses In District Centres</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> <p>(i) THE CONCENTRATION OF SUCH USES AT GROUND FLOOR LEVEL WOULD NOT PREJUDICE THE VIABILITY OF THE CENTRE'S RETAILING ROLE;</p> <p>(ii) SATISFACTORY CAR PARKING AND ACCESS ARRANGEMENTS EXIST OR CAN BE PROVIDED;</p> <p>(iii) 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.</p>	

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26. Large Scale Out of Centre Retailing		
	<p>R11 New Out of Centre Retail Sites</p> <p>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"> (i) NEED IS IDENTIFIED; (ii) THE PROPOSED DEVELOPMENT WOULD NOT, EITHER IN ITS OWN RIGHT OR CUMULATIVELY WITH OTHER OUT OF CENTRE DEVELOPMENTS, HAVE AN ADVERSE EFFECT ON TRADITIONAL RETAIL CENTRES AS A CONSEQUENCE OF THE TYPE OR RANGE OF GOODS SOLD; (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; (iv) ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M; (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; <p>THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT.</p> <p>R12 Development of Existing Out-of-Centre Retail Sites</p> <p>OUTSIDE THE CITY CENTRE, DISTRICT CENTRES AND NEWPORT RETAIL PARK, PROPOSALS FOR EXTENSIONS TO LARGE RETAIL OUTLETS, INCLUDING GARDEN CENTRES, REFURBISHMENT OR REDEVELOPMENT OF EXISTING STORES AND EXTENSIONS TO EXISTING OUTLETS, AND</p>	

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	<p>INCREASES IN FLOORSPACE TO PREVIOUS CONSENTS WILL ONLY BE PERMITTED PROVIDED THAT:</p> <ul style="list-style-type: none"> (i) NEED IS IDENTIFIED; (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 TRADITIONAL RETAIL CENTRES AS A CONSEQUENCE OF THE TYPE OR RANGE OF GOODS SOLD; (iii) THE SEQUENTIAL TEST CAN BE SATISFIED HAVING REGARD TO THE AVAILABILITY, SUITABILITY AND VIABILITY OF TOWN AND DISTRICT CENTRE SITES, OR EDGE-OF-CENTRE SITES WHICH COULD ACCOMMODATE THE PROPOSED RETAIL USES; (iv) THE PROPOSAL WOULD NOT INCREASE THE AREA OF THE SITE; (v) ANY RETAIL UNIT PROPOSED IS GREATER THAN 500 SQ M; (vi) 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; (vii) THE PROPOSAL IS FULLY ACCESSIBLE ON FOOT, BY BICYCLE AND BY PUBLIC TRANSPORT. 	
27. Other Retail		
	<p>R9 Small Scale Retail Proposals</p> <p>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 TOWN AND DISTRICT CENTRES, WILL BE PERMITTED ONLY WHERE:</p> <ul style="list-style-type: none"> (i) NEW RESIDENTIAL DEVELOPMENT WOULD BE 	

Revised Strategic Policy	General Policies	Selected Text
	<p>SERVED OR THE PROVISION WOULD CATER FOR UNDER-PROVISION IN THE AREA;</p> <p>(ii) THE PROPOSAL IS OF A SCALE APPROPRIATE TO THE LOCALITY;</p> <p>(iii) THERE WOULD BE NO ADVERSE EFFECTS ON THE VIABILITY AND VITALITY OF ANY DEFINED CENTRE;</p> <p>(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.</p> <p>R10 Change of Use to Non-Retail Uses Outside City and District Centres</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 OUTSIDE THE TOWN AND DISTRICT CENTRES WILL BE PERMITTED ONLY WHERE:</p> <p>(i) THE CONCENTRATION OF SUCH USES AT GROUND FLOOR LEVEL WOULD NOT PREJUDICE THE VIABILITY OF THE CENTRE'S RETAILING ROLE;</p> <p>(ii) THERE WILL BE NO UNACCEPTABLE ADVERSE EFFECTS ON THE LOCAL HIGHWAY NETWORK; AND</p> <p>(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.</p>	

Table 10.2 - Assessment Rationale

No.	Objective	Rationale
Environmental		
1	Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	<p>In order for the LDP to achieve this objective, policies should consider the need to balance the requirements of different landscape users, with a view to enhancing landscape character. Policies should include the consideration and management of accessibility to the countryside, which will include aspects such as the rights of way network and access via public transport.</p> <p>Additionally, policies should seek to limit the effect of development on the landscape, including open land lost to built development, as well as the efficient use of land and buildings. The design of development should seek to consider key views within and outside of areas of landscape value. This will be particularly in relation to the effects on Special Landscape Areas (further detailed information on the characteristics of the SLAs can be found in the 2009 report)</p> <p>Secondary beneficial effects will be associated with policies that will reduce traffic levels in the Council area, as well as other non-intrusive management and exclusion measures. The cumulative impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as potential for incremental changes to the physical environment will be considered in relation to their effect on the landscape as well as its users from a physical as well as visual amenity perspective.</p>
2	To protect, manage and enhance biodiversity	<p>Policies should seek to enhance designated and non-designated habitats and species. This may be achieved through increasing connectivity and/or reducing disturbance. Connectivity is important in order to enable migration of species, especially in the changing climate, and to enhance biodiversity. This might be done through the reinstatement/enhancement of hedgerows as well as the development of green infrastructure across urban areas, connecting urban areas with rural. Trees are an especially pertinent element of the landscape that provide important biodiversity value as well as value for human wellbeing and health, air quality, and urban drainage.</p> <p>It is important that any vegetation types are native species to the area, to ensure the reduction of invasive species that may limit and damage biodiversity.</p> <p>The policies should also seek to result in the conservation, enhancement or creation of habitats, including those in both land and marine environments.</p> <p>The LDP should aim to protect the effective viability of protected sites and species through reference to their functional size and ecological connectivity and reference the duty on the LPA under Section 40(1) of the Natural Environment and Rural Communities Act 2006.</p>
3	To ensure efficient use of land and protect geodiversity, soil quality and mineral resources	<p>Note: detailed information on the agricultural land classification for candidate sites should be referred to where appropriate/available</p> <p>To enable the achievement of this sustainability objective, the LDP should seek to make the best use of land and buildings. This may be achieved through the encouragement of higher density development and the use of previously developed land and buildings as a priority. Where greenfield sites may be used, that of lowest agricultural value should be prioritised.</p> <p>Through using previously developed land, consideration should be given to land with a low biodiversity value in the first instance.</p> <p>In relation to areas of land that are contaminated, policies should seek to reduce land contamination through remediation and safeguard soil quality and quantity. Where the remediation of land may be proposed or required, it should be ensured that this will not have effects on water quality.</p> <p>Policies should seek to encourage the local sourcing of materials, in order to protect geodiversity and mineral resources, alongside soil resources. The use of reclaimed materials should also be prioritised as in objective 12. All policies should include full consideration of potential impacts on</p>

No.	Objective	Rationale
		<p>the natural environment particularly landscape and protected sites and species.</p> <p>Secondary consideration of the effects of climate change on soils, such as the loss of organic content, will be made and the policies within the LDP should seek to mitigate these.</p>
4	To improve air quality	<p>Note: for more detailed information for assessment purposes refer to the Air Quality Action Plan</p> <p>This sustainability objective should be sought to be achieved primarily through the reduction in the volume of motorised traffic through a modal shift to more sustainable modes and improved traffic flow and reduced congestion. Significant construction activities may reduce air quality during the period of works and the policies should promote mitigation of these effects.</p> <p>Local mitigation schemes may include planting schemes to provide ameliorative effects through absorption/cleansing of pollutants especially within the AQMA.</p> <p>There should be a positive correlation between air quality, health improvements and the use of more sustainable modes of transport.</p>
5	To reduce emissions of greenhouse gases	<p>The LDP should seek to achieve this objective through reducing emissions that arise from buildings, land use change, transport, agriculture and consumer goods, amongst others. Policies could encourage more sustainable layouts within development, including the co-location of employment, residential areas and services and facilities, as well as adherence to guidance such as the Code for Sustainable Homes and BREEAM as identified in objective 13. Policies may also consider the use of low carbon methods to manage waste or wastewater; encourage home working; or achieve other elements included under objective 10.</p> <p>A major consideration will be the extent to which policies reduce the need to travel and encourage a modal shift to more sustainable transport for access to decrease traffic congestion and volume, as identified in objectives 24 and 25.</p>
6	To minimise the effects of noise pollution	<p>In order that the LDP contributes to the achievement of this sustainability objective in the plan area, policies should seek to locate noisy uses away from noise sensitive uses, taking a holistic approach. Alongside this, policies should seek to ensure that any noise pollution is minimised and environmental inequalities from this perspective reduced.</p> <p>Significant construction activities may increase noise pollution during the period of works, and the policies should promote mitigation of these effects. Additionally, the encouragement of a shift to non-motorised forms of transport will enable a reduction in noise in the urban and rural areas.</p>
7	To maintain and, where possible, enhance water quality, quantity and flow	<p>LDP policies should seek to have a positive effect on maintaining and enhancing the quality of surface and ground waters. This will include policies to control the following, amongst others: surface water run-off from impermeable surfaces; proximity of development and agriculture to watercourses; and intensity of development. Sewage discharges into watercourses should be prevented. The remediation of contaminated soils should ensure that no effects on water resources result. The opening up of culverts into watercourses and increasing the length of watercourse restored/impacted on should be considered. SUDS identified in Objective 9 may help to reduce surface water runoff and subsequently improve water quality.</p> <p>Policies and/or site allocations should consider the potential capacity of local sewerage, water and wastewater infrastructure before allowing development to take place. Policies should seek that the local area is able to adapt to the potential increase in development levels within the carrying capacity of the local environment.</p> <p>Secondary considerations might include the potential of development to contribute to the urban heat island effect or similar, which could increase demand for water through consumption and evaporation.</p>

No.	Objective	Rationale
8	To reduce water consumption	In order to reduce water consumption through the LDP, its strategy should seek to deliver measures to encourage a responsible approach to water use, re-use and conservation. Conservation methods may include grey water recycling, incorporation of dual water supplies, low water use appliances, other water efficient fixtures and water metering, to reduce pressure on potable water resources. Policies may encourage such facilities on a development-wide or building specific basis.
9	To take a long term view and minimise the risk of and from flooding and coastal erosion	<p>Note: the appraisal of policies against this objective should take into consideration the results of the SFCA Stage 2 and SMP2.</p> <p>Minimising the risk from flooding to people and property, as well minimising the frequency of flooding events should be a key consideration in the LDP. This is especially important with the increasing effects of climate change. Assessments will include the consideration of effects on flood risk from all sources either directly or indirectly through proximity/ location within areas of flood risk (for example through locating development in flood plains), or indirectly through exacerbation of effects downstream or increasing the proportion of impermeable surfaces. Policies should result in a decrease in flood risk, which may include policies to encourage Sustainable Urban Drainage Systems.</p> <p>Assessment of sites and policies should also include consideration of the potential for coastal erosion (SMP2) and the proposed management of the area in the long term (eg managed realignment).</p> <p>An increased risk from flooding to people and property may be reduced through policies to prevent increased density of development in flood risk areas. Other possible risk reduction measures that could be included within policy may include the following:</p> <ul style="list-style-type: none"> • a change in land use to reduce the vulnerability of the proposed development; • a reduction in the building platform area; • the raising of internal floor levels and flood proofing (within existing buildings) to reduce potential flood damage; • the rearrangement of buildings within the site to remove obstructions to overland flow paths; and • the placement of buildings to higher areas within the site to limit the risk of flood damage and/or enable the provision of escape routes • alternative uses for flood risk areas in terms of biodiversity, flood storage/alleviation, managing coastal squeeze etc
10	Increase energy efficiency	<p>The LDP should include policies that will encourage the implementation of the energy hierarchy, that will directly reduce energy demand and encourage energy efficiency. This may include the encouragement of improving the energy efficiency of dwellings through measures such as improved insulation; efficient heating and hot water systems; eco labelled white goods installed; and the use of low energy lighting.</p> <p>Policies could include consideration of the energy requirements of new development and whether increased infrastructural capacity for low carbon energy generation may be required.</p> <p>Assessment of the achievement of this sustainability objective will also consider indirect effects such as development located to reduce transport distances and design factors such as building orientation (linked to passive solar gain) and building form.</p> <p>The extent to which policies promote the use of low embodied energy materials from sustainable sources and material from local sources and suppliers in the construction of new developments will be assessed.</p> <p>This objective is directly linked to objective 13 which encourages sustainable design and construction.</p>
11	Promote renewable energy	In order to promote low and zero carbon energy solutions through the LDP, policies could specify the need for all developments to assess the potential for generation within their sites, implementing wherever possible as a condition of permission to provide residual energy following a series

No.	Objective	Rationale
	production and use	<p>of energy efficiency measures.</p> <p>Policies could also specify that a certain percentage of energy used on the site must come from renewable sources, generated either on site, or elsewhere where on site generation is not feasible. Policies should promote new energy generation, to include full evaluation of potential impacts on the natural and historic environment, particularly landscape and protected sites and species. It should be noted that the generation of energy from wind is unlikely to be appropriate except for in small industrial areas near the coast.</p> <p>This objective is also directly linked to objective 13 to encourage sustainable design and construction.</p>
12	Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management	<p>In order for the LDP to achieve more sustainable waste management, the movement of waste up the waste hierarchy, it could include policies that directly reduce the generation of waste and increase the recycling of waste against standard levels expected for development, e.g. by providing recycling and composting facilities within and near to homes as well as public buildings and areas. Policies should also specifically refer to the need to reduce, re-use and recycle construction waste.</p> <p>The LDP might also encourage the creation of more green jobs and a skilled workforce (in line with Towards Zero Waste- WG) to support an economy where 70% of materials are recycled.</p> <p>The LDP should also include the allocation of sufficient land to enable as much self sufficiency in waste management and processing as possible.</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	<p>To enable the promotion and subsequent installation of sustainable and high quality design in all development, the LDP could include policies that encourage the adherence to standards as outlined in BREEAM, The Code for Sustainable Homes, and Secured By Design guidance. This will enable development to reduce its impact on as well as adapt to climate change effects such as temperature change. Additionally, policies should encourage the consultation of the Design Commission for Wales in all major developments, as well as require the submission of design statements for all developments.</p>
Social		
14	Improve equality of opportunities amongst all social groups and improve health and wellbeing	<p>In order to contribute towards this objective, the LDP should seek to improve the distribution of and access to employment opportunities, services and facilities across the plan area. Improving standards and affordability in housing and encouraging a varied social mix within communities may also be included. Measures to improve the image of some areas should be considered, including improving safety, discouraging crime through design and increasing community involvement in development activities, for example through policies promoting public art. Policies should focus efforts on the areas suffering from the highest levels of deprivation such as Pillgwenlly. (note: consider the content of Pillgwenlly Regeneration Framework)</p> <p>In order to improve the health and wellbeing of the population, the LDP could seek to improve access to health facilities. Indirectly, health levels could be improved through secondary effects of policies to reduce air pollution; ensuring homes are of a decent standard and decreasing noise</p>

No.	Objective	Rationale
		pollution as well as traffic congestion. Improving walking and cycling facilities (as identified in objective 26) as well as community facilities (as identified in Objective 16) for both purposeful and recreational trips will both improve physical activity levels as well as decrease air pollution and traffic. Improving access to and provision of greenspace and improving the physical environment in general may increase both informal and formal physical activity levels, as well as create a general sense of wellbeing. In order to encourage the local production and consumption of food, soil resources and land should be protected and enhanced for supporting organic farming initiatives and allotments.
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	Accessibility might be improved in the LDP to improve public rights of way and their integration and connectivity within new development. The LDP could include new or enhanced provision of facilities, including open space and space for play/sport/recreation, as well as improved access either directly through increased provision in areas of deficiency, or indirectly through improved transport links in relation to the thresholds indicated in objective 24. This policy is also related to objective 25 which seeks to improve public transport provision and use, improving accessibility for all sectors of the community.
16	Improve the quantity, quality, variety and affordability of housing	The LDP should seek to ensure a supply of housing that is appropriate to local needs, especially in relation to population growth. The affordability, high quality and mix of housing to create more sustainable communities should be prioritised. This might be ensured through the requirement for all housing, including private housing, to meet the Welsh Housing Quality Standard. Affordable housing should be provided within a mix of types and tenures of housing to ensure mixed communities. Policies should consider whether residential development is in accessible locations and supported by adequate infrastructure capacity, including transport, waste and water considerations. Additionally, the LDP should provide a policy to cater for the needs of gypsies and travellers within the plan area through the provision of sites as well as the provision of a criteria based policy to allow the consideration of applications to cope with increased need.
17	To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods	The LDP should include policies that engender a sense of safety and reduce crime and fear of crime through indirect measures such as incorporating design features in new development (such as additional lighting, CCTV, active street frontages, development reaching 'secured by design' standards). The LDP could seek to discourage incidences of anti-social behaviour and opportunistic crime, often attributed to 'boredom' or a 'lack of things to do', through increasing the range and availability of community facilities, especially open and green space and leisure facilities.
18	To conserve and enhance the historic environment of	The LDP should seek to have a positive effect on Listed Buildings, Buildings at Risk, Conservation Areas, Scheduled Ancient Monuments, Historic Parks and Gardens, Ancient Woodlands and the Gwent Levels historic landscape. Negative physical change or increased disturbance should be avoided. Policies should seek to encourage sympathetic integration of development with local character. Alongside designated features, non-designated features of local historical and architectural interest and value should also be considered, since

No.	Objective	Rationale
	Newport	<p>these can make an important contribution to creating a sense of place, local identity and distinctiveness in both rural and urban areas. Beyond site specific areas, consideration should be given to landscapes and townscapes, as well as the potential for unrecorded archaeological interest.</p> <p>Policies that reduce traffic levels will provide secondary benefits, as will other non-intrusive traffic management and exclusion measures.</p> <p>Policies to reduce the effects and contribution to climate change could help to reduce the impact on heritage sites from weather events.</p> <p>The impact of encroachment on greenfield sites, air pollutants, noise and vibration as well as consideration of the cumulative impact of incremental changes to the physical environment, particularly in the setting of sensitive sites/ buildings, will also be reflected in the assessment.</p>
19	To identify, promote, strengthen and enhance the cultural identity of Newport	The LDP should seek to identify the cultural identity of Newport in order to enable a policy direction that seeks to promote, strengthen and enhance this identity. Policies may include the encouragement of an increase in welsh speakers, community groups, cultural events and activities, and welsh medium education.
Economic		
20	To enable high and stable levels of local employment in Newport	In order to contribute to local employment levels, the LDP should seek to provide land and buildings for employment use, in locations that are accessible by sustainable modes. In particular, 'green' employment opportunities will be the most significant in terms of sustainability. Assessment of LDP policies will consider the creation of new employment opportunities and the characteristics of the employment provided including aspects such as employment sector, wage levels, skill requirements, and the contribution this will make to the long term sustainability of employment opportunities in the area. This objective will be furthered through the development of objective 23.
21	To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment	<p>The LDP may contribute to economic growth in a variety of different ways – availability of different employment types; enhanced access to employment sites for all modes; enhancement of infrastructure to support the development of new areas and innovation/R&D; secondary, multiplier or 'seeding' effects of particular types of development; measures to attract and retain a more diverse workforce; and enhancement of the landscape, townscape and/or other aspects of local 'image' and sense of place to support investment. Most of these measures are addressed within other objectives in the SA Framework, and cumulatively will help to improve the economy.</p> <p>The LDP could encourage a range of facilities to enable a diverse range of employment opportunities to arise, creating more viable and sustainable economic growth. The LDP should also ensure that there is a sufficient supply of appropriate employment sites for the development of high value and sustainable business growth.</p>
22	To enhance the profile of Newport, and strengthen the tourist economy, sensitively capitalising on	<p>In order to contribute to the achievement of this objective, the LDP should include policies that seek to encourage other sustainability objectives within the framework. Improvements in accessibility to, as well as within the plan area, will also increase its appeal as a visitor attraction. Decreasing air pollution through a shift to more sustainable modes of transport; improving the recreational and leisure offer; enhancing the landscape and historic assets; and enhancing green spaces and biodiversity will also enhance environmental, heritage and leisure assets and their settings.</p> <p>Additionally, the LDP should seek to improve visitor specific facilities such as accommodation and restaurants. The success of the Ryder Cup could be built upon to promote the area as a sporting destination. The combination of these factors, alongside an encouragement of visitors to the</p>

No.	Objective	Rationale
	environmental, heritage, and leisure assets and ensuring that benefits are experienced locally	plan area, encouragement of improved visitor facilities at attractions such as that at the Newport wetlands, and ensuring sustainable modes of transport include linkages within as well as to areas outside of Newport, will help to improve the tourism economy.
23	To contribute to educational attainment and increase skill levels to promote/develop a knowledge based economy	<p>In order to promote the development of the knowledge based economy, the LDP should contribute towards improvements in existing education facilities or the creation of additional educational facilities, specifically tertiary and higher education centres. Non-academic education should also be encouraged, such as schemes including 'The Basic Skills Employers Pledge'. Policies could increase favourability towards improved accessibility to educational facilities for those with low skills levels through their location.</p> <p>The increase in skills levels in relation to improving business competitiveness is a priority in the area. Measures included within policies to augment passive education such as interpretation of the natural and historic environment and community involvement in development initiatives will also be included in assessments.</p>
24	Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns	<p>The LDP should encourage a reduction in the need to travel, through ensuring that development is served by an adequate range of local facilities and employment opportunities to meet community needs. The following services may be included as priorities alongside other employment opportunities:</p> <ul style="list-style-type: none"> • nursery/first school; • primary/middle school; • secondary school; • health centre; • local shop; • pub; • post office; • community centre; • local centre; • district centre/superstore; • leisure centre; • place of worship; • outdoor open access public area; • children's play area; and

No.	Objective	Rationale
		<ul style="list-style-type: none"> • pharmacy. (for thresholds see Barton et al. (2003), reproduced in Table 7.1) Policies that encourage home working through the installation of home offices – a requirement of BREEAM – and IT infrastructure will be commended.
25	Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling	This objective should be achieved through LDP policies to accommodate the residual travel requirements after objective 24 'to reduce the need to travel' has been met. The 'transport hierarchy' should be prioritised, as identified in the Manual for Streets. The LDP should prioritise the encouragement of walking and cycling as the first option to reduce the current reliance on the private car, to decrease overall reliance on motorised transport. This might include the identification where possible and integration of the national Sustrans network within developments. Policies should subsequently seek to encourage a modal shift to bus and train transport, by improving frequency, reliability and convenience of services, especially with regard to journeys to work and school. This will have positive effects on greenhouse gas emissions, as well as human health and local air quality. Specific journeys such as travel to work and routes to school could be prioritised as an initial focus for policy development. Furthermore, the provision of specific public transport to meet the needs of the increasing population of over 65s and under 16s should be considered.
26	To seek to improve the vitality and viability of the City Centre	In order to contribute to this objective, the LDP should include policies to support the regeneration of the City Centre, through the allocation of sites for retail use as part of a mix that includes residential, leisure and employment uses, to encourage an increase in footfall throughout the day and into the evening. Policies that seek to encourage sustainable transport and reduce the need to travel will encourage a reduction in city centre traffic and increase footfall, which will lead to benefits against this objective. Policies and measures that will increase the quality of the built environment will also have benefits for this objective.

Results of the Assessment

- 10.11 **Appendix G** presents the results of the detailed appraisal of the potential effects of the LDP policies predicted to arise from their implementation. The text below presents a summary analysis of the detailed appraisal, focusing on significant effects and setting out recommendations for improving the sustainability of the policies. **Table 10.3** presents a summary of the significance of direct effects of the 27 policy components (see paragraph 10.5) from the detailed appraisal.
- 10.12 The significance of effects is denoted using the following system of symbols:
- | | |
|-----|---|
| +++ | Strongly positive |
| ++ | Moderately positive |
| + | Slightly positive |
| 0 | No effect |
| - | Slightly negative |
| -- | Moderately negative |
| --- | Strongly negative |
| +/- | Combination of positive and negative effects / neutral effect |
- 10.13 For the purposes of analysing the results of the assessment, significant effects are those that result in strongly or moderately negative or positive effects.
- 10.14 It should be emphasised that the information quality, and attendant uncertainties and assumptions required to address them, vary across the evidence base for the SA objectives. This has been systematically recorded and taken into account in the detailed appraisal sheets (see **Appendix G**). Thus, where a major effect has been predicted for a particular SA objective, but the evidence base for this contains uncertainties or its interpretation requires a number of assumptions, the measure of information quality recorded in the appraisal has been reduced, and this is reflected in the calculation of the effect significance (see Chapter 2 for further details of the appraisal methodology).
- 10.15 The assessment is based on certain important assumptions with regard to the SA Objectives, which are detailed in **Table 10.2**.

Table 10.3 - Summary of Significance of Effects of the LDP Policies

	LDP Assessment Component																										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
1	++	++	0	+	++	++	+++	++	++	+	-	+	+	+/-	+	+	--	--	+	+/-	+	--	--	0	0	0	0
2	++	+	0	+	++	++	+++	0	++	-	+	+	+	+/-	+	++	--	---	-	+/-	+	--	--	0	0	0	0
3	++	++	+	++	+	+	+++	0	0	++	+/-	+	+/-	+/-	+	+	--	+/-	+++	+	-	--	++	+	0	+	0
4	++	++	0	++	0	+/-	+	+	0	+/-	-	+	+/-	+/-	++	+	--	--	+	+	-	--	-	+	+	-	+
5	++	+	-	+++	0	+/-	0	++	0	--	-	+	+/-	+/-	++	+	--	--	+	+/-	-	0	+/-	+	+	-	+
6	+	++	0	+/-	0	+	0	0	0	-	-	+	+/-	+/-	++	+	--	--	-	+	+/-	--	-	+	+	-	+
7	++	+	++	+	++	0	++	0	0	-	-	+	0	0	+	0	-	-	+/-	+/-	0	--	--	0	0	0	0
8	++	0	0	+	++	0	0	++	0	-	-	+/-	+	+	0	0	0	+	+	+/-	+	-	-	0	0	0	0
9	++	+	+	+/-	+++	+	++	0	+	--	-	+	+	+	+	+	-	-	--	0	+	--	--	0	0	0	0
10	+++	0	0	++	0	0	0	++	+/-	+	++	++	+	+	0	0	0	+	+	+	+	0		0	0	0	0
11	++	0	0	++	0	0	0	0	+/-	+	++	+	+	+	0	0	0	+/-	+	+	+	+		0	0	0	0
12	++	0	0	+	0	0	0	0	0	+	++	+	-	-	+	0	--	+	+	-	--	+++	++	0	0	0	0
13	+++	+	0	+	+	+/-	+	++	+/-	+	++	++	-	+	++	+	--	+	++	+	+	0	0	++	0	0	0
14	++	++	0	++	+	++	++	0	0	+	+++	++	+++	++	++	+	-	++	++	+++	+	-	-	0	0	0	0
15	++	++	0	0	+	++	++	0	+	++	++	+	+++	+++	++	+	+	0	++	+++	+	0	0	+	+	0	+
16	++	++	0	0	0	0	0	++	0	++	+++	+++	0	0	+	0	0	0	++	0	0	0	0	0	0	0	0
17	++	++	0	0	0	0	0	+	0	+	++	++	+/-	+	+	0	-	0	++	0	+	0	0	+/-	+/-	0	0
18	+	0	0	+/-	+	+	+	++	+++	+	-	+	+/-	0	0	0	0	-	+	+	-	0	0	+	0	0	0
19	+	0	0	0	0	+	+	+++	+++	+	++	++	-	+	0	0	0	0	++	0	+++	0	0	+	0	0	0
20	++	0	0	+	0	0	0	0	0	0	++	+	+	+	+	0	++	++	+	+/-	++	+	+	++	++	+	+
21	++	0	0	+	+	+	0	0	0	+	++	+	+	+	+	0	++	++	+	+/-	+++	+	+	0	0	0	0
22	+	+	0	+/-	+	0	++	+	++	0	+	+	+	+	+	++	+	0	++	+	+++	0	0	0	0	0	0
23	+	0	0	+	0	0	0	0	0	0	+	0	+++	+	+	0	0	+	+	0	0	0	0	0	0	0	0
24	++	+	0	0	+	0	0	+	0	++	++	+	+	+	++	+	--	+/-	++	+	-	+	0	0	+	-	+
25	++	0	0	0	0	+/-	+	++	0	++	+	0	+/-	+/-	++	+	--	+/-	++	+	-	0	+	++	0	0	0
26	++	+	0	0	+	0	0	0	0	++	++	+	+	+	+	0	+	+	++	0	+	0	0	+++	+++	0	0

SA Objectives

1. Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management
2. To protect, manage and enhance biodiversity
3. To ensure efficient use of land and protect geodiversity, soil quality and mineral resources
4. To improve air quality
5. To reduce emissions of greenhouse gases
6. To minimise the effects of noise pollution
7. To maintain and, where possible, enhance water quality, quantity and flow
8. To reduce water consumption
9. To take a long term view and minimise the risk of and from flooding and coastal erosion
10. Increase energy efficiency
11. Promote renewable energy production and use
12. Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable 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
14. Improve equality of opportunities amongst all social groups and improve health and wellbeing
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
16. Improve the quantity, quality, variety and affordability of housing
17. To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods
18. To conserve and enhance the historic environment of Newport
19. To identify, promote, strengthen and enhance the cultural identity of Newport
20. To enable high and stable levels of local employment in Newport

21. To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment
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
23. To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy
24. Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns
25. Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling
26. To seek to improve the vitality and viability of the district centres and City Centre

Component 1: Sustainability

- SP1: Sustainability
- GP1: General Development Principles – Climate Change

Summary

- 10.16 Significant positive effects have been predicted against most of the SA Objectives for the policies in this component. No negative effects have been predicted.
- 10.17 Policy SP1 sets out the overarching LDP strategy, which focuses on the regeneration of previously developed sites. The efficient use of land will add to this policy direction, which should help protect greenfield land. The policy promotes a modal shift to more sustainable modes of transport and a reduction in the reliance on the private car. This 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. Other aspects of the natural environment such as biodiversity and air quality are also likely to be protected by this policy. Effects may also have benefits for human health and wellbeing.
- 10.18 The re-use and recycling of existing materials for construction and compliance with BREEAM and CfSH requirements required through Policy GP1 should help minimise the use of primary mineral resources and materials as well as reduce the potential impacts from waste. 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) leading to significant positive effects.
- 10.19 Support for low carbon energy development and sustainable building design is one of the main goals of 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. 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.
- 10.20 As part of this, policy SP1 aims to (x) conserve and ensure the efficient use of resources such as water and minerals. Reducing 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). This should lead to significant positive effects.
- 10.21 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. This issue is addressed in more detail within policies in assessment component 5.
- 10.22 The promotion of high quality sustainable design and sustainable settlements through criteria such as reducing the need to travel, promoting improved accessibility to services and facilities, as well as environmental improvements, should have benefits for future and exiting residents' wellbeing. This should also help to reduce social and geographical inequalities. This could also provide benefits for the prevention of anti-social behaviour and stimulate positive interactions within the communities.

- 10.23 Policy SP1 aims to encourage economic diversification which could help to strengthen the local economy, provide employment opportunities and improve the vitality and viability of the city centre. Indirect effects are associated with the support for low carbon energy use, which should stimulate the development of this relatively new economy sector. This is reflective of the Economic Development Strategy (2011), which recommends that Newport establishes itself as a 'sustainable and green city' in order to encourage sustainable economic growth. This could also have benefits for tourism.
- 10.24 Policies within this component set out overall principles to ensure that Newport's future is shaped in a sustainable way. Not surprisingly, the component scores highly against the bulk of the SA objectives. The following recommendations have been set out to further enhance its potential to achieve sustainable development.

Recommendations

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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.
- 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.

Component 2: Health and Amenity

- SP2: Health
- GP2: General Development Principles – General Amenity
- GP7: General Development Principles – Environmental Protection and Public Health
- CF7: Allotments

Summary

- 10.25 Significant positive effects are predicted against 8 of the SA Objectives for the policies within this component. No negative effects have been predicted.
- 10.26 Ensuring development makes a positive contribution to health and well-being is the primary objective of Policy SP2. Policy GP7 also aims to ensure that development will not be permitted which would cause or result in unacceptable harm to health. Policy GP2 seeks to design out the opportunity for crime and anti-social behaviour. It also 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.
- 10.27 In addition, Policy SP2 provides support for open space and various facilities and Policy CF7 safeguards allotments, which should provide local communities with opportunities for active and varied leisure time spending and divert from anti-social behaviour.

Recommendations

- 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.
- Policy CF7 could include criteria encouraging the development of additional allotment provision where a need is identified.

Component 3: Infrastructure

- GP3: General Development Principles – Infrastructure

Summary

- 10.28 Generally, this policy component does not introduce identifiable effects. It is likely to have a beneficial effect on water as a result of providing water and sewerage infrastructure, which could lead to environmental benefits.

Recommendations

1. It is recommended that the policy be renamed to 'service infrastructure' to reflect the narrow interpretation of infrastructure included under the 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'

Component 4: Energy

- CE14: Renewable Energy

Summary

- 10.29 The policy promotes the use of renewable energy sources, taking into account environmental and amenity considerations. It performs well across some SA Objectives; however, the policy could be amplified by including more specific details on the renewable energy targets and potential for relevant types of renewable energy.

Recommendations

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 wind⁵⁹. 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.
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.
3. Suggest change 'urban' to 'settlement' with regards to the boundary description for consistency and to remove potential confusion.
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.

Component 5: Flood Risk, Coast and Water Resources

- SP3: Flood Risk
- SP4: Water Resources
- CE13: Coastal Zone

Summary

- 10.30 The policies in this component are predicted to lead to significant positive effects against 5 of the SA Objectives. No significant negative effects are predicted.
- 10.31 The component supports sustainable solutions to manage flood risks and coastal erosion taking a long term view on the predicted changes. 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

⁵⁹ Wadelin, GD (year unknown) A Technical Capacity Study for Wind Turbines within Newport County Borough

the long term, e.g. 100 years, therefore, aligning flood and coastal erosion management with the recommendations within these documents should ensure sustainable solutions.

- 10.32 Safeguarding the coastal area from inappropriate development will provide benefits for landscape and biodiversity objectives, as there are many environmental 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. Policy SP4 within this component also aims to protect water quality and reduce water consumption through such measures as the incorporation of SUDS in the development, the re-use of water, appropriate location of development, design measures and reduction of the levels of run-off.

Recommendations

1. See recommendations under assessment component 1. The use of green infrastructure could help to provide benefits under the aspects considered in these policies.

Component 6: Green Belt, Landscape and Countryside Development

- SP5: Countryside
- SP6: Green Belt
- SP7: Green Wedges
- SP8: Special Landscape Areas
- CE1: Development in the Green Belt
- CE2: Development in Green Wedges
- H10: Conversions in the Countryside
- H11: Extensions to Conversions
- H12: Replacement Dwellings in the Countryside
- H13: Extensions to Dwellings in the Countryside

Summary

- 10.33 Overall, this policy component seeks to protect the Green Belt and Countryside and supports the provision of green wedges, all of which could assist in encouraging increased outdoor recreation and is likely to create conditions that would support the future development of new infrastructure that could benefit communities and the environment. Significant positive effects are predicted against 4 of the SA Objectives. No negative effects are predicted.
- 10.34 No recommendations are made for this assessment component.

Component 7: Conservation of the Natural Environment

- SP9: Conservation of the Natural, Historic and Built Environment
- GP5: General Development Principles – Natural Environment
- CE5: Environmental Spaces
- CE12: Locally Designated Nature Conservation and Geological Sites

Summary

- 10.35 The policies within this component seek to protect and encourage conservation of the natural environment and include a specific policy on 'Environmental Spaces'. It also recognises that green spaces have importance for recreational and amenity purposes as well as providing habitat value.
- 10.36 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. Sites with high biodiversity - and designated sites in particular - can be tourist attractions that can strengthen the tourist economy.
- 10.37 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. 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.
- 10.38 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 filtrated. Provision of green space can also reduce flood risk through maintaining greenfield run off rates.
- 10.39 Generally, this policy component introduces significant positive effects against the environmental sustainability objectives. This is because the policies are directly related to protection of the natural environment.

Recommendations

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.

Component 8: Design

- GP6: General Development Principles – Quality of Design

Summary

- 10.40 Generally, this policy introduces positive sustainability effects as it encourages high quality design. The policy seeks to ensure that development reflects the character of the locality and is designed to respond to the context of the site. This should ensure that development is sensitively designed and detailed, leading to benefits for the natural and built environment. Significant positive effects are predicted against 9 of the SA Objectives. No negative effects have been predicted. There are, however, a number of recommendations for improvement including cross referencing to other policies and the inclusion of climate change adaptation.

Recommendations

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).
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)
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.
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 Policy GP6.

Component 9: Historic Environment

- GP8: General Development Principles – Archaeology
- CE8: Historic Landscapes, Parks, Gardens and Battlefields
- CE9: Locally Listed Buildings and Sites
- CE10: Archaeologically Sensitive Areas
- CE11: Conservation Areas

Summary

- 10.41 This component is concerned with the conservation and enhancement of historic environment, covering all assets and their settings. Preserving Newport's heritage will help strengthen its cultural identity, capitalise on its valuable assets and make the area more attractive for tourists, bringing benefits to the local residents and economy. Significant positive effects have been predicted against 5 of the SA Objectives. No significant negative effects are predicted.
- 10.42 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 CE11 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 will benefit local biodiversity.
- 10.43 Conservation of historic assets may be perceived as an obstacle for the application of energy efficiency measures and renewable technologies, even though these two areas do not have to be in conflict. The sensitive addition, on a case-by case basis, of renewable technologies and energy efficiency measures can help minimise the risk of fuel poverty and improve the level of comfort without adversely affecting the historic and architectural character of these valuable buildings.

Recommendations

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.

Component 10: Housing

- SP10: House Building Requirement
- H1: Housing Sites
- H17: Gypsy and Traveller Transit Accommodation
- H18: Gypsy and Traveller Residential Accommodation

Summary

- 10.44 The policies within this component have been predicted to lead to both significantly positive and significantly negative effects against the SA Objectives.
- 10.45 This component is concerned with the provision of housing in Newport. Strategic Policy SP10 makes sufficient land available for a total of new 8750 dwellings from 2011 to 2026 in primarily previously developed land. Policy H1 identifies 157 sites to accommodate such residential development. Policy H17 allocates two sites for gypsy and traveller transit accommodation and Policy H18 allocates 3 further sites for permanent gypsy and traveller residential accommodation.
- 10.46 This component delivers positive effects against social sustainability objectives through the development of new housing, leading to the provision of high quality new dwellings and communities, an increased sense of community and benefits in deprived areas. It also caters specifically for the needs of Gypsies and Travellers.
- 10.47 Positive effects are also delivered for economic sustainability objectives as an improved built environment through housing development may increase the number of potential employees in the area and attract business investment. Two sites (H51 and H52) are part of regeneration sites which should help create a mix of uses that could lead to more sustainable development patterns. Additionally, an increase in housing development could increase the vitality and viability of local centres as more people will live in these areas.
- 10.48 From an environmental perspective, the supply of housing focused on brownfield sites and sites within settlement boundaries will contribute to protecting areas of landscape quality from development and lead to the remediation of contaminated brownfield sites. However, some of the Gypsy and Traveller sites are allocated on greenfield land and are also at high risk of flooding.
- 10.49 A number of sites are adjacent to or contain areas of high level of environmental protection and could cumulatively lead to significant effects on biodiversity, even with the application of the relevant LDP policies. An increase in housing levels is also likely to contribute to an increase in greenhouse gases emissions from increased traffic and emissions from new dwellings.

Recommendations

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.
2. Regarding Policies H17 and H18, the assessments suggest that some of these sites are at high risk of flooding. It is recommended that G&T 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.

3. Detailed SPG to be produced on outdoor play space (see component 13) should include the consideration of amenity for existing residents alongside new 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.

Component 11: Eastern Expansion Area

- SP11: Eastern Expansion Area

Summary

- 10.50 Policy SP11 identifies land to the east of the city centred on the redundant part of Llanwern Steelworks as mixed use urban expansion area which will provide a range and choice of housing, employment and community uses. The assessment of this regeneration area policy has led to the prediction of a range of effects, with significantly positive effects predicted against 8 of the SA Objectives. Although significant negative effects have been predicted for particular periods of time against some of the other SA Objectives, the overall effects have not been predicted as significant.
- 10.51 The strategic site allocation includes the development of both previously developed 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 as well as landscape quality in this location. However, the loss of greenfield land in other locations could lead to negative effects.
- 10.52 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.
- 10.53 Glan Llyn (which already has permission and is being developed) 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. This could also provide benefits for community wellbeing and cohesion. The development of a sense of 'community' should increase over time as communities become more established in the local area. 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. Further, the AQAP considers *"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."*
- 10.54 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. 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. Alongside requirements included in the SPG, 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.
- 10.55 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. The SPG includes specific reference to a number of requirements, which could help to reduce the potential for negative effects and encourage positive effects. These measures include:

- "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.
- Identification of the importance of local 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). 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.
- A strategy for the small pockets of land that contain the 'best and most versatile' agricultural land.
- 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.
- The aim of the SPG is to cut water consumption by half ('measured against a standard specification'). A number of measures of how this may be applied are outlined in the policy document.
- A target for 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.
- The requirement for retail, leisure and community facility provision/assessment of need.
- 'Ensure safety is prioritised and integrated within the design (Secure by Design principles).
- Energy efficiency, the use of renewable energy and combined power solutions.

10.56 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. 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.

Recommendations

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.
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

- H2: Housing Standards
- H3: Housing Mix and Density
- H4: Affordable Housing
- H5: Affordable Housing Rural Exceptions
- H6: Sub-division of Curtilages, Infill and Backland Development
- H7: Annexes to Residential Dwellings
- H8: Self Contained Accommodation and Houses in Multiple Occupation
- H14: Caravans
- H17: Gypsy and Traveller Accommodation Proposals

Summary

- 10.57 This component contains a number of policies setting standards for the delivery of housing. Significant positive effects were predicted for 6 of the SA Objectives. No negative effects have been predicted. Policy H2 requires new housing to be built to high environmental standards, Policy H3 requires the provision of a mix of housing types and densities and policies H4 and H5 set the standards for the % of affordable housing in different settings. Policies H6 to H8 set conditions for development within existing residential areas and properties. Static caravans, mobile houses and park homes will be treated as any other residential, application (Policy H14) and conditions are also set for proposals for gypsy and traveller caravan sites.
- 10.58 These policies deliver many positive effects against the set of sustainability objectives. In particular, 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.
- 10.59 An improvement in housing standards across all built development should create a level playing field to enable all members of the community to live in a high quality home. This effect is likely to increase over time as all housing stock is gradually replaced or improved. Policy H3 requires a mix of housing types and densities to meet a range of needs, although which needs is not specified. The requirement for the provision of affordable housing to meet the identified need in policy H4, H5 and H17 should lead to positive effects against improving health and wellbeing.
- 10.60 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.

Recommendations

1. Policy H2 – consider adding specific reference to ‘adaptability and flexibility of accommodation’ within LDP paragraph 5.12.
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.
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.
5. Policy H3 – consider whether to specify potentially suitable housing densities;
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)
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.

Component 13: Existing and New Community Facilities

- SP12: Community Facilities and Requirements
- CF13: Protection of Existing Community Facilities
- CF14: Protection of Existing School Sites
- CF1: Protection of Playing Fields, Land Used for Sport and Recreation and Areas of Play
- CF2: Protecting Sub Regional Sport and Leisure Facilities
- CF3: Outdoor Play Space Requirements
- CF15: School Sites

Summary

- 10.61 This policy component encourages the development of new community facilities through Policy SP12. Significant positive effects are predicted for 3 of the SA Objectives. No negative effects are predicted. Proposals that would result in the loss or change of use in building use for community facilities (Policy CF13), of school sites (Policy CF14) and in redevelopment for other purposes of land used for sports and recreation (Policy CF1) are heavily conditioned. Redevelopment of sub regional sport and leisure facilities is not permitted (Policy CF2). In addition, provision of outdoor play open space will be sought in all development (Policy CF3) and new or enlarged schools are required at 7 sites (Policy CF15). Overall, this policy component is likely to lead to an increase in the community facilities which will offer potential local employment opportunities. Together with the provision of outdoor play open space and the protection of existing facilities this component will deliver clear health and wellbeing benefits for communities by increasing the range of recreational activities.

Recommendations

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.

Component 14: Developer Contributions

- SP13: Community Infrastructure Levy

Summary

- 10.62 This policy requires development to make contributions to local and regional infrastructure in proportion to its scale and sustainability of its location. Overall, this policy will secure new infrastructure that will benefit existing and new communities.

Recommendations

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.
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.

Component 15: Transport

- SP14: Transport Proposals
- SP15: Integrated Transport
- GP4: General Development Principles – Highways and Accessibility
- T1: Railways
- T2: Heavy Commercial Vehicle Movements
- T5: Walking and Cycling
- T6: Public Rights of Way Improvement
- T7: Public Rights of Way and New Development

Summary

- 10.63 This policy component sets out the conditions under which transport proposals will be supported (Policy SP14) and how Integrated Transport will be implemented in line with SEWTA regional transport plan (SP15).
- 10.64 General development principles associated with development proposals for highways and accessibility are set out in Policy GP4. 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, reducing congestion and thereby improving air quality and reducing noise pollution and greenhouse gases emissions. Long term effect due to the nature of travel behaviour change programmes. 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. Medium to Long term positive effect increases as travel

behaviour change programmes need to mature to have the biggest reduction in motorised travel.

- 10.65 Policy T1 safeguards the railway system and sets out how it will be further developed. This policy is likely to result in increased mode shift to rail services and improve local air quality particularly in Air Quality Management Areas. 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.
- 10.66 Policy T2 allows development which generate heavy commercial vehicle movement only in locations with access to a railway line, wharf or dock; where this is not feasible locations readily accessible to strategic and principle routes must be chosen. Importantly, such type of development will not be permitted elsewhere. Moving waste by train for example could indirectly support sustainable waste management by reducing the impacts of HGV movements.
- 10.67 Policy T5 sets the network of safe walking and cycling routes that will continue to be protected and developed. 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.
- 10.68 Policies 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. 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.
- 10.69 As a result this component results largely in positive effects against most of the sustainability objectives.

Recommendations

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.

Component 16: Recreational Accessibility

- T8: All Wales Coast Path
- CF5: Riverfront Access
- CF6: Usk and Sirhowy Valley Walks

Summary

- 10.70 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 and leisure destinations thereby improving health and enhancing recreational opportunities for all social groups. This could also encourage people to use the active modes for other trips which may otherwise be made by car. Changing the travel behaviour of members of the community 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.
- 10.71 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.

- 10.72 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'.

Recommendations

1. Parking demand at key recreational destinations needs to be considered in conjunction with the consideration of sustainable accessibility.

Component 17: Highways Infrastructure

- SP16: Major Road Schemes
- CE3: Routeways, Corridors and Gateways
- T3: Road Hierarchy
- T4: Parking

Summary

- 10.73 Policy SP16 safeguards land for highway schemes such as the eastern extension of the Southern distributor road through Llanwern steelworks and junction 28 improvements. These highway schemes could have a direct negative effect on open spaces by developing infrastructure, this could impact on the existing landscapes and biodiversity through the development and subsequent use in terms of noise and visual intrusion. Direct negative effects on local air quality may also result. Policy CE3 highlights the London to South Wales railway as being a key route, this will 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.
- 10.74 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 important in identifying appropriate mitigation measures. This could reduce the significance of effects.
- 10.75 New transport infrastructure will attract vehicle trips which lead to greater emissions which is likely to have a direct effect on climate change. The supporting text of Policy CE3 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.
- 10.76 Greater provision of infrastructure highlighted in Policy SP16 and key corridors in CE3 will allow a greater movement of people across Newport, this will enable a greater accessibility to social, recreational and leisure destinations as well as employment. 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 CE3 does aim to minimise these impacts.
- 10.77 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 CE3 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.

Recommendations

1. See recommendations under Component 15.

Component 18: Employment

- SP17: Employment Land Requirement
- SP18: Employment Sites
- EM1: Employment Land Allocations
- EM3: Alternative uses of Employment Land

Summary

- 10.78 Policy SP17 makes provision for approximately 165 ha of employment land for the period 2011-2026. Policy SP18 determines that new industrial and business development will be located within three main areas within Newport's urban boundary:
- WEST NEWPORT AT COEDKERNEW;
 - SOUTH EAST NEWPORT WITHIN THE EASTERN EXPANSION AREA;
 - URBAN AREA, RIVER USK CORRIDOR, AND DOCKS.
- 10.79 In addition, Policy EM1 allocates major employment land at 8 further locations outside Newport's urban boundary:
- i. DUFFRYN - 78 HECTARES FOR LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES;
 - ii. EAST OF QUEENSWAY MEADOWS, SOUTH OF GLAN LLYN – 142 HECTARES FOR LARGE SCALE PROJECTS OF AT LEAST 10 HECTARES;
 - iii. CELTIC SPRINGS – 6 HECTARES PRIMARILY FOR B1 USE;
 - iv. SOLUTIA – 58 HECTARES FOR B1, B2 AND B8 USE AND LEISURE USE;
 - v. NEWPORT DOCKS - 204 HECTARES FOR B1, B2 AND B8 USES;
 - vi. GWENT EUROPARK – 16 HECTARES FOR B8 DISTRIBUTION USES;
 - vii. PORT ROAD, MAESGLAS – 10 HECTARES FOR B1, B2 AND B8 USES;
 - viii. LAND OFF CHARTIST DRIVE, ROGERSTONE – 2 HECTARES FOR B1, B2 AND B8 USES.
- 10.80 Finally, Policy EM3 sets the criteria against which proposals for alternative sites of employment land will be assessed.
- 10.81 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).
- 10.82 Policy EM1 (i) and (ii) requires that development may be permitted provided that *"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)."* However, it is unclear how 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. The previous iteration of SA recommended that the Queensway Meadows site (ii) and Solutia site (iv) not be carried forward for development. Justification for development of the site is based on economic considerations, which is considered to have negative consequences for biodiversity. The Newport Docks Site (EM1(v)) is directly adjacent or includes an internationally designated SAC, nationally designated SSSI and locally designated SINC. The Gwent Europark (EM1(vi)) includes land designated as SSSI. EM1(iii) includes an area designated as a SINC. It is likely that negative effects will be significant - the policy text indicates when HRA will be required to support development proposals.

- 10.83 The development of site EM1(ii) and (iv) would lead to the development of a significant area of greenfield land (including valuable agricultural land), which is not considered to be an efficient use of land. EM1(iii) also involves the development of a greenfield site. All other employment designations are based on brownfield land which could lead to benefits against this objective. EM1(v) is a mineral safeguarding area for wharves.
- 10.84 An increase in development is likely to lead to an increase in noise and air pollution from traffic. Other types of pollution will depend on the types of employment facilities developed. Construction activity is likely to be the most significant source of noise pollution.
- 10.85 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.
- 10.86 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.
- 10.87 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) also contains a listed building. This could lead to negative effects against this objective, however, effects should be minimised through other LDP policies.
- 10.88 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 EM3 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.
- 10.89 Sites (iii) to (viii) of policy EM1 specify the types of business use that will be encouraged by land use typology. This is not included for (i) and (ii). 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.
- 10.90 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.
- 10.91 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 effectiveness of travel plans.

- 10.92 The majority of the major employment sites are not within the city centre. 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.

Recommendations

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.
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.
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).
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.
5. Policy EM1 for port related employment development should consider long term coastal change implications using the SMP2.
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).

Component 19: Regeneration

- SP19: Urban Regeneration
- CE4: Waterfront Development
- H9; Housing Estate Regeneration
- EM2: Regeneration Sites
- CF4: Water Based Recreation

Summary

- 10.93 Policy SP19 favours development proposals which assist the regeneration of the urban area. It outlines that proposals will be favoured where they contribute to the vitality, viability and quality

of the environment of the city centre, as well as provide business opportunities and reuse vacant, underused or derelict land. The proposals are likely to contribute the vitality and viability of the city over time through encouraging a mix of uses and subsequent increase in footfall.

10.94 Policy H9 sets out the conditions under which proposals for the regeneration of housing areas will be favourably considered and Policy EM2 includes 12 locations where regeneration schemes will be encouraged in Newport:

- i) GLAN LLYN, LLANWERN 194 HECTARES FOR RESIDENTIAL, COMMUNITY, COMMERCIAL AND LEISURE USES;
- ii) LLANWERN FORMER STEELWORKS EASTERN END 51 HECTARES FOR B1, B2 AND B8 USE;
- iii) LLANWERN FORMER TIPPING AREA SOUTH OF QUEENSWAY - 122 HECTARES FOR B1, B2 AND B8 USE;
- iv) PHOENIX PARK (FORMER PIRELLI WORKS), CORPORATION ROAD - 2 HECTARES FOR B1, B2 AND ANCILLARY USES;
- v) OLD TOWN DOCK / GEORGE STREET 27 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;
- vi) LOWER DOCK STREET (REMAINDER OF FORMER CATTLE MARKET SITE) 0.2 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;
- vii) RIVER FRONT 1 HECTARES FOR INSTITUTIONAL, COMMERCIAL AND LEISURE USES;
- viii) GODFREY ROAD (REAR OF STATION) 2 HECTARES FOR BUSINESS AND COMMERCIAL USES;
- ix) CRINDAU 10 HECTARES FOR B1, COMMERCIAL, LEISURE AND RESIDENTIAL USES;
- x) WHITEHEAD WORKS 21 HECTARES FOR RESIDENTIAL, B1, B8 AND HEALTH TRUST USES;
- xi) CARDIFF ROAD (MONMOUTHSHIRE BANK SIDINGS) 1 B1, B8 AND HEALTH TRUST USES;
- xii) NOVELIS (ALCAN), ROGERSTONE 37 HECTARES FOR B1, COMMERCIAL, LEISURE, RESIDENTIAL AND COMMUNITY USES.

10.95 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, which could lead to further benefits and mixed communities.

10.96 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.

- 10.97 Policy CE4 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), River Front (vii) and Old Town Dock/George Street (v), could lead to negative effects on water quality (i.e. during construction) as well and in the longer term through operational use. Groundwater may be negatively affected by the regeneration of previously developed land through the disturbance to contaminated soils and subsequent pollution events. The River Usk Management Strategy is referred to in supporting text, which should help 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; Novelis; and Crindau to internationally protected areas. Coastal and Floodplain Grazing Marsh UKBAP Priority Habitat is identified at EM2 (ii). Any effects should be mitigated and managed where necessary. It is likely that regeneration schemes could have some positive effects on biodiversity in the long term as they will necessarily incorporate wider biodiversity schemes as required under policy GP5.
- 10.98 Sites v, vi and vii all contain land within flood zones C1 and C2. Therefore 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.
- 10.99 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 ix Crindau (also see housing allocation H55); x Whitehead and xi Monmouthshire Bank Sidings (housing allocation H51); and xii 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.
- 10.100 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.
- 10.101 The regeneration of the city centre is likely to encourage the development of a range of employment opportunities locally, over time, and 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.
- 10.102 The proximity of site 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. Taken together, these measures could lead to positive effects in the long term, as a modal shift is enacted.

- 10.103 Policy CE4 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. 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.

Recommendations

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.
2. Further guidance on sustainable design standards for housing estates to be refurbished could usefully be provided for policy H9.
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 an increase in precipitation levels and flash flooding.
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.
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.
6. Where sites may contain historic buildings, it should be specified that these should be reused as part of proposals.
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.

Component 20: Rural Economy

- CF8: Horse Related Developments

Summary

- 10.104 Policy CCF8 sets out the conditions under which horse related developments, both recreational and commercial, will be permitted. Overall, this policy is likely to lead to an increase in the horse-related recreational and commercial activities, which will provide some employment and leisure opportunities for rural communities and visitors to Newport. No recommendations are made for this policy.

Component 21: Tourism

- CF9: Tourism
- CF10: Celtic Manor
- CF11: Commercial Leisure Developments
- CF12: Outdoor Leisure Developments

Summary

- 10.105 Policy CF9 allows for new and improved tourism related development, particularly where regeneration objectives will be complemented. Policy CF10 designates a leisure area in the

Usk Valley around the Celtic Manor resort within which further development for leisure purposes will be approved subject to conditions set in the policy. Policy CF11 allows for the considerations of commercial leisure development outside the city and district centres against conditions set in the policy and Policy CF12 permits proposals that have a significant outdoor leisure element subject to conditions.

- 10.106 These policies are expected to mainly deliver significant positive effects on economic sustainability objectives. They will provide new tourism and commercial leisure related employment opportunities and will 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.
- 10.107 No recommendations are suggested.

Component 22: Waste

- SP21: Waste Management
- W1: Waste Site Allocations
- W2: Sites for Waste Management Facilities
- W3: Waste Management Proposals
- W4: Provision for Waste Management Facilities in Development

Summary

- 10.108 Policy W1 safeguards land for waste disposal purposes at Docks Way Waste Disposal site and allocates land for a regionally scaled waste management facility on land south of Llanwern Steelworks. Policy W2 identifies all allocated, permitted and existing B2 industrial sites as potentially suitable locations for new waste management facilities subject to detailed assessment and Policy W3 sets the conditions under which development proposals for sustainable waste management facilities will be permitted as follows:
- (i) Meting national policy considerations;
 - (ii) The need for proposals for disposing of the type, quantity and source of waste assessed against the local and regional requirements being established.
- 10.109 The effects of the three policies above on a number of environmental sustainability objectives will be dependent on location and design of individual facilities but they are highly likely to be negative given the type of facilities under consideration. 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.
- 10.110 Waste management development can consume significant amounts of water in their construction and operation and therefore effects on nearby water resources can be negative.
- 10.111 Policy W4 will seek the provision in all new development for facilities for the storage, recycling and other waste management. This will lead to an increase in waste recycling rates. 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.

- 10.112 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 will contribute to increase local employment opportunities.
- 10.113 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.
- 10.114 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 will reduce the need for the waste to travel long distances in order to be managed or treated leading to increased resource efficiency.

Recommendations

- 10.115 Although there are policies in the LDP covering the protection of the environment and supporting text to the waste policies referring to assessment of environmental impact, it is felt that these do not adequately cover waste developments which have different characteristics from housing, employment, tourism or retail development and are likely to result in a more significant environmental impacts which need to be properly considered and for which clear conditions should be set. The following recommendations are made with regards to Policy W3:
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 sites will need to be adopted.
 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 unacceptable risk of off-site flooding, development should not be permitted.
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.

Component 23: Minerals

- SP22: Minerals
- M1: Safeguarding of Mineral Resource
- M2: Mineral Development
- M3: Oil and Gas
- M4: Wharves and Rail

Summary

- 10.116 Policy M2 sets out the criteria for proposals for mineral extraction or similar development to be considered as follows:
- Evidence of local/regional or national need;
 - Priority to the use of secondary materials; and
 - The potential to achieve a high standard of restoration and after care.
- 10.117 The effects of this policy on environmental sustainability objectives will be dependent on location and design of individual sites but they are highly likely to be negative given the type of facilities under consideration. The criteria above doesn't include any specific reference to environmental factors although 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.
- 10.118 Policy M1 does not permit development that would sterilise or hinder the extraction of mineral resources. This will ensure the protection of mineral resources for future use.
- 10.119 To the extent that Policy M4 favours sustainable transportation of aggregate there it is likely that there will be a positive effect on this objective. However, more mineral extraction sites will require more energy to run. Unless all energy used is renewable there is likely to be an increase in the emissions of greenhouse gases from mineral extraction sites.
- 10.120 Mineral extraction sites can consume significant amounts of water in their operations and effects on nearby water resources can be negative.
- 10.121 Mineral extraction development (Policy M2) and the exploration or production of oil and gas (Policy M3) will 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).

10.122 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.

10.123 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.

Recommendations

10.124 Although there are policies in the LDP covering the protection of the environment and supporting text to the minerals policies referring to assessment of environmental impact, it is felt that these do not adequately cover minerals developments which have different characteristics from housing, employment, tourism or retail development and are likely to result in a more significant environmental impacts which need to be properly considered and for which clear conditions should be set. The following recommendations are made with regards to Policy M2:

1. 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.
2. 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.
3. The policy could also state that restoration of mineral workings to after-uses which 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.
- 10.125 An additional recommendation is that 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 planning and preventing the use of unsuitable roads.

Component 24: City Centre

- SP20: Assessment of Retail Need
- CE6: Shopfronts
- CE7: Signs and Advertisements
- R1: City Centre Schemes
- R2: Primary Shopping Frontage
- R3: Non-Retail Uses in Secondary City Centre Shopping Areas
- R4: Non-Retail Uses in Other City Centre Shopping Areas

Summary

- 10.126 The application of the sequential test to the location of retail through Strategic Policy SP20 and its promotion within Newport City Centre (Policy R1) will ensure a more efficient use of land when compared to out-of city centre retail which will tend to locate on greenfield land.
- 10.127 By avoiding extended shopping trips beyond Newport's boundaries to Cardiff and Cwmbran, mainly by car and increasing accessibility by public transport to the City Centre, this will contribute to the reduction of air pollution, noise pollution and greenhouse gases originated by such car movements.
- 10.128 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 should reduce effects to a minimum.
- 10.129 In the City Centre redevelopment retail proposals will only be allowed if their scale, design and layout are compatible with the architectural character and visual environment (Policy R1). 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. This will promote high quality design in City Centre retail development as well as enhance the historic environment of Newport and its cultural identity.

- 10.130 An increase in retail provision in the City Centre generated by this policy component 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 will provide complimentary uses to retail. In addition, an increase in footfall and active frontages in the City Centre 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
- 10.131 New retail development in the City Centre (Policy R1) will 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 will also generate employment.
- 10.132 Development of the City Centre as first approach to retail proposals will ensure that new retail development is easily accessible to the population and served by the greatest range of transport options, including walking and cycling.
- 10.133 Policy R1 favours redevelopment proposals to enhance the provision of retail facilities within the City Centre shopping area. This will result in the strengthening of the retail function of the City Centre and improve its vitality and viability.

Recommendations

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.
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.
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.

Component 25: District Centres

- R5: Retail Proposals in District Centres
- R6: Newport Retail Park District Centre
- R7: Newport Retail Park District Centre Proposals
- R8: Non-Retail Uses In District Centres

Summary

- 10.134 Policy R8 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.
- 10.135 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
- 10.136 Retail redevelopment and non-retail uses development in the District Centres (Policies R5 and R8) will generate additional local retail and non-retail employment.

- 10.137 By providing improved shopping facilities in district centres (Policy R5) 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. This will result in beneficial effects on air quality and reduce noise pollution as well as contribute to a reduction in the emissions of greenhouse gas emissions.
- 10.138 District centres provide a range of shops and services for its immediate areas. Policy R5 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.

Recommendations

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.
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.

Component 26: Large Scale Out of Centre Retailing

- R11: New Out of Centre Retail Sites
- R12: Development of Existing Out-of-Centre Retail Sites

Summary

- 10.139 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.
- 10.140 If need is identified for a large scale retail development (Policy R11), any retail unit proposed will need to be larger than 500m² potentially generating a large number of jobs in one single location.
- 10.141 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 with the consequent increase of air pollution and noise levels in their vicinity and an increase in the emissions of greenhouse gases.
- 10.142 There are no recommendations for enhancement or mitigation identified.

Component 27: Other Retail

- R9: Small Scale Retail Proposals
- R10: Change of Use to Non-Retail Uses Outside City and District Centres

Summary

- 10.143 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.
- 10.144 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.

- 10.145 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. This will result in beneficial effects on air quality and reduce noise pollution as well as contribute to a reduction in the emissions of greenhouse gas emissions.
- 10.146 There are no recommendations for enhancement or mitigation identified.

11. Cumulative, Synergistic and Indirect Effects

11.1 The results of the detailed assessment of the Deposit Plan policies are presented in **Appendix G**. The assessments focused primarily direct and indirect (secondary) effects, acting in isolation. As required by the SEA Regulations, cumulative, synergistic and indirect effects have also been recorded and analysed during the appraisal. More details about the methodology utilised can be found in Chapter 2. **Table 11.1** lists the results of this analysis.

Table 11.1 - Summary of Cumulative, Synergistic and Indirect Effects

Policies	Effects	Causes	Significance
Policies within components 1,2,5,6,7,8,9, 17,18,22,23	Cumulative effect on landscapes and open spaces	Development of a substantial number of dwellings, including in greenfield sites, could have a significant effect on landscape and open spaces. Particularly prominent due to protected status of the Levels and SLAs. Also, employment, infrastructure, waste and minerals development will all compound negative effects. However, design policies and mitigation provided elsewhere in the LDP as well as national guidance, may minimise these effects, although an overall negative effect is predicted.	Potential long term adverse effect although design measures may minimise effects.
Policies within components 1, 5, 6, 7, 9, 16, 17, 18, 22 and 23	Cumulative effects on biodiversity	Although potential for significant negative effects through cumulative effect of designated and non designated habitats and species both on brown and greenfield sites. Particular importance given the European designated sites at the Severn Estuary. Protection of species and habitats through comprehensive policies aiming to ensure the impact of development is minimised or mitigated	Potential long term adverse effect although measures may minimise effects.
Policies within components 1, 2, 4, 7, 10, 11, 17, 19, 21, 22 and 23	Cumulative effects on the efficient use of land, soil quality and natural resources including waste reduction	Overall, the cumulative effect of the LDP strategy is likely to improve the efficiency of land use in Newport, as policies seek to direct development to regenerate previously developed sites. Sustainable design measures will help ensure that the efficient use of natural resources). However, the scale of planned development is likely to lead to an overall increase	Significant effects with regard to the efficient use of land, especially in the short to medium term or until sites are no longer available. Potentially significant positive effects with regards to the use of natural

Policies	Effects	Causes	Significance
		in the use of natural resources.	resources which may be offset by an increase in absolute amount of resources used for new development, resulting only in a relative decoupling.
Policies within components 1, 2, 4, 8, 10, 15, 17, 18 and 22	Cumulative effects on increasing greenhouse gas emissions and reducing air quality locally	Greenhouse gas emissions arise from a wide variety of sources including transport (road and air), construction, waste disposal and the general operation of buildings (heating and lighting systems). While the cumulative effects of realising the scale of development set out in these policies is likely to result in an overall increase in emissions across the plan area, the policies should afford a combating effect.	Potentially significant detrimental effects of an increase in greenhouse gas emissions. However, potential positive combating effects overall if the LDP policies are implemented effectively and as behavioural change takes place over the longer term.
Policies within components 1, 3, 5, 7, 8, 22 and 23	Cumulative effects on water quantity, quality and flow	Policies that seek to reduce traffic levels, promote remediation of contaminated sites and increase the amount of greenspace will help improve the quality of and reduce the rate of runoff entering watercourses. This is in addition to direct policies seeking to improve the quality of water bodies and their environment. Policies to encourage sustainable design measures could reduce consumption.	Potentially significant positive effects over the medium to longer term as runoff is reduced and habitats recover from previous pollution levels.
Policies within components 1, 5, 7, 10, 19, 22 and 23	Cumulative effect on minimising the risk of and from flooding and coastal erosion	The policies may result in an increase in impermeable surfacing that may have the potential to increase risk of localised flooding. Site specific assessments have highlighted potential risks. Synergistic negative effects could result although effective mitigation through implementation of other LDP policies and the recommendations set out in the SFCA.	Potential long-term adverse effects unless mitigated in accordance with the SFCA.
Policies in components 1, 4, 8, 11 and 12	Cumulative effects on the increase in energy efficiency and generation and	Policies in the LDP seek to promote energy efficient design and enable the creation of energy from low and zero carbon sources through building design. The LDP will be	Beneficial effects over the plan period.

Policies	Effects	Causes	Significance
	use of renewable energy	implemented within the context of national planning policy, which could improve design standards, whilst creating a level playing field for improved deliverability over time.	
Policies within components 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 19 and 24	Synergistic effects on promoting a high quality built and natural environment whilst adapting to the potential effects of climate change	<p>Policies that seek to reduce the effects on contributing to further climate change may also enable development to adapt to the impacts of future climate change through increased resilience through temperature variations through improvements in buildings' design. Policies will also have synergistic effects through measures which seek to reduce the effects of development on biodiversity, such as green infrastructure. Benefits may include reduction in flood risk, urban cooling, and air quality improvements through pollution sequestration as well as encouraging walking and cycling to reduce traffic levels. Policies also encourage green roofs, which can have benefits for energy efficiency of buildings.</p> <p>Policies also seek to reduce flood risk by developing in areas of low risk and reducing development in greenfield locations.</p>	Potentially significant positive effect for reducing the impact of climate change.
Policies within components 1, 2, 3, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20 and 21	Cumulative indirect effects on improving equality of opportunities among all social groups and improve health and wellbeing	<p>Policies within these components when taken together lead to the identified effects through the following: the regeneration of areas of deprivation through improving environmental quality and improving accessibility to and availability of key services and facilities and securing employment opportunities and improving provision of a range of types, sizes, tenures and quality of housing for various social groups, including affordable housing.</p> <p>Policies requiring the provision of community facilities and services in accessible locations are likely to include health facilities which may have direct health benefits. Community facilities may also help reduce crime levels and fear of crime by increasing community interaction and natural surveillance.</p>	Potentially significant positive effects likely over the medium and long term as development proposals are delivered.

Policies	Effects	Causes	Significance
		<p>Additionally, policies encompassing high quality housing; improvement in walking and cycling provision (for commuting/travel to school as well as leisure) and an improvement in recreational and leisure facilities and access to them may stimulate health improvements through an increase in physical activity. Synergistically, the predicted benefits from an increase in walking and cycling routes, reduction in crime and fear of crime, combined with the joint provision of green infrastructure may lead to improvements in air quality, physical activity and a sense of wellbeing through community interaction, which are all likely to have a significant positive effect on physical and mental health.</p>	
<p>Policies within components 1, 2, 8, 10, 11, 12, 19 and 20</p>	<p>Cumulative effects on improving the quantity, quality, variety and affordability of housing</p>	<p>Policies within these components will cumulatively help deliver the required levels of housing. This will be achieved through provision of high quality housing, including a proportion of affordable housing and provision for Gypsies and Travellers.</p>	<p>Significant positive effects developing over the medium and longer term as more development proposals are completed.</p>
<p>Policies within components 8, 9, 11, 12, 17, 19 and 21</p>	<p>Cumulative effect on enhancing cultural identity</p>	<p>The regeneration schemes, including regeneration of existing housing sites, proposed are likely to have significant cumulative benefits 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.</p>	<p>Significant positive effects developing over the medium and longer term as more development proposals are completed.</p>
<p>Policies within components 1, 11, 17, 18, 21, 24 and 25</p>	<p>Cumulative and synergistic effects on enabling high and stable levels of local employment and support business growth and</p>	<p>Policy content encompasses the delivery of a wide range of different employment generating development, seeking to improve the reputation of Newport, which should assist in enabling high and stable levels of employment through diversification and maximising employment opportunities. Providing some employment in district centres and</p>	<p>Significant positive effects developing over the medium and longer term as more development proposals are completed.</p>

Policies	Effects	Causes	Significance
	competitiveness	increasing overall accessibility by sustainable modes throughout the City will help reduce economic exclusion. Added to this, policies relating to the improvement of design and the environment in the city may improve its attractiveness to investors and increased population over the longer term.	
Policies within components 7, 9, 16, 19 and 21	Cumulative effect on enhancing the tourism profile	The restoration of the Monmouthshire and Brecon Canal, as well as the regeneration of waterside locations adjacent to the River Usk could lead to improved regional tourism over time. Added to this effect, policies seeking to conserve and enhance the natural environment, including the Gwent Levels and coast, could improve the accessibility and attractiveness of local landscapes and historic assets could have positive tourism effects.	Potentially significant positive effects over time on a regional basis.
Policies within components 1, 8, 10, 11, 15, 19 and 24	Cumulative and synergistic effects on reducing the need to travel and promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport	Policies which seek to reduce the need to travel, for example, the development of large scale mixed use regeneration projects could improve accessibility and enable people to meet their every day needs. The provision of new employment opportunities within easy access of the city centre, supported by improved public transport and district centres may reduce the need to travel and reliance on a private car.	Potentially positive effects likely in the long term as a modal shift to more sustainable transport is realised.
Policies within components 1, 10, 11, 19, 24 and 25	Cumulative and synergistic effects on enhancing the vitality and viability of the district centres and City Centre	Most of the policies within the LDP strive to create sustainable settlement, seeking to enhance vitality and viability in the centres, such as policies to enhance accessibility, local environment, housing, employment and mix of uses, and equality of opportunity, delivering synergistic effects.	Significant positive effects developing over the medium and longer term as more development proposals are completed and their benefits are realised.

12. Mitigation

Task B5

- 12.1 The term 'mitigation' encompasses any approach, which is aimed at preventing, reducing or offsetting significant adverse sustainability effects that have been identified. In practice, a range of measures applying one or more of these approaches is likely to be considered in mitigating any significant adverse effects predicted as a result of implementing the LDP. In addition, it is also important to consider measures aimed at enhancing positive effects. All such measures are generally referred to as mitigation measures.
- 12.2 However, the emphasis should, in the first instance, be on proactive *avoidance* of adverse effects. Only once all alternative options or approaches to avoiding an effect have been examined should mitigation then examine ways of reducing the scale/importance of the effect.
- 12.3 Mitigation can take a wide range of forms, including:
- Changes to the preferred policies, including bringing forward new options to address specific elements that cause adverse effects, or adding or deleting options;
 - Refining options in order to improve the likelihood of positive effects and to minimise adverse effects;
 - Technical measures (such as setting guidelines) to be applied during the implementation stage;
 - Identifying issues to be addressed in project environmental impact assessments for certain projects or classes of projects;
 - Proposals for changing other plans and programmes; and
 - Contingency arrangements for dealing with possible adverse effects.
- 12.4 Mitigation measures for each policy were identified in the individual assessments throughout the SA process and are highlighted in the policy specific recommendations in chapter 11. It is considered that the recommended mitigation for the LDP has been incorporated where necessary as a result of the SA. Detailed responses to the SA Recommendations and how they have been reflected in the LDP can be found in **Appendix H**. Additional measures as a result of the HRA AA were integrated into the LDP ahead of the assessments undertaken as described in Chapter 10. It is considered that these inclusions, alongside national planning policy and other documents accompanying the LDP such as the SFCA and the accompanying SPG, should lead to the avoidance of significant negative effects.

13. Monitoring

Task B6

- 13.1 The SEA Directive states that '*member states shall monitor the significant environmental effects of the implementation of plans and programmes.....in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action*' (Article 10.1). In addition, the Environmental Report should provide information on a '*description of the measures envisaged concerning monitoring*' (Annex I (i)) (Stage E).
- 13.2 SA monitoring will cover significant social and economic effects as well as significant environmental effects and it involves measuring indicators which will enable the establishment of a causal link between the implementation of the plan and the likely significant effects (both positive and negative) being monitored. In line with the SEA Directive, these significant positive and negative effects should be monitored with the implementation of the LDP.
- 13.3 The sustainability appraisal of LDP Policies and associated sites has identified significant effects with regards to all SA objectives which will require monitoring.
- 13.4 The SA guidance recommends SA monitoring to be incorporated into Local Authority's existing monitoring arrangements. In accordance with Planning and Compulsory Purchase Act 2004, the Local Authority is required to prepare an Annual Monitoring Report (AMR) to assess the implementation of the Local Development Plan and the extent to which policies and proposals are being achieved and to identify any changes if a policy is not working or if the targets are not met.
- 13.5 At this stage it is anticipated that SA monitoring will take place annually alongside the monitoring of the LDP. The Proposed Monitoring Programme in *Error! Reference source not found.* contains two types of indicators which have been identified taking the requirement for post-implementation monitoring in consideration: i) indicators taken from existing sources of indicators; and ii) proposed indicators suggested by the NCC, SA team and by consultees on their responses to the previous SA Report consultations.
- 13.6 It is important to note that it will not always be necessary to collect data for all the indicators and that there are already some similarities between the indicators proposed in the Core Strategy and the indicators identified by the SA. The Council will need to consider SA indicators to identify those that can be effectively used to monitor the sustainability effects of the LDP. This will need to be undertaken in dialogue with statutory environmental consultees and other bodies as in many cases, the monitoring information will be provided by outside bodies.
- 13.7 There will be a need for careful consideration of the practicalities of monitoring to be taken into account in shaping the Final Monitoring Programme, especially in the context of limited resources at the City level. The emphasis must be on creating a balanced, effective, yet achievable set of monitoring criteria

Table 13.1 – Monitoring Programme

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
1	Protect or enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management	% of new development within walking distance (3km) of natural greenspace in accordance with Accessible Natural Greenspace Toolkit	Increase	Annual	NCC
		<u>% change in accessibility and connectivity of public rights of way due to new development⁶⁰</u>	Increase	Annual	NCC
		Amount of urban and rural public open space lost to new development	Minimise- target of nil	Annual	NCC
		Total area of open space used for recreation (informal and formal)	Increase	Annual	NCC
		Amount or proportion of landscape subject to enhancement associated with new development	Increase	Annual	NCC
		Number of new developments that will affect an SLA	Decrease	Annual	NCC
		Proportion of landscape outside of the settlement boundaries lost to new development	Minimise- target of nil	Annual	NCC
2	Protect, manage and enhance biodiversity	Loss of trees covered by TPOs as a result of new development	Minimise- target of nil	Annual	NCC
		% trees lost to new development that are replaced	100%	Annual	NCC
		<u>Amount of green space important for ecological connectivity identified and safeguarded from new development</u>	LBAP targets to be added when they've	Annual	NCC

⁶⁰ 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	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
			been updated.		
		Area of important wildlife habitat lost to other uses affecting functional viability	Zero	Annual	NCC
		Number and area of land and aquatic habitat creation schemes associated with new development	LBAP targets to be added when they've been updated.	Annual	NCC
		Area of land enhanced for biodiversity value through the use of s106 agreements	LBAP targets to be added when they've been updated.	Annual	NCC
		<u>% of new development and land use incorporating Green Infrastructure</u>	Increase	Annual	NCC
		<u>% native species used in landscaping schemes as part of new development</u>	Increase	Annual	NCC
3	Land is used efficiently and geodiversity, soil quality and mineral resources are protected	% dwellings built on previously developed land subject to assessment against the sustainability objectives	No target set- to be prioritised where appropriate for development	Annual	NCC
		% of residential sites developed at a density of 30-50 dph	Increase- target 100%	Annual	NCC
		<u>Area of potentially contaminated land remediated and brought back into use (without negative effects on the water environment)</u>	Increase	Annual	NCC
		<u>% of building materials used that have been sourced from the local area in new development</u>	Increase	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		<u>% of reclaimed materials used in new development</u>	Increase	Annual	NCC
		<u>% of planning permissions granted resulting in loss of grades 1,2 and 3a land</u>	Decrease	Annual	NCC
4	Improvement in air quality	Number of native vegetation and planting schemes to provide carbon sink capacity and improve air quality locally in new development	Increase	Annual	NCC
5	Reduction in emissions of greenhouse gases	Carbon Dioxide (CO₂) emissions per capita	Decrease 3% per annum	Annual	NCC
6	Minimisation of the effects of noise pollution	Number of residential permissions granted in TAN11 category C and D locations	Nil	Annual	NCC
		Number of new developments in noisy locations that include noise minimisation measures such as buffers	Increase if development meets other sustainability criteria	Annual	NCC
7	Maintenance or enhancement of water quality, quantity and flow	<u>Improvements to existing off-line drainage as a result of new development</u>	Increase	Annual	NCC
		<u>Number of developments on contaminated soils implementing measures to protect water quality</u>	Increase	Annual	NCC
		<u>Number of new developments which include improvements to local sewerage, water supply and waste water treatment infrastructure to cope with increased demand through planning obligations</u>	Increase	Annual	NCC
8	Reduction in water	<u>Number of grey water systems used in new developments</u>	Increase	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
	consumption	<u>Number of new developments with incorporation of dual water supplies</u> <u>Internal potable water use of less than or equal to 32m³ per bedspace per year in new developments</u> <u>Installation of water efficient fixtures in new developments</u> <u>Rainwater collection system for watering gardens and landscaped areas in new developments</u>	Increase	Annual	NCC
9	Minimise the risk of and from flooding and coastal erosion in the short and long term	% of development approved in flood risk areas contrary to TAN15 % of new developments approved in C1 and C2 development advice map zones against EA advice % relevant permissions with SUDS schemes where appropriate <u>Number of new properties at risk of flooding</u> <u>% of new development approved in areas of managed realignment</u>	Zero	Annual	NCC
			by 50% in areas of low probability of flooding, 75% in areas of medium flood risk, and 100% in areas of high flood risk, at peak times from: Hard surface runoff Roof runoff	Annual	NCC
			Decrease	Annual	NCC
			Zero	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		<u>% of flood plain used for flood storage/alleviation, coastal squeeze management, biodiversity enhancement</u>	Increase	Annual	NCC
10	Increase in energy efficiency	<u>Energy consumption per capita</u>	Decrease	Annual	NCC
		<u>% of new developments considered to be 'zero carbon'</u>	Increase	Annual	NCC
		% of owner occupiers signing up to NCCs energy performance and generation programme for existing dwellings	Increase	Annual	NCC
		% of development served by heating and hot water systems with an average NO_x emission rate of less than or equal to 40 NO_x mg/kWh	Increase	Annual	NCC
		%SAP ratings of new housing equal or higher than 65	The target SAP for all dwellings is a minimum of 65 described under the Home Energy Conservation Act (HECA) 1995	Annual	NCC
		<u>% of development which includes improvements to local energy supply and telecommunications to cope with residual demand through planning obligations</u>	Increase	Annual	NCC
		<u>Use of zero carbon wastewater treatment in new development (such as reed beds)</u>	Increase where appropriate	Annual	NCC
% of new development where 75% dedicated low energy lights have been specified	Increase	Annual	NCC		

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
11	Increase in renewable energy production and use	<i>% of new development where residual electricity is generated from renewable sources following energy efficiency measures</i>	Increase	Annual	NCC
		Number of planning permissions for environmentally appropriate renewable energy schemes	Increase	Annual	NCC
12	Achievement of waste reduction and decrease in waste sent to landfill, and increase in levels of recycling to achieve more sustainable waste management	% waste reduced (including through reuse)	By 2025, 27% reduction in waste compared to 2007 levels ⁶¹	Annual	NCC
		% new development that uses recycled or sustainably produced materials from local sources	Increase to contribute to national targets	Annual	NCC
		<u>% of new development which includes improvements to waste management infrastructure to cope with increased demand through planning obligations</u>	Increase	Annual	NCC
		% of waste recycled (including composting)	municipal: 52% 2012/13 58% by 2015/16 64% by 2019/20 70% by 2024/25 commercial: 57% by 2015/16 commercial and	Annual	NCC

⁶¹ <http://wales.gov.uk/docs/desh/publications/100621wastetowardszeroen.pdf>

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
			industrial: 67% by 2019/20 70% by 2024/25		
% energy from waste		maximum 42% by 2015/16 ¹⁷ maximum 36% by 2019/20 maximum 30% by 2024/25	Annual	NCC	
% level of waste sent to landfill		Phased out by 2025 ¹⁷	Annual	NCC	
13	Promotion and achievement of 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	<u>% of new dwellings meeting Code for Sustainable Homes Level 3 and the relevant credits under Ene1⁶²</u>	100%	Annual	NCC
		<u>% of new commercial buildings meeting BREEAM 'Very Good' Standard and 'Excellent' rating under Ene1¹⁸</u>	100%	Annual	NCC
		<u>% of development with a design and access statement submitted</u>	100%	Annual	NCC
		<u>% of major schemes where DCfW has been consulted</u>	Increase	Annual	NCC

⁶² <http://wales.gov.uk/docs/desh/publications/110228ppwchapter4en.pdf>

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
14	Improvement to equality of opportunity amongst all social groups and improvement in health and wellbeing	% of new development that develops or maintains a physical environment that makes it easier and safer for people to choose to be more physically active⁶³	Decrease	Annual	NCC
		% of new development where distance and transport accessibility to access health care facilities is improved	Improve	Annual	NCC
		% of new development that includes space for the growing of food locally	Increase	Annual	NCC
15	Protection and provision of improved local, social, recreational and leisure facilities for all sectors of the community, and improvement to their accessibility	Provision of accessible open space and play areas	Improve existing or increase provision based on local needs	Annual	NCC
		Level of community infrastructure by ward	Increase	Annual	NCC
		Loss of local community facilities	Decrease	Annual	NCC
		Number of S106 agreements secured on new developments for improvements in community facilities	Increase	Annual	NCC
16	Improvement to the quantity, quality, variety and affordability of housing	Number of new affordable units delivered and integrated into developments in relation to population growth	Increase	Annual	NCC
		% of eligible residential planning permissions where affordable housing has been negotiated	Increase	Annual	NCC
		Number of people from vulnerable groups with access to safe, secure accommodation that meets their needs	Increase	Annual	NCC

⁶³ Active Newport Strategy 2011-14

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		% of houses meeting Welsh Housing Quality Standard	100%	Annual	NCC
		Affordability of housing for people in lower quartiles of income	Increase	Annual	NCC
		Amount of land provided or planning permission granted for sites to meet the needs of gypsies and travellers	Increase	Annual	NCC
17	Reduction in crime and social disorder and the fear of crime, and promotion of safer neighbourhoods	Fear of crime per ward during the day and at night	To reduce the level of ASB by 5% per annum each year for the three year period	Annual	NCC
		% of new development that meets the 'secured by design' certification criteria	Increase	Annual	NCC
		% of public realm with natural surveillance	Increase	Annual	NCC
18	Conservation and enhancement of the historic environment of Newport	Number of planning permissions granted against conservation officer recommendations	Nil	Annual	NCC
		Number of conservation area appraisals undertaken during plan period	Increase to full coverage	Annual	NCC
		Application of ASIDOHL to new development in Gwent Levels	100%	Annual	NCC
		Area of ancient woodland and planted ancient woodland	Increase	Annual	NCC
		<u>No. of Scheduled Ancient Monuments adversely affected by new development</u>	Nil	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		<u>No. of Historic Parks and Gardens adversely affected by new development</u>	Nil	Annual	NCC
19	Promotion and strengthening and enhancement of the cultural identity of Newport	% of Welsh speakers in Newport	Increase	Annual	NCC
		% change in the number of community groups registered	Increase overall number	Annual	NCC
		% of pupils in Welsh medium education	Increase	Annual	NCC
20	Enabling of high and stable levels of local employment in Newport	% change in economically active population	Increase	Annual	NCC
		% employment opportunities that are considered environmentally 'sound'	Increase	Annual	NCC
		% of population employed	Increase	Annual	NCC
		% good quality local jobs created	Increase	Annual	NCC
		<u>Density of jobs per hectare</u>	No target identified	Annual	NCC
		% change in provision of highly skilled employment opportunities	Increase	Annual	NCC
21	Improvement in diverse and viable business growth and increase in economic growth	Mix of employment by sector (%)	Achieve more equitable balance	Annual	NCC
		Number of new developments that will contribute to the creation of infrastructure or networks enabling business innovation	Increase	Annual	NCC
		Available suitable sites for economic development vs. demand	Ensure adequate availability of land	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
22	Enhancement to the profile of Newport, and strengthening of the tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring that the benefits are experienced locally	Total number of visitors to attractions in Newport	Increase	Annual	NCC
		Number of jobs created in the tourism sector	Create a further full time 250 jobs whilst supporting the present 3635 FTE	Annual	NCC
		Number of visitors to the wetland reserve	Increase within carrying capacity	Annual	NCC
		Number of visitors to sporting attractions	Increase	Annual	NCC
		Number of visitors attracted by the historic landscape	Increase	Annual	NCC
		Use of the Monmouthshire & Brecon Canal for walking/cycling, nature conservation and other water based recreation as well as a navigation route	Increase	Annual	NCC
23	Improvement in educational attainment and increase skill levels to promote/develop a greener, knowledge based economy	% increase in Welsh Medium education	Increase	Annual	NCC
		Proportion of people with skills levels above the Welsh average	Improve	Annual	NCC
		<u>Number of students staying in Newport following study</u>	Increase	Annual	NCC
		S106 agreements that provide educational facilities in accordance with local needs	Increase	Annual	NCC
24	Reduction in the need to travel and achievement of resource-efficient and	<u>Provision of sufficient IT infrastructure and space within new dwellings to enable home working</u>	Increase	Annual	NCC
		Proportion of people that travel out of Newport for work	Decrease	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
	climate resilient settlement patterns	Provision of a sufficient level of local facilities according to thresholds	Increase see Appendix A for thresholds	Annual	NCC
25	Achievement of a modal shift to more sustainable modes of transport, including walking and cycling	Modal Split - % of population travelling to school by sustainable modes	Increase % by sustainable modes	Annual	NCC
		<u>Proportion of older (over 65/66) and younger (under 16) people without access to suitable public transport</u>	Decrease	Annual	NCC
		Proximity of new development to public transport nodes	Increase	Annual	NCC
		Number and implementation of good quality green travel plans	Increase	Annual	NCC
		Modal Split - % of population travelling to work by sustainable modes, including working from home	Increase % by sustainable modes (Transport Strategy)	Annual	NCC
		<u>National Cycle Network Users</u>	Increase (Transport Strategy)	Annual	NCC
26	Improvement in the vitality and viability of the district centres and City Centre	<u>City Centre Footfall</u>	Increase (Transport Strategy 2011)	Annual	NCC
		<u>Proportion of District Centres that feature a heavily trafficked high street</u>	Decrease	Annual	NCC
		<u>Independent retailer representation</u>	Increase	Annual	NCC

No	Predicted Effect (green: positive significant effects predicted; red: negative significant effects predicted; orange: mix of positive and negative effects predicted)	Potential Indicators (Bold = Known data for study area/data would be available through development management process Underlined = Data for study area currently unknown)	Direction of Change or Target	Suggested frequency of review/analysis of monitoring data/mitigation	Responsibility for undertaking monitoring
		<u>Mix of uses in the City Centre</u>	No target identified	Annual	NCC
		<u>Vacancy rates and % of available floorspace that is vacant</u>	Decrease: below 10% ATCM	Annual	NCC
		<u>Rental levels per square foot</u>	Increase	Annual	NCC
		<u>Residents' and visitors' satisfaction with local area and facilities</u>	Improve	Annual	NCC

14. Conclusions

- 14.1 This document provides the sustainability appraisal in terms of social, economic and environmental factors which accompanies the Newport Deposit LDP on consultation. It provides a summary of the baseline conditions and key issues which exist within Newport. A comprehensive review of the key plans, programmes and strategies is also included, which seeks to consider the wider context within which the Newport LDP will function.
- 14.2 After developing an understanding of the plan area, the overall LDP document was appraised against a set of sustainability objectives. These objectives have been used consistently throughout the successive assessments of the LDP in order to determine its sustainability.
- 14.3 The process of sustainability appraisal throughout the LDP's preparation has been thorough and comprehensive. Various methods of consultation have been utilised, both formal and informal, which have informed the development of both the LDP and the SA. Several iterations of assessment have been employed, with continuous dialogue between the NCC planning team and the SA team.
- 14.4 The evolving, iterative nature of the SA process has enabled the integration of the core principles of sustainable development into the Deposit LDP. The value of this process, particularly in the refining of the Strategic Policies, General Policies and Theme specific Policies has been explained more thoroughly in Chapters 9 and 10.
- 14.5 It is considered that the 108 policies in the Deposit LDP (February 2012) taken together and considered alongside national planning policies, will help to lead to sustainable development in Newport over the plan period. The Deposit LDP is generally considered to offer potentially significant positive effects on environmental, social and economic objectives, with the proportion of significant positive sustainability effects far outweighing the predicted significant negative effects against some of the environmental objectives. The predicted negative effects are mainly a direct result of the infrastructure, employment, waste and minerals development proposals contained in the Deposit LDP.
- 14.6 The LDP is likely to have significant benefits for sustainable development, particularly relating to the following contributors:
- Improve equality of opportunities amongst all social groups and improve health and wellbeing;
 - Improve equality of opportunities amongst all social groups and improve health and wellbeing;
 - 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;
 - Improve the quantity, quality, variety and affordability of housing;
 - To contribute to a reduction in crime and social disorder and the fear of crime, promoting safer neighbourhoods;
 - To conserve and enhance the historic environment of Newport;
 - To identify, promote, strengthen and enhance the cultural identity of Newport;
 - To enable high and stable levels of local employment in Newport;
 - To support diverse and viable business growth and to achieve economic growth to contribute to business competitiveness, focusing on inward investment;

- 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;
- To contribute to educational attainment and increase skill levels to promote/develop a greener, knowledge based economy;
- Reducing the need to travel and encourage resource-efficient and climate resilient settlement patterns;
- Promote attractive and viable alternatives to car transport to achieve a modal shift to more sustainable modes of transport, including walking and cycling; and
- To seek to improve the vitality and viability of the district centres and City Centre.

14.7 A mixture of significant positive and negative effects are predicted against the following environmental contributors of sustainable development:

- Protect and enhance existing protected or important landscapes and open spaces and encourage their sustainable use, enjoyment and management;
- To protect, manage and enhance biodiversity;
- To ensure efficient use of land and protect geodiversity, soil quality and mineral resources;
- To improve air quality;
- To reduce emissions of greenhouse gases;
- To minimise the effects of noise pollution;
- To maintain and, where possible, enhance water quality, quantity and flow;
- To reduce water consumption;
- To take a long term view and minimise the risk of and from flooding and coastal erosion;
- Increase energy efficiency;
- Promote renewable energy production and use;
- Promote the reduction of waste generation and landfill, and increase levels of recycling to achieve more sustainable waste management; and
- 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.

14.8 It is considered that the mitigation of the predicted negative effects of the LDP indicated above, such as effects on local air quality, biodiversity, greenhouse gas emissions, water quality, soil quality and flood risk, can be achieved through the effective implementation of measures included within the LDP Policies as well as supporting documents to the LDP. Supporting documents that contain further policy guidance and mitigation include: the SFCA Stage 2; Wildlife and Development SPG; Pillgwenlly Regeneration Framework; and East Newport Development Framework Plan SPG.

14.9 Following the assessment of the February 2012 version of the Deposit LDP, a number of recommendations were made for the policies. NCC took on board most of these recommendations and has updated policies in the March 2012 Consultation version. Those recommendations that were not taken on board are shown in **Appendix H** along with the reason for non-inclusion. Additions and changes to the policies that have been included can be summarised as below:

- Policy SP1 and its supporting text now includes:
 - Reference to the prioritisation of the use of brownfield sites ahead of greenfield;
 - Reference to requirements for green infrastructure;
 - Amplification of policy with reference to adaptation to the impacts of climate change;
 - Further detail on the benefits of green walls and roofs;
 - Reference to the need for improvements to district centres as well as the city centre.
 - Requirement for Construction Management Plans.
 - Policy SP2 supporting text revised to elaborate on health determinants that can be influenced by the plan.
 - Supporting text to Policy GP5 and GP4 added to include the benefits of green infrastructure and how they can be realised through a number of different types of land use including walking and cycling routes.
 - Supporting text to Policy GP7 added to include requirement for Health Impact Assessments and Environmental Impact Assessments.
 - Supporting text to policies on energy and the historic environment updated to reference CADW guidance: 'Renewable Energy and Your Historic Building'.
 - Policy GP6 (ii) reworded to consider:
 - The layout of developments in relation to noise; and
 - Flood resilience.
 - Supporting text to CF5 elaborated upon to include consideration of the environment in relation to public accessibility to the river.
 - Policy H2 revised to include reference to the need for adaptable and flexible accommodation. Supporting text also added to, to include reference to the Building for Life standards.
 - Policy SP15 modified to include requirement for Travel Plans.
 - Additional text provided to demonstrate what is meant by employment sites of 'national importance' and the need for environmental assessment.
 - Addition of the consideration of water quality and flow to policy CE4.
 - Addition of consideration of a mix of uses in policy SP19.
 - Policy H9 to include the encouragement of the development of community uses.
 - Additional text added to supporting text with reference to district centres to provide clarity on the approach to outdoor markets.
 - Additional text provided in supporting text to include designing out crime in the retail areas.
- 14.10 Other minor wording changes and cross references to other LDP policies and national guidance were also made for clarity and deliverability. These additions and changes result in further enhancement of the sustainability performance of the LDP Deposit document.
- 14.11 The Newport Deposit LDP was also the subject of Habitats Regulation Assessment (HRA). After undertaking a detailed assessment of each of the LDP policies (and associated monitoring proposals) and assessment of in combination effects with a total of 14 other

projects, programmes and plans, the HRA assessment has found that none of the policies and proposals outlined in the Plan nor the in combination effects with other plan would lead to likely significant effects on the qualifying features of the seven European sites. It is noted that all of the recommendations from the HRA were integrated in to the LDP Deposit version, with the exception of some additional text for policy SP18. This will subsequently be included. In conclusion, the findings of the assessment indicate that the Newport Deposit LDP in implementation will not have a likely significant effect on the European site[s] considered as part of the HRA screening alone or in combination and will not require full AA under the Habitats Regulations. This opinion is subject to consultation with CCW. The assessment may be revised should further relevant comments be received or if there are significant changes to the plan/ proposal as screened.

15. Key References

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