

NEWPORT LOCAL DEVELOPMENT PLAN 2011 - 2026

Revised Deposit Plan

Initial Consultation Report

June 2013



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1. INTRODUCTION

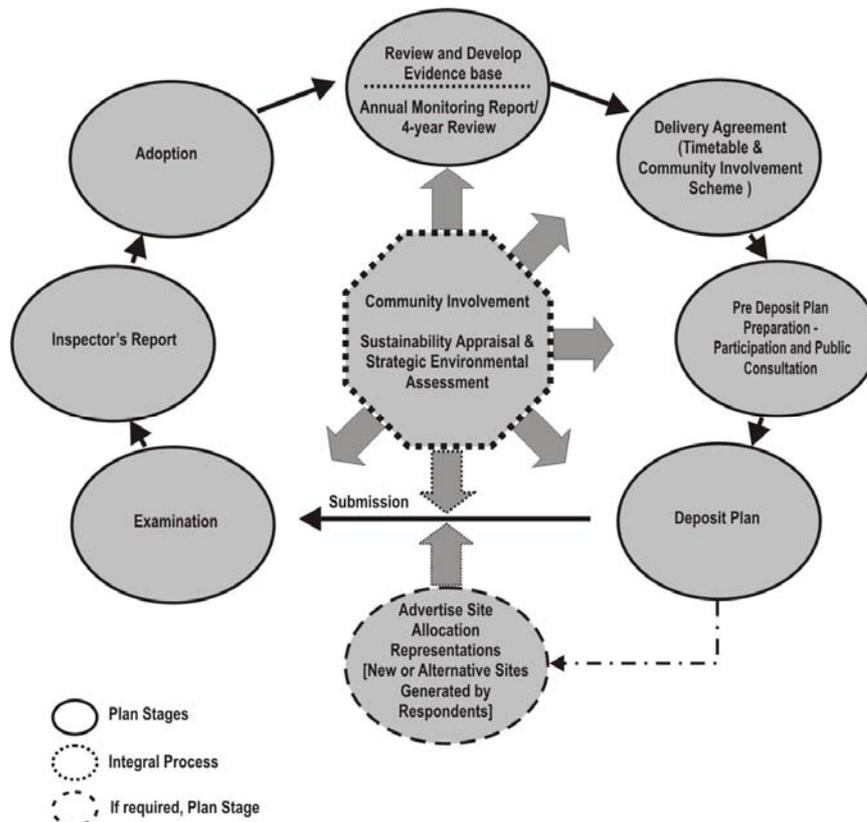
- 1.1 The Planning and Compulsory Purchase Act 2004 requires Newport City Council to prepare a Local Development Plan (LDP) for its area.
- 1.2 This is the Initial Consultation Report for how we arrived at the Revised Deposit LDP.
- 1.3 This Initial Consultation Report identifies the individuals and groups engaged and consulted and the main issues raised and how they have influenced the production of the Revised Deposit LDP. Steps taken to publicise plan preparation will also be discussed.
- 1.4 A full Consultation Report will be provided on submission of the Plan to the Welsh Government, scheduled for later in 2013, which will outline the consultation process to date and summarise representations received. The full Consultation Report will be an essential document when the soundness of the Plan is assessed at independent examination.
- 1.5 Once adopted, the LDP will provide the Development Strategy and policy framework for the City from the point of adoption to 2026. The Council's Unitary Development Plan lapsed in 2011, but will remain in force until superseded by the LDP.
- 1.6 The Plan will provide a policy framework that integrates and balances the social, economic and environmental issues in order to meet the needs of those people living, working and visiting Newport. The fundamental principles of achieving sustainable development will therefore, underpin all local land use decisions.
- 1.7 The Single Integrated Plan (SIP) for Newport has been considered and the Planning Authority has collaborated with 'One Newport' colleagues to aid the integration of the two plans. A SIP is the defining statement of strategic planning intent for local authority areas in Wales. It contains the LSB's vision for improving the city over the next three years. It was published 1 April 2013 after a 12 week period of consultation. Planning Policy officers provided an LDP perspective to the SIP consultation.
- 1.8 The Council provided a Local Development Plan Preferred Strategy and then after a period of consultation and evidence gathering, the Deposit Plan was considered by Full Council in March 2012, with a 6 week period of consultation in April 2012. The Council then provided a consultation on the Alternative Sites that were submitted at the Deposit Plan stage. Upon consideration of all the representations and evidence received, the Council decided to provide a Revised Deposit Plan to Full Council on 4 June 2013 instead of providing a 'Focussed Changes' document. This was considered necessary to ensure the LDP is robust and best responds to representations received to date. In particular, additional evidence on housing need, population growth, and employment land needs has been required.
- 1.9 In addition, following the local government elections in May 2012, the new Administration pledged to review the Gypsy and Traveller sites contained in the Deposit Local Development Plan to ensure the sites were identified in a transparent way and subject to public consultation. This work has been undertaken by one of the Council's Scrutiny Committees, and the identified sites will now be inserted into the Local Development Plan and subject to further consultation as part of the LDP process.
- 1.10 In accordance with Welsh Government advice, the resultant changes to the LDP will go into a Revised Deposit Plan, with associated public consultation anticipated to commence June 2013, before the Plan is submitted to the Welsh Government for examination.

- 1.11 The purpose of this Initial Consultation Report is to provide a record of the consultation undertaken to date in the preparation of the LDP. The structure of the report is as follows:
- **Section 2** of the report provides a brief overview of the Plan making process from the production of the Delivery Agreement to the Revised Deposit Plan.
 - **Section 3** outlines compliance with the Delivery Agreement.
 - **Sections 4 and 5** include information on the consultation undertaken on the Deposit Plan (April 2012). This section also lists those individuals and organisations consulted, the number of representations received and provides a summary of the main issues raised by respondents.
 - **Section 6** explains the Alternative Sites consultation and the response implications for the LDP.
 - **Section 7** includes details of the Revised Deposit Plan; the new evidence and the key changes proposed.
 - **Section 8** provides details of the Gypsy and Traveller Scrutiny Review Exercise carried out between June 2012 and May 2013.
 - **Section 9** provides a self-assessment of the Plan to date.
- 1.12 This document has been prepared in accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the guidance contained in section B8 of the Local Development Plan Manual (June 2006).

2. OVERVIEW OF THE PLAN PROCESS

2.1 The LDP is a cyclical process which places at its core the need for community involvement and the preparation of a combined Sustainability Appraisal and Strategic Environmental assessment (SA).

2.2 Diagram 1 (from the Welsh Government LDP Manual) provides an illustration of individual stages in the LDP process and their interrelationships.



2.3 The Council has undertaken the following processes;

- (a) Review and develop evidence base;
- (b) Delivery Agreement and one review of it, approved by Welsh Government;
- (c) Pre Deposit preparation including the Visions and Objectives document and Preferred Strategy;
- (d) Deposit Plan (April 2012)
- (e) Alternative Sites
- (f) A Revised Deposit Plan for consultation purposes, based on updated evidence and representations.

2.4 Outlined below is an overview of the process and the key stages in Plan preparation.

(a) Review and Develop Evidence Base

The development of a robust and credible LDP evidence base is an essential element of the Plan making process. The formulation of this evidence base is an on-going process. Since the commencement of work on the LDP in 2008 the Council has developed and compiled an evidence base, details of the LDP evidence base are attached as Appendix 1.

(b) Delivery Agreement

The purpose of the Delivery Agreement (DA) is to establish the Local Planning Authority's (LPA) early, full and continuous approach to community consultation and involvement in the preparation of the Local Development Plan (LDP). This has been a front loaded process with a large part of consultation and engagement in the first couple of years of the Plan making process.

2.4.1 The Delivery Agreement contains a detailed plan production timetable and the Community Involvement Scheme (CIS).

2.4.2 Key stages identified in the Delivery Agreement and undertaken to date include:

1. Identification of the Visions and Objectives (May – December 2008);
2. Consultation on Strategic Options (March – May 2009);
3. Consultation on the Preferred Strategy and assessment of responses. (January – December 2010);
4. Council consideration of Deposit Plan (March 2012)
5. Consultation on Deposit Plan (April 2012)
6. Alternative Sites Register (August 2012)
7. Council consideration of Revised Deposit Plan (June 2013)

2.4.3 Appendix 4 of the Delivery Agreement identifies the range of specific and general consultation bodies. A summary list of LDP consultees is attached as Appendix 2. This is continually updated as more people and organisations request to be informed of the on going process.

2.4.4 A key element of the Community Involvement Scheme is the recognition that different methods of consultation would be required for different groups. Consultation would need to be targeted and innovative depending on the groups involved. Some consultation was more broad, eg letters and adverts in the press, and some was specific, eg consultation events, including with seldom heard groups.

2.4.5 The agreed Delivery Agreement was compiled and revised with the approval of the Welsh Assembly Government in May 2008 and April 2011. A revised Delivery Agreement has been submitted to Welsh Government in April 2013. This anticipates that a final version of the Plan will be submitted to Full Council in December 2013 and then to Welsh Government.

2.4.6 Timetable from February 2012 to adoption:

	Task	Dates
1.	Full Council consider Deposit Plan (April 2012)	March 2012
2	Deposit Plan, Sustainability Appraisal and HRA Consultation Period.	30 March 2012 → 18 May 2012
3.	Consultation on Alternative Sites	August to September 2012
4.	Collate and consider all Reps received on Alternative sites	September 2012 – January 2013.
5.	Scrutiny Review of Gypsy and Traveller site selection	June 2012 – May 2013
6.	Full Council consider Revised Deposit Plan	04 June 2013
7.	Consultation on Revised Deposit	June – July 2013

	Task	Dates
	Plan	
8	Assess Revised Deposit Plan and SA/SEA and HRA representations.	July – September 2013
9.	Advertise a register of all alternative sites received on Revised Deposit Plan	September 2013
10.	Collate and consider all representations on alternative sites.	September – November 2013
11.	Preparation of all documents to be submitted to Welsh Government	November 2013 – December 2013
12	Submission of LDP and all supporting documentation to Welsh Government.	December 2013
13	Make submitted version of LDP available for inspection, publish on web and give notice of the fact that the Plan has been submitted to Welsh Government.	December 2013
14	Independent Examination.	Feb – June 2014
15	Inspector's Report.	November 2014
16	Adoption.	Winter 2014

(c) Pre Deposit Plan

- **Evidence Base/Background Papers:** Evidence was developed in respect of a number of important areas including housing land requirements, employment land requirements, retail, strategic transportation, renewable energy and urban capacity. This work has been on-going to Revised Deposit Stage. The latest details of the LDP evidence base are attached as Appendix 1.
 - **Call for major candidate sites (October 2008)**
The Council invited submission of major sites that could deliver key elements of what could be a potential strategy for the Plan.
 - **Scoping Report of Sustainability Appraisal (October 2008)**
The Council, working with consultant's Atkins, produced a Scoping Report for the Sustainability Appraisal of the LDP. The [Scoping Report](#) and appendices are available via this link.
1. **Vision and Objectives (December 2008)**
As part of the process of preparing the Newport Local Development Plan 2011 – 2026 (the LDP), the Council had to decide on initial vision and objectives that would help shape the preferred strategy and subsequent policies for Newport from 2011. The proposed [Draft Vision & Objectives](#) for the Local Development Plan set out what the Council wants the LDP to achieve and how it sees Newport by the end of the Plan Period.
 2. **Candidate Site Criteria (December 2008)**
The Council needed to decide how it would handle the invitation it must make for candidate sites. These are defined as those sites that any interested party would like to see allocated for a particular use in the Plan. The call for sites came in 2009. The purpose of this stage was to consult on the criteria that would be used

to assess the sites. Comments were invited as to the suitability and appropriateness of the [criteria](#).

3. Strategic Options (March - May 2009)

The Council identified a number of [Strategic Options](#) for the Plan, covering various aspects of housing, employment, the Celtic Manor and a possible airport in the Severn Estuary. Responses were invited on the options, and these helped the Council to develop a Preferred Strategy for the Plan.

4. Call for Candidate Sites (March – May 2009)

Submissions were invited for proposals of sites to be considered for allocation in the Plan for a particular use. Such sites, referred to as [Candidate Sites](#), may be proposed for development, such as for housing, or for other uses such as for open space. All 124 candidate sites put forward in March 2008 were advertised on a [register of candidate sites](#) in 2009. The Council assessed all the sites and the comments taken on board. The sites were grouped and assessed in terms of their sustainability.

5. Preferred Strategy (January – March 2010)

The [Preferred Strategy](#) sets out an overall direction for the Plan, providing broad indications of what the Plan will do, and giving all interested parties the opportunity to contribute to the shaping of the Strategy.

6. Initial Sustainability Appraisal Report (January – March 2010)

The [Initial Sustainability Appraisal Report](#) was produced and made available for comment. The purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability (economic, social and environmental) considerations in the preparation and adoption of Plans.

The Initial Sustainability Appraisal Report was updated in the light of consultation response. The Sustainability Appraisal Report was produced to accompany the Deposit Plan (April 2012)

7. Screening Report for Habitats Regulations Assessment (Jan – March 2010)

As part of the process of preparing the Plan, and as required under the European Habitats Directive, an [Initial Habitat Regulations Assessment Screening Report](#) was produced. This report is a record of the Habitats Regulations Assessment (HRA) screening stage which makes informed decisions on whether there are likely to be significant effects on European sites as a result of the Newport Local Development Plan 2011 - 2026 (LDP).

(d) Deposit Plan (April 2012)

The Deposit Plan (April 2012) provided a detailed policy framework for the County Borough. It contained the Preferred Strategy with strategic policies, general development policies and more detailed area wide policies.

This consultation included Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulation Assessments of the Plan. The Representations received and the Council responses can be viewed at Appendix 11.

Preparation of the Deposit Plan (April 2012) took place following the Preferred Strategy consultation. Key stages in the development of the Plan in addition to those mentioned above included:

(e) Site Allocation Representations (known as Alternative Sites) (August 2012)

At the Deposit Plan stage (April 2012) landowners and developers were provided with another opportunity to promote their land for inclusion in the final version of the Plan and for other Representor to comment on land allocations and suggest additions, amendments and deletions. These sites are known as Alternative Sites. At Site Allocation Representations stage people have an opportunity to comment on the Alternative Sites that have been submitted. The Council then responded those comments. The Alternative Site Assessment Report is available to view at Appendix 6.

(f) Revised Deposit Plan (June 2013):

The LDP was originally drafted between June 2010 and January 2012. At this stage the Plan was considered to be sound. The Council began to move forward to Focussed Changes for publication in March 2013. A decision was made to progress to a Revised Deposit Plan for consideration by Full Council in June 2013. This was to ensure the full extent of desired changes could be made. This included replacing the proposed Gypsy and Traveller sites from the Deposit Plan with new sites.

(g) Site Allocation on the Revised Deposit Plan:

When the Revised Plan is placed on Deposit, there is another opportunity for landowners, developers and other interested persons to promote land for inclusion in the Plan. All such sites will be put into a register of alternative sites and consulted upon. The comments received on these sites will again be compiled and analysed by the Council and submitted to the Welsh Government to be considered at the Independent Examination into the Plan.

(h) Focussed Changes and Submission to Welsh Government:

If necessary, the Council can make a small number of Focussed Changes to the Deposit Plan. These will be advertised. If the Council considers the Plan sound without the need for Focussed Changes the Plan will be submitted to the Welsh Government and an Independent Planning Inspector will be appointed to assess the soundness of the Plan, culminating in an Independent Examination, anticipated to start in Spring 2014 and lasting for approximately 3 months. The Inspector's report is expected in Winter of 2014 with adoption of the Plan within 4 weeks.

3. COMPLIANCE WITH THE DELIVERY AGREEMENT

- 3.1 Compliance with the approved Delivery Agreement is a key element in ensuring the soundness of an LDP. The most recent amendment to the Delivery Agreement for the Newport Local Development Plan 2011–2026 was submitted to the Welsh Government in April 2013.
- 3.2 The Community Involvement Scheme tasks have been completed and are detailed at Appendix 3.

4. PRE DEPOSIT CONSULTATION UP TO APRIL 2012

4.1 This includes the stages:

- a) Visions and Objectives
- b) Strategic Options
- c) Preferred Strategy

4.2 Visions and Objectives:

4.2.1 The Council carried out 3 targeted consultation events as follows:

16 June 2008 – Community
29 July 2008 – Professional Stakeholders
2 September 2008 – Elected Members

4.2.2 During these events the Council was able to ascertain issues and priorities for the Plan Period.

4.2.3 Some of the **key findings** were to;

1. look to achieve sustainable economic growth.
2. protect and make better use of our built and natural heritage.
3. encourage better use of existing building stock.
4. build housing where it is needed in the right locations.
5. consider that other parts of Newport need to be better connected.

4.2.4 This work enabled the Council to draft up a proposed vision for the LDP and some objectives to help it achieve that vision.

4.2.5 The Vision for the LDP is as follows:

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.

4.3 Strategic Options

4.3.1 Key Findings

4.3.2 Further to the work carried out on vision and objective setting it was felt important to identify the main strategic issues likely to be facing Newport over the Plan Period.

4.3.3 During consultation we asked various questions to stimulate discussion. For example;

1. How many houses do we want to provide?
2. Do we want to expand villages or keep growth to more sustainable locations?
3. How can we address the need for forthcoming student accommodation?

4.3.4 The following events took place over an extensive period of consultation.

1. Public event 24 March 2009.
2. Planning Professionals' event on 7 April 2009.
3. Members' event on 15 April 2009.
4. Planning Users Forum 2009.
5. Local event in Underwood Hall 28 April 2009.
6. Citizens' Panel Questionnaire and to 1153 panel members. 460 people responded.
7. Citizens' Panel Event 5 May 2009
8. Database letters - continually expanding.
9. Questionnaire filled out by people at events.
10. Young person's consultation throughout 2008.
11. Newport Matters questionnaire 2009. 130 responses.
12. Senior Citizens questionnaire in Community First Areas 12 and 18 May 2009.

4.3.5 A Strategic Options report was compiled that showed some options available to the Council on various topics. This was used to see what preferences people had. On 15 April 2009 the Overview and Scrutiny Forum for Development and Transport were presented with the Strategic Options together with feedback received from the recent public consultation. The Forum noted the contents of the report and their comments were forwarded to the Cabinet Member for Economic Development and Regeneration.

4.4 Preferred Strategy

4.4.1 On 12 January 2010 Cabinet approved the Preferred Strategy for consultation purposes. The Strategy was issued for public consultation for six weeks.

4.4.2 The Overview and Scrutiny Forum for Economic Development and Transport and Planning Committee was given the opportunity of inputting to the Preferred Strategy in February 2010. This section of the Consultation Report will provide a record of the consultation undertaken and a summary of the main representations received to the Preferred Strategy.

4.4.3 The consultation carried out on the Preferred Strategy and accompanying documents followed the requirements of the Council's approved Delivery Agreement. Also available were the Initial Sustainability Appraisal Report on the Plan and the Initial Habitats Regulation Assessment, carried out independently for the Council. The consultation period ran for six weeks from 25 January to 5 March 2010.

4.4.4 Copies of the Preferred Strategy were sent to Welsh Government before 25 January 2010. The Preferred Strategy consultation had 572 responses from 133 respondents [sic].

4.4.5 Detailed information in respect of the Preferred Strategy consultation, representations and the Council's responses is contained in the [Preferred Strategy: Consultation Report: Representations and Council Responses, January 2012.](#)

4.5 Publicity and Participation

4.5.1 The Preferred Strategy was published on the Council's website on 25 January 2010. This contained advice on where and when paper copies of the documents could be inspected.

4.5.2 All consultees on the Council's LDP database of consultees were informed in writing. Public notices were placed in the South Wales Argus on 22 January 2010. A copy of the public notice and other relevant notices are contained in Appendix 4.

4.6 Dates of Key Public Events

4.6.1 Consensus building consultation events took place, including members of the public and the commercial sector as follows:

4.6.2 Tuesday 2 February 2010 at Malpas Court – Daytime - 10 00am – 12.30pm
Thursday 4 February 2010 at the Assembly Hall, Civic Centre – Evening - 5.00pm – 7.30pm.
Overview and Scrutiny Forum for Economic Development and Transport 17 February 2010.

4.7 Availability

4.7.1 Preferred Strategy documents were placed for inspection in Council libraries across the City. The Preferred Strategy documents were placed on the Council's website for inspection/downloading and were available throughout the consultation process. The website contained full details of the Preferred Strategy consultation, including links to related LDP documents and advice on how to make representations.

4.8 Section 4

4.8.1 Summary of key Issues to Preferred Strategy

4.8.2 Of particular significance are the comments of the Welsh Government whose observations are summarised below:

1. A need for a robust, transparent and analytical evidence base and need for background papers and evidence showing that key areas can be delivered.
2. Ensure the level of housing provision is justifiable and deliverable.
3. Show examination of the implications of relying on a high number of existing commitments.
4. Need for a numerical affordable housing target with evidence.
5. Make provision for sites for Gypsy and Traveller accommodation.
6. The Plan needs to be suitably flexible to respond to changing circumstances in particular the implications of the M4 not proceeding.
7. Clarity on employment land requirements.
8. Need to provide adequate waste management facilities.
9. Clearer alignment of strategy with objectives.

4.9 Feedback Received during Public Consultation on Preferred Strategy:

4.9.1 House Building

The commercial sector highlighted the need for sufficient range and choice to be provided in Local Development Plans. The Council has been asked to show that its housing approach has a clear link between its UDP and its LDP and to show the Strategy is moving forward. As might be expected, those promoting brownfield sites are a lot more supportive of the brownfield approach. The need to cater for family type accommodation has been highlighted. The Council will need to gain firm commitments from landowners and developers as to the deliverability of housing sites before allocations in the LDP are made, in order to provide soundness for the Plan. Evidence will be needed to show the feasibility of brownfield sites coming forward.

4.9.2 Employment/Transport

Employment

The urban regeneration strategy was generally supported due to its sustainability. It was felt by the commercial sector that the brownfield development capacity should be discussed not just for housing but for employment also. It was requested therefore that employment growth meets the level of housing growth. Key strategic regeneration sites should be listed.

Many people at the events shared the view that the lack of certainty of the new M4 is detrimental to the deliverability of employment sites especially in south east Newport. Some participants felt that it was possible that some of the employment allocations in UDP have been too reliant on the new M4 being delivered.

Transport

The text in the Preferred Strategy was generally accepted although it was agreed at the consultation events that the topography and flood risk issues in Newport make deliverability more difficult. It was felt that improving the resilience of the local network and providing some major road schemes would be vital for economic development and integrated transport (linking to non car modes). Although the new M4 is not in the National Transport Plan consultation draft there is a Direction still in place to safeguard the route from development. It was agreed certainty on this issue is needed.

4.9.3 Countryside and Green Belt

Some members of the public felt that the diagrammatic plan at the back of the Preferred Strategy lacked clarity on issues such as Special Landscape Areas and other boundaries. Clarity on the added benefits of allocating land as a Special Landscape Area was sought.

Members of the public at the consultation events asked for justification on affordable housing in villages as to why the threshold is for 3 houses or more. Generally feedback has been to continue to protect the countryside around villages and to continue to draw village boundaries tightly. The commercial sector questioned the justification for increased sustainability standards in non urban areas.

4.9.4 Community facilities and requirements

Members of the public fed back that there has been too much housing with not enough services and facilities provided on the back of such schemes. More facilities and services were requested for young people especially in Ringland. The need for a Welsh Medium Secondary School was raised. Firmer protection of green and environmental space was sought as areas allocated for environmental space in the UDP have been built on.

4.10 Representation Responses

4.10.1 In accordance with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 and the guidance contained in section B6 of the Local Development Plan Manual (June 2006) the Council did not respond to individual representations. Such responses were provided in March 2012 at Deposit Plan stage.

4.11 Response Implications for the LDP

- 4.11.1 The representations received during the consultation period have identified a number of important issues that the Council has had to consider as the LDP develops.
- 4.11.2 The Council has seen progress from developers and land owners on key development sites in Newport, and house building has begun at Glan Llyn (the Llanwern Regeneration Site) which has further increased Council confidence in deliverability. Range and choice of housing is also a positive aspect of the housing sites being brought forward over the life of the Plan.
- 4.11.3 The urban regeneration approach has been supported generally. The employment context paper prepared by Aecom in March 2011 and the Employment Land Review prepared by Roger Tym Consultants in March 2013 provided relevant background on the amount of employment land required. The comments made on transport matters have been noted and robust policy has been provided that looks to integrate transport more successfully than in the past.
- 4.11.4 A background paper has been provided to support the proposed allocation of Special Landscape Areas. The general thrust of representations to protect the countryside around villages has been taken forward into the LDP with settlement boundaries being drawn tightly in such locations.
- 4.11.5 None of the representations received draw significantly into question the approach to sustainable growth of the City outlined in the Preferred Strategy, and the urban regeneration strategy was generally supported. At the time the house building requirement had reduced slightly to 8,750 units since the Preferred Strategy stage, over the Plan Period to reflect the 2008 Welsh Government housing projections but no significantly persuasive alternative strategies were presented for consideration. In view of this the Preferred Strategy option was taken forward as the basis for formulating the draft LDP.

5. CONSULTATION ON THE DEPOSIT PLAN (APRIL 2012)

5.1 The Council considered the Deposit Local Development Plan and approved it for consultation purposes on 27 March 2012.

5.2 As part of the consultation process, letters and emails were sent to individuals and organisations on the LDP contact list. A Press Notice also appeared in the South Wales Argus on Friday 13 April 2013. A copy of the Deposit Plan was made available on the Council's website and copies of the documents were held in local libraries and the Information Station. This included the Sustainability Appraisal Report and an Initial Consultation Report. Inspection of the documents was made available up to 5pm on Monday 28 May during normal office hours. The letters are provided at Appendix 5.

- On 24 April 2012 the Planning Policy Liaison Officer visited a group of Rhiwderin Residents to explain the implications of the LDP for their local area.
- On 14 May 2012 the Council provided a presentation for the residents of Marshfield and Wentlooge. Display Boards were provided for a 2 day period for people to view.
- On 15 May 2012 the Council provided a presentation for the residents of Llanvaches.
- On 21 May 2012 the Council provided a presentation to the residents of Ringland.
- On 22 May 2012 the Council provided a presentation to the residents of Caerleon.
- On 23 May 2012 the Council provided a presentation to the residents of Nash.
- On 24 May 2012 the Council provided a presentation to the residents of Rogerstone.
- On 7 June 2012 the Council provided a presentation to the residents of Llanwern and Bishton.

5.3 189 Representatives responded at the Deposit Plan stage and 907 representations were received.

5.4 **Deposit Plan (April 2012) consultation summary of responses.**

Following consultation on the deposit Local Development Plan, from April to June 2012, a number of issues were raised. The key issues from this consultation period are set out below. In addition, Section 7 summaries the Council response to the issues raised.

1. Housing

- The housing requirement did not reflect the Welsh Government 2008 projections and did not provide evidence to justify the proposed methodology behind the requirement figure.
- The level of housing supply was noted to be greatly over the required need (ie over 12,000 units compared to the WG projection for 7,500 units for the Plan period)

- The deliverability of the identified housing supply and a perceived over reliance on sites identified in the previous development plan, the UDP.
- Lack of an affordable housing target.
- The viability of the proposed affordable housing target.

2. Employment

- Employment land requirement
- Employment land supply
- Environmental impact of proposed employment sites on the Gwent Levels.

3. Waste

- Objection to the allocation of a regionally sized waste facility to the south of Llanwern Steelworks

4. Newport Retail Park

- Objection to the policy constraints on Newport Retail Park
- Objection to boundary of Newport Retail Park

5. Gypsy and Traveller

- Objection to allocation of sites within the deposit LDP (2012)
 - Pound Hill Coedkernew (transit)
 - Queensway Meadow (transit)
 - Former Army Barracks, Pye Corner (residential)
 - Former Army Camp, Pye Corner (residential)
 - Yew Tree Cottage (residential)

6. ALTERNATIVE SITES

- 6.1 During consultation on the Deposit Plan (April 2012) representations were received in which consultees recommended the addition of new sites in the LDP, or the deletion or amendment of existing sites allocated in the LDP. These proposed changes were compiled into an Alternative Sites Register and Alternative Sites Addendum Register (October 2012) which were put out to consultation. The Register, included 183 sites, split into three sections:
- 6.2 PART A: New Sites proposed by Representors to be included in the LDP – 53 sites.
PART B: Proposed amendments by Representors to existing LDP allocations – 81 sites.
PART C: Sites proposed by Representors for deletion from the LDP – 49 sites
- 6.3 Following further analysis and as a result of some representations received a further 10 sites were provided in an Addendum to the Alternative Sites Register in October 2012. Four factual corrections were also provided under the Addendum document.
- 6.4 **Consultation Process**
As part of the consultation process, letters and emails were sent to individuals and organisations on the LDP contact database. A copy of the register and addendum was made available on the Council's website and copies of the documents were held in local libraries. A Press Notice also appeared in the South Wales Argus for the Register and the subsequent Addendum.
- 6.5 **Consultation Period**
Consultation on the Alternative Sites Register began on the 7 of August 2012 and was undertaken for a minimum of 6 weeks to 19th September 2012.
- 6.5.1 Consultation on the Addendum began Monday 8 October 2012 and was undertaken for a minimum 6 weeks.
- 6.6 **Public Presentations**
A public meeting was held in the Graig ward on 13 September 2012, at the request of Graig Community Council. This was carried out in order to provide information on the Alternative Sites that were submitted in this area. A presentation was provided by Planning Policy Officers to around 200 local residents. A similar presentation was provided to residents of Caerleon by the Head of Planning.
- 6.7 **Outcome of Consultation**
There were 5763 representations received from 566 representors as a result of the consultation process on the Alternative Sites Register and subsequent Addendum. The reason for the variation in the amount of representations received in comparison to the number of representors is due to representors commenting on multiple sites. The Graig ward accounted for the majority of the representations submitted in the form of standard pro formas and petitions covering all sites in the ward. New sites in the Graig ward accounted for 1956 representations and Amendments in Graig accounted for 3216 representations (5172 in total).

6.8 Alternative Site Assessment Report – June 2013

All the sites included in the Register and Addendum and its agenda have been assessed, the results of which are set out in Appendix 6 - Alternative Site Assessment Report. Detailed site information, consultation responses as a result of the public consultation exercise and targeted consultation with statutory consultees and internal Council Departments are set out in the Report. An overall conclusion on each site is also provided.

6.8.1 The following table summarises where a change to the Plan has been incorporated into the Revised Deposit Plan following consideration of the comments received on the Alternative Sites Register. Sites not listed in the table have not resulted in a change to the Plan.

Summary Table

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
AS(N)008	East Usk Yard	Residential	Site included in the Revised Deposit as a residential allocation.
AS(N)033	AS(N) Former South Wales Argus Site, Bideford Road	Residential	Site included in the Revised Deposit as a residential allocation.
AS(N)029 AS(A)048 AS(A)049 AS(A)050	Land at 64 Marshfield Road	Residential	Site now has planning permission for a residential development, reflecting the policy designation in the Adopted Unitary Development Plan. The Settlement Boundary of the Revised Deposit has been amended to reflect the recent planning permission. The Countryside, Special Landscape Area and Green Wedge allocations have also been removed from the site.
AS(N)038	Friars Walk	Retail/Leisure Commitment	Inset Plan 26 will be amended to show a boundary for the Friars Walk Retail/Leisure Commitment.
AS(N)056	Old Town Dock, Penmaen Wharf	Regeneration	The site has been included in the Revised Deposit Plan as a regeneration site included within EM2(v) allocation, suitable for B1, commercial, leisure and residential uses.
AS(N)002 AS(D)054	Bethesda Close	Delete the Environmental Spaces designation and allocate as for residential use.	The site was granted planning permission on appeal for residential use. The Revised Deposit Plan reflects this decision. The Environmental Space designation has been deleted and replaced with a Housing Commitment allocation.
AS(A) 007	Newport Docks	Amend boundary of Developed Coastal Zone.	The Developed Coastal Zone has been amended to more accurately reflect the coastline around Newport Docks.
AS(A)019	Former Tredegar Park Golf Course	Amend Housing Commitment Boundary to reflect the	The Housing Commitment boundary has been amended in the Revised Deposit Plan to correspond with the extent of the planning permission granted on the site.

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
		planning permission boundary.	
AS(D)001	Pound Hill, Coedkerne w.	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning & Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Celtic Way, Marshfield should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026.</p>
AS(D)002	Queensway Meadows	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning & Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Celtic Way, Marshfield should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026.</p>
AS(D)003	Yew Tree Cottage	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning & Development) exercise revisited the site selection process</p>

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
			<p>at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 18 Pitches would be provided initially with a further 25 pitches being phased over the plan period to 2026.</p>
AS(D)004	Former Army Barracks, Pye Corner	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning & Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 18 Pitches would be provided initially with a further 25 pitches being phased over the plan period to 2026.</p>
AS(D)005	Former Army Camp Site, Pye Corner, Nash	Delete G & T site.	<p>The sites included in the Deposit LDP (April 2012) will not be included for Gypsy and Traveller accommodation purposes in the Revised Deposit Plan. In Summer 2012 a Scrutiny Review (Scrutiny Committee for Community Planning & Development) exercise revisited the site selection process at the request of the Council's Cabinet. It transparently determined which sites most</p>

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
			<p>complied with Welsh Government criteria for where such sites should be located and then recommended which sites should feature in the LDP. Over 7,100 responses were received when the Council consulted on this review exercise.</p> <p>The Scrutiny Committee for Community Planning and Development has recommended that a site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period. 18 Pitches would be provided initially with a further 25 pitches being phased over the plan period to 2026.</p>
AS(D)011	Hartridge Farm Road	Delete housing proposal	<p>The site is located within the settlement boundary and was allocated as a housing proposal within the deposit Local Development Plan. Following a detailed scrutiny review exercise on the search for Gypsy and Traveller accommodation sites, the Scrutiny Committee recommended that the site at Hartridge Farm Road should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes with a site at the Former Ringland Allotments acting as a contingency site for the Plan period.</p>
AS(A)028 AS(D)012	Duffryn Employment Site EM1(i)	Amend the Employment Allocation to exclude the SINC/SSSI designations. Delete the Employment Land Allocation	<p>Following the consideration of representations, a large area of SSSI south of the Percoed Reen has been removed from the Plan. However, an area of SSSI north of the Percoed Reen remains allocated. This area is part of a Welsh Government draft masterplan that has been prepared and includes an ecological report that indicates the LDP revised employment site boundary will not adversely impact on the SSSI. A significant proportion of the remaining SSSI is already occupied by a waste water treatment works and a National Grid substation.</p>
AS(A)080 AS(D)009	Land to North of Moorbarn Farm (Part of EM1(ii) allocation)	Amend the Employment Allocation to a Regeneration Allocation.	<p>Following the consideration of representations, the Employment Allocation has been reduced in size by removing the area of land which falls within the SSSI.</p>
AS(D)006	South of Llanwern Steelworks	Delete the waste allocation.	<p>The Waste Allocation has been deleted from the Revised Deposit Plan to reflect the Proiect Gwyrdd decision to award the municipal waste contract to Viridor at a site in</p>

Site Ref	Site Name	Proposed Change/Use Requested	Council's Response
			Cardiff. The allocation is no longer needed for municipal waste purposes. This site now forms part of the EM2 regeneration allocation in the Plan.
AS(D)020	North of Villa, Somerton Road	Delete the Housing Commitment.	Planning permission for the site has lapsed and therefore this site has been removed from the Revised Deposit Plan.
AS(D)034	Crindau	Delete the Housing Allocation.	The Housing Allocation has been removed from the Revised Deposit Plan due to uncertainty regarding its deliverability during the Plan Period. The site remains a Regeneration Allocation under Policy EM2(vii) to reflect the desire to regenerate this priority site.
AS(D)040	Glan Llyn – EM2(ii)	Delete the Regeneration Allocation.	In order to clarify the agreed position on the site, in line with the implemented and agreed planning permission, the Regeneration Allocation removed from the site. The site remains a Housing Commitment.

7. GYPSY AND TRAVELLER SITES SCRUTINY REVIEW PROCESS

7.1 Introduction

7.1.1 The challenging process of defining the need for and finding Gypsy and Traveller sites to allocate in the Local Development Plan began upon submission of the initial Delivery Agreement to the Local Development Plan (LDP) in April 2008.

7.1.2 Fordham Consultants were commissioned by the Council to carry out A Gypsy and Traveller Accommodation Needs Assessment in 2009. The Fordham study concluded that the Council had a 10 year need for 29 permanent residential pitches for families living in, or with an affiliation to Newport.

7.2 Socially Rented Accommodation Need Summer 2012

7.2.1 Since the Fordham Report was published in 2010, the Council has dramatically increased its interaction with the Gypsy and Traveller population in Newport as to their accommodation needs and preferences.

7.3 Immediate need

7.3.1 To accommodate families on the housing waiting list 23 permanent pitches.
To accommodate families travelling through Newport 7 transit pitches.

7.4 Socially Rented Accommodation Need May 2013

7.4.1 Due to close liaison with existing families the Council has been able to project the highest potential need over the Plan Period. 23 Pitches would be provided initially with a further 20 pitches being phased over the Plan Period to 2026.

7.5 Newport Local Development Plan Gypsy and Traveller site allocations

7.5.1 The Council has been made fully aware that without allocation of sites to meet the identified need, the Local Development Plan cannot be found sound and will not achieve adoption. The Authority has been working consistently to achieve a sound Plan by allocating sites to meet the accommodation need.

7.5.2 The Deposit Plan (April 2012) included five proposed Gypsy and Traveller sites (3 permanent and 2 transit). This was the culmination of a long site search exercise under the previous (2008- 2012) Administration. Not all sites would be needed but the allocations showed intent and direction for where to accommodate the Gypsy and Traveller population. The first Local Development Plan (LDP) Deposit Plan Consultation closed on 14 May 2012.

7.5.3 Following the local government elections in May 2012, the new Administration pledged to review the Gypsy and Traveller sites contained in the Deposit Local Development Plan to ensure the sites were identified in a transparent way and subject to public consultation. On 27 June 2012 the Scrutiny Committee for Community Planning and Development appointed a Policy Review Group to undertake a public and transparent review of potential sites. This work was then reported back to the full Committee and Cabinet. It is being reported to Full Council as part of the Revised Deposit LDP process.

7.5.4 At the time, it was understood that should any alternative sites be identified through the scrutiny process, and supported by the Cabinet, this would result in a proposal for a "Focussed Change" to the LDP being considered by the full Council in March 2013.

- 7.5.5 The Group aimed to be transparent and to have very clear methodology for selecting and dismissing sites from consideration using Welsh Government Circular 30/2007 on Gypsy and Traveller Caravan Sites; Good Practice Guide in Designing Gypsy Traveller Sites in Wales, July 2009; Newport Council New Ideas Consultation February 2011
- 7.6 **New Ideas Consultation with local Gypsy and Traveller Families, February 2011**
In planning the requirements for Gypsy and Traveller sites in Newport, a consultation exercise was undertaken in February 2011 with the Gypsy and Traveller families currently in need of permanent residential sites. The families were asked to identify their essential and desirable criteria for site selection:
- 7.6.1 Essential factors:
- Small site
 - Permanent
 - Walking distance to school
 - Close to a doctor
 - Space to park vehicles
- 7.6.2 Other desirable factors:
- Somewhere private
 - Walking distance to a shop
 - Not on a busy road
 - Near a bus stop
 - Room for a playground
 - Not too close to local objectors
- 7.7 With the support of a multi-disciplinary team of officers, the Working Group carried out a desktop assessment of over 240 sites. This assessment exercise included 33 site suggestion responses that were provided when the Council provided a 'call for sites' consultation.
- 7.8 The Group shortlisted 45 sites for site visit. Site visits were undertaken and subsequently additional information on the sites was populated in a spreadsheet recording all the sites. Following a 28 day consultation on 11 sites that most complied with the selection criteria and in applying further criteria and debate (second round) some sites were discounted.
- 7.9 Views were sought on these sites:
- [Land at Brickyard Lane](#) (pdf) (residential only)
 - Land Adjacent to [Former Allt-yr-yn Brickworks](#) (pdf) (residential only)
 - [Yard adjacent to the A449](#) (pdf) (transit only)
 - [Land to the west of Llanmartin Primary School](#) (pdf) (residential only)
 - [Former Langstone Nursery, Magor Road](#) (pdf) (residential only)
 - [Land to the south of Langstone Cottage, Old Chepstow Road](#) (pdf) (residential only)
 - [Former Ringland Allotments](#) (pdf) (residential or transit)
 - [Road Safety Centre and adjacent land, Hartridge Farm Road](#) (pdf) (residential only)
 - [Former Speedway site, Plover Close, Llanwern](#) (pdf) (transit only)
 - [Former Chicken Processing Plant, Castleton](#) (pdf) (residential only)
 - [Land at Celtic Way, Marshfield](#) (pdf) (transit only)
- 7.10 The consultation period closed on 12 October 2012 and all the comments were taken into account. More than 7000 individual responses were received. These raised over

40,000 issues in total covering 26 themes/categories. Four petitions were also received regarding certain sites together with responses from interested outside bodies and Gypsy and Traveller families. Each individual representation was read and tallied into a summary chart of what points were raised.

7.11 The recommendations of the working group and the summaries of all the comments received on each of the sites are laid out in a report to the Overview and Scrutiny Committee and this report was then presented to the Council's [Cabinet](#) on 12 November 2012. This report is provided at Appendix 7.

7.12 The recommendations were as follows;

1. To include the following sites in the Local Development Plan as potential sites for residential sites for Gypsy and Traveller families for the reasons set out in this report:

I. The former Road Safety Centre and adjacent land at Hartridge Farm Road is recommended to be allocated in the LDP as the preferred site for residential accommodation. We consider this location offers potential and would be the preferred site to accommodate all 3 families, achieved by creating three independent sites within the curtilage of the whole site, provided that this can be accommodated, given the guidance about single sites and size.

II. The former Ringland Allotments site is recommended to be allocated in the LDP as a back-up site that could potentially accommodate a family requiring no more than two pitches to the north of the site if required and as a contingency if it becomes necessary.

III. The site at Brickyard Lane is recommended for allocation in the LDP as a further contingency site in the longer term if considered necessary arising from the expiring of temporary consents.

2. To include the following sites in the Local Development Plan as potential sites for transit sites for Gypsy and Traveller families for the reasons set out in this report:-

The yard adjacent to the A449, is recommended for allocation in the LDP as the preferred transit site; assuming access issues can be resolved. Land at Celtic Way, Marshfield is recommended to be allocated in the LDP as a contingency transit site in the longer term if any issues prevented the development of the preferred site.

7.13 As discussed earlier in this report, following Welsh Government advice, the resultant changes to the LDP will go into a Revised Deposit Plan instead of a focussed changes document, with associated public consultation in the Summer of 2013, before the Plan is submitted to the Welsh Government for examination.

7.14 The Council's Cabinet (12 November 2012) endorsed the recommendations of the Scrutiny Committee but asked for full site assessments to be carried out of all 11 sites that most complied with the selection criteria.

7.16 In accordance with Welsh Government advice, the resultant changes to the LDP will go into a Revised Deposit Plan, with associated public consultation this Summer (2013), before the Plan is submitted to the Welsh Government for examination.

7.17 Following the recommendation of Cabinet on 12 November 2012, it was clear additional work would be needed to ensure the deliverability of sites prior to allocation in the Revised Deposit Plan. Full site assessments were carried out on all 11 sites between November 2012 and May 2013. The results of which were reported back to the Community Planning and Development Scrutiny Committee on 24 April 2013 (see Appendix 8 for the Scrutiny Committee Report).

The Scrutiny Committee for Community Planning and Development heard and read all information and evidence compiled on the 11 potential sites at Review meeting on 24 April 2013. Following deliberation a shorter list of sites were recommended;

1. A site at **Celtic Way, Marshfield** should be allocated in the LDP for Gypsy and Traveller transit accommodation purposes. 7 pitches would be provided at this site to cover the Plan period to 2026.
2. A site at **Hartridge Farm Road** should be allocated in the LDP for Gypsy and Traveller residential accommodation purposes.
3. A site at the **Former Ringland Allotments** acting as a contingency site for the Plan period.

On 13 May 2013 Cabinet noted these recommendations for a decision to be made by Full Council on 4 June 2013.

8. REVISED DEPOSIT PLAN (JUNE 2013)

8.1 Need for a Revised Deposit Plan

8.1.2 Following the consultation of the Deposit LDP (April 2012) and the Alternative Sites consultation, it became evident from representations received that a number of key issues needed further investigation.

8.1.3 The Council initially planned to address these issues through the Focussed Changes process. However, following discussions with Welsh Government, and considering the number of changes which were required, the Council changed its approach and a decision was made to publish a Revised Deposit Plan instead. It is considered that the publication of a Revised Deposit Plan and a further full public consultation is a robust and more comprehensive approach to informing the public of changes.

8.1.4 Continuing along the Focussed Changes approach was also considered less favourable as some changes the Council is proposing could potentially be considered as more significant alterations to the Plan. The LDP will be a robust and more responsive to representations received. In particular, additional evidence on housing need, Gypsy and Traveller sites, population growth, and employment land needs fully informed the Plan.

8.1.5 The following text highlights the key issues which were raised during the consultation of the Deposit LDP (April 2012). The italic text summaries how the Plan has been revised to address these issues:

8.1.6 Main issues from the Deposit Plan (April 2012) and how they have been addressed to form the Revised Deposit Plan (June 2013)

8.2 Housing

Issue	Revised Deposit Plan
<p>Housing</p> <p>The housing requirement did not reflect the Welsh Government 2008 projections and did not provide evidence to justify the proposed methodology behind the requirement figure.</p>	<p>An 'Assessment of Housing Requirements' has been undertaken to qualify the housing requirement figure for the Plan Period. It has started with the Welsh Government projections and deviated from them providing a demographic and economic justification as to the proposed increased level of need in-line with the growth agenda of the Plan.</p> <p>The level of housing supply was noted to be greatly over the required need (ie over 12,000 units for the WG projection of 7,500 units).</p> <p>A thorough assessment and update of the housing supply within the Plan has been undertaken. This has resulted in a noted supply of 11,622 units which will cover the requirement and provide a 12% flexibility provision.</p>
<p>The deliverability of the identified housing supply has been noted due to a perceived over-reliance on sites identified in the previous Development Plan, the UDP.</p>	<p>The proposed delivery rates are based on correspondence with the landowners/agents or the Joint Housing Land Availability Study. There are a number of sites that were allocated in the former Development Plan that are proposed in the Revised Deposit. Many of these sites have progressed since the UDP eg Former Llanwern Steelworks work has</p>

Issue	Revised Deposit Plan
	<p>begun on the 4,000 units proposed on the site. Two sites have been deleted due to flood risk and reallocation of an alternative use.</p>
<p>The lack of an affordable housing target was noted.</p>	<p>An affordable housing target has been set out in Policy SP10 of the Revised Deposit Plan based on an updated Local Housing Market Assessment (2013). The affordable housing target is 2,451 and the requirement is 8,901.</p> <p>An assessment of affordable housing viability has been undertaken and the proposed threshold has been set to reflect a high need (55% of housing need per annum is for affordable units) but the policy has been amended to reflect viability assessment on a site by site basis. The policy approach is considered to provide the greatest amount of affordable supply over the plan period.</p>
<p>Employment</p> <p>The justification for the level of employment land within the Deposit LDP was not as robust as it should have been. The way the information was presented also resulted in a significant oversupply of land, which painted an inaccurate picture.</p>	<p>An Employment Land Review was commissioned to reassess the employment land requirements and provide sound justification.</p> <p>Objections were received from environmental bodies due to employment allocations encroaching on SSSIs.</p> <p>Employment land allocations have been examined further and refined. Significant areas of SSSIs which were allocated as employment land at deposit stage have now been removed from the Plan. This refinement will help to protect the SSSIs.</p> <p>Confusion with regard to the amount of employment land allocated and the suggestion that the Plan contained too much employment land.</p> <p>The EM1 (new employment land) allocation is now 168ha compared to 510ha in the Deposit LDP. The EM2 (regeneration land) is now 270ha compared to 456ha in the Deposit LDP.</p>
<p>Waste</p> <p>Objection to the allocation of a Regionally Sized Waste Facility on land to the South of Llanwern Steelworks.</p>	<p>The waste allocation was made in response to a need to provide for a regionally sized facility to serve Newport and the South East Wales region. Whilst the allocation was technology neutral it was made as part of the ongoing Prosiect Gwyrdd procurement process which Newport forms part of together with 4 other local authorities. The procurement exercise is now reaching its final stages and following a period of detailed tender evaluation, the Viridor proposal at Trident Park, Cardiff has been chosen as the preferred facility to provide a waste management solution for the 5 local authorities making up Prosiect Gwyrdd partnership. The allocation on land South of Llanwern is to be deleted from the plan to reflect this change in position.</p>

Issue	Revised Deposit Plan
<p>Newport Retail Park</p> <p>Objection to the policy constraints on Newport Retail Park District Centre.</p>	<p>A separate policy approach to Newport Retail Park District Centre is considered appropriate given the scale of retailing in and around the Retail Park and its clear capacity to perform a much wider role. Policies R6 and R7 have been reviewed in light of representations received on the Deposit Local Development Plan (April 2012) and further advice has been sought from Colliers International, on an appropriate policy response to the objections received on Newport Retail Park District Centre. Colliers reply is set out in the document titled Newport Retail Park Representations – Feb 2013, and forms the basis for the revised policy approach. Policies R6 and R7 of the Deposit LDP are to be deleted and replaced with a one policy that seeks to allow development appropriate to a District Centre, and in accordance with Planning Policy Wales, while protecting the vitality and viability of the City Centre.</p>
<p>Objection to the proposed district centre boundary of Newport Retail Park.</p>	<p>As noted in Planning Policy Wales (Ed 5, Para 10.2.1), the preparation of the Local Development Plan is an appropriate time to review boundaries defined in the Plan. Accordingly a review of all the district centre boundaries has been undertaken for the preparation of the LDP. The boundary defined for Newport Retail Park District Centre seeks to accurately place it in the retail hierarchy as a district centre for the application of the sequential test and reflect its role of providing local shopping facilities for the Eastern Expansion Area. No change is proposed to be made to the Newport Retail Park District Centre boundary.</p>
<p>Gypsy and Traveller</p> <p>Objection to allocation of sites within deposit LDP (2012)</p>	<p>Following the local elections in May 2012, the Council's Cabinet requested that an Overview and Scrutiny Working Group reassess the process for selecting the location of Gypsy and Traveller sites in the Local Development Plan. Further detail on the selection process and the allocated sites can be viewed within Section 7.</p>
<p>Overarching Changes</p> <p>Many of the representations received make suggestions for ways in which the Deposit Plan's policy wording and supporting text could be improved or clarified. Where these are considered to help make the Plan clearer and easier to understand, textual amendments have been made.</p>	<p>A detailed summary of all representations received on the Deposit Plan (April 2012), including the number of representations received against each policy, can be viewed in Appendix 9.</p>

A full report of all the representations received at contained at Appendix 10.

9. SELF ASSESSMENT

- 9.1 Planning guidance advises Local Planning Authorities to submit LDPs for examination that they consider to meet all the tests of soundness. In order to demonstrate the soundness of the LDP the Council has conducted its own assessment of soundness. The table below sets out the results of the Council's Self-Assessment.

TESTS OF SOUNDNESS – SELF ASSESSMENT

Test of Soundness		Self Assessment
Procedural Tests		
P1	The Plan has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.	<p>The detailed schedule of when consultation will take place for each stage of the LDP preparation is set out in the Newport Delivery Agreement (April 2008) as amended March 2011 and May 2013. Revised Delivery Agreements were formally agreed by the Welsh Government during March 2011 and May 2013. The revisions were required to amend the Deposit LDP in response to a number of representations received at consultation stages, in response to additional background evidence prepared as a result of issues raised during consultation stages, and to amend indicative dates to more definite dates during the latter stages of the plan preparation. In particular, following the May 2012 elections, the new Administration sought to review the Gypsy and Traveller sites included in the LDP following a transparent process with public consultation.</p> <p>The Consultation Report demonstrates how the Council has consulted and engaged throughout the Local Development Plan process and how this relates to the Community Involvement Scheme.</p>
P2	The Plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment.	<p>A 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.</p> <p>The SAR that accompanies the Revised Deposit LDP builds on the earlier SA work undertaken on behalf of the Council for the Sustainability Appraisal Report (February 2012) to accompany the LDP Deposit Plan for consultation; the Initial Sustainability Appraisal Report (January 2010) and SA Scoping Report (October 2008)</p>
Consistency Tests		
C1	It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.	The Revised Deposit LDP has been prepared with due consideration of relevant European, national, regional and local policy guidance. In order to satisfy the requirements of the SEA directive, a full review of relevant plans and programmes from EU level to the local level has been undertaken to identify implications and issues to consider as part of the preparation of the SA and the LDP. The review identifies sustainability implications for the wider region and the LDP.

Test of Soundness		Self Assessment
Procedural Tests		
		<p>The Initial Consultation Report provides details of all the consultation carried out with relevant statutory and non statutory consultees throughout the plan preparation process. The Report also includes the Council's responses to relevant representations received in relation to other plans, policies and strategies. The Revised Deposit LDP contains a number of changes made to the original Deposit LDP as a result of representations received.</p> <p>Chapter 1 – Introduction and Overview of the Revised Deposit LDP outlines the national, regional and local context of Newport and their connection to the LDP.</p> <p>The Plan also takes into account regional work for example, on waste, minerals and transport. The housing requirement provided in the Revised Deposit LDP has considered cross-boundary issues including the informal regional apportionment by the South East Wales Strategic Planning Group (SEWSPG), the 2008 Welsh Government population projections, and subsequent up-to-date evidence contained in the NLP Assessment of Housing Requirements report February 2013.</p> <p>The key implications at the strategic level have been taken into account in the preparation of the Revised Deposit LDP.</p>
C2	It has regard to national policy.	<p>The Plan has regard to National Planning Policy. Effort has been taken to avoid repeating national guidance, with reference made throughout the Plan to relevant sections of Planning Policy Wales and Technical Advice Notes where considered relevant and necessary.</p> <p>To ensure consistency with national guidance, amendments have been made to the Revised Deposit Plan to avoid potential conflicts with national guidance raised at the Deposit LDP consultation stage. Details of changes made in response to representation received are set out in the Consultation Report.</p>
C3	It has regard to the Wales Spatial Plan.	<p>The Revised Deposit LDP provides a policy framework which accords with and seeks to provide the requirements of the Wales Spatial Plan. The context of the Wales Spatial Plan and its implications for Newport is set out in paragraph 1.39 of the Revised Deposit LDP. The Plan's growth strategy focusses on the Eastern Expansion Area, providing for a range of employment opportunities and the regeneration of key brownfield sites. This is considered to strengthen and complement Newport's role as the economic gateway to Wales as identified in the Wales Spatial Plan.</p>
C4	It has regard to the relevant community	<p>The Council's Community Strategy has been replaced by the Single Integrated Plan, approved by Council in</p>

Test of Soundness		Self Assessment
Procedural Tests		
	strategy / strategies.	<p>February 2013 following consultation. The Revised Deposit Plan expresses, in appropriate land use planning terms, those elements of the Single Integrated Plan that relate to the development and use of land.</p> <p>The relationship between the Single Integrated Plan and the LDP is outlined in Chapter 1 – An Introduction and Overview of the Revised Deposit LDP and in the Initial the Consultation Report.</p>
Coherence and Effectiveness Tests		
CE1	The plan sets out a coherent strategy from which its policies and allocations logically flow and where cross boundary issues are relevant, it is compatible with development plans prepared by neighbouring authorities.	<p>The Council considers its Revised Deposit LDP to be coherent and to flow from the identified national, regional and local policy framework including the Wales Spatial Plan. The overall vision of the LDP is to be achieved through a set of 10 objectives. Each Strategic Policy is cross referenced to the relevant objective, illustrating the connection from the vision to land use planning policies.</p> <p>In order to ensure cross-boundary consistency the Council has been an active member of regional groups such SEWSPG, SEWTA (South East Wales Transport Alliance), SEWDERB (South East Wales Directors of Environment and Regeneration Board), Regional Waste Group and Regional Aggregates Working Party. The Council has been involved in a number of areas of collaborative working, for example, waste management, mineral apportionment and the Regional Transport Plan.</p>
CE2	The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.	<p>The Plan's Strategy, policies and allocations are considered realistic and appropriate having considered reasonable alternatives. Following the call for major candidate sites, the Council published the Strategic Options report in March 2009. Having considered the representations, the Preferred Strategy was published in January 2010 along with the call for candidate sites. These stages highlighted the alternative options available for the Strategy and land use allocations. Further alternatives for consideration emerged as a result of the Deposit Plan consultation. The Council's consideration of the alternatives and representations is set out in the Council's Initial Consultation Report.</p> <p>The evidence base has been continually reviewed, updated and extended throughout the LDP preparation process to ensure the LDP is well supported. The Revised Deposit LDP is based on additional background evidence prepared in response to issues that were raised at the Deposit LDP consultation stage. Reference to the relevant evidence base is referred to throughout the Plan.</p>
CE3	There are clear mechanisms for implementation and monitoring.	Implementation and monitoring proposals are included within the Revised Deposit LDP; these include targets, thresholds and trigger points for review of the Plan. The Council is required to produce an Annual Monitoring Report (AMR) of the adopted LDP to review its progress

Test of Soundness		Self Assessment
Procedural Tests		
		<p>and assess the extent to which the policy objectives are being achieved. The SA Report also sets out monitoring targets and indicators. A timetable for the production Supplementary Planning Guidance (SPG) is included in the Plan. Combined, these are considered to provide a robust mechanism for monitoring the effectiveness of the Plan and providing an appropriate response if targets are not met.</p> <p>It is essential to ensure sufficient staff resources exist to produce SPG and carry out the monitoring, and revise the Plan as necessary.</p>
CE4	It is reasonably flexible to enable it to deal with changing circumstances.	<p>The Council considers that the LDP will provide a land use framework that is both flexible and responsive to change while still providing the certainty necessary to determine planning applications.</p> <p>The flexibility of the plan to adapt to changing circumstances is demonstrated by:</p> <ul style="list-style-type: none"> - The Spatial Strategy which promotes a local need and regeneration growth strategy; - The allocation of a range of sites both in terms of size, use and location; - A contingency of a flexibility allowance for both the housing and employment supply calculations to increase flexibility in the range of sites that can come forward in response to economic changes; - A policy framework which includes criteria based policies which allows for a balance of material considerations. <p>Certainty is demonstrated by a policy framework which:</p> <ul style="list-style-type: none"> - Establishes a strategy which clearly sets out the Council's prioritisation of the regeneration of brownfield sites; - Provides a clear definition of Newport's needs and makes appropriate provision to address those needs; - Provides a clear indication of where development is or is not acceptable and the protection of countryside from further encroachment. <p>The annual monitoring and the 4 year review will allow changes to be made if the need arises.</p>

10. APPENDICES

Appendix 1 - Evidence base for the Revised Deposit Plan

Appendix 2 - Summary list of LDP Consultees

Appendix 3 - Community Involvement Scheme Task List

Appendix 4 - Pre Deposit Plan – Public Notices

Appendix 5 - Letters informing of public consultation periods

Appendix 6 - Alternative Sites Assessment Report

Appendix 7 – Cabinet Report, Gypsy and Traveller Sites : Scrutiny Report

Appendix 8 - Overview and Scrutiny Report

Appendix 9 – Summary Report of Representation received on the Deposit Plan

Appendix 10 - Report of Representations on Deposit LDP

Appendix 11 - Responses to the SA/SEA and HRA on the Deposit Plan

Appendix 1

Background Papers and Technical Reports to support the Local Development Plan

The Background Papers and Technical Reports, which have been prepared to support the Local Development Plan, can be viewed via the links below.

Evidence Base for the Revised Deposit Plan

Background Papers and Technical Reports have been produced to support the preparation of the Local Development Plan. The list also includes documents that are referenced in the Plan and have helped inform policy development.

To view the document please follow the links below or contact a member of the Planning Policy Team at ldp.consultations@newport.gov.uk

STRATEGY

- [Local Development Plan Spatial Strategy Formation Background Paper](#), Newport City Council, 2013
- [Newport Single Integrated Plan 2013](#)
- Newport Unlimited 2020 Masterplan 2011

HOUSING

- [Housing Background Paper, Newport City Council, 2013](#)
- [Assessment of Housing Requirements, Nathaniel Litchfield and Partners, 2013](#)
- [Self Contained Accommodation and Houses in Multiple Occupation \(HMO\) Background Paper, Newport City Council, February 2012](#)
- [Local Housing Market Assessment, Newport City Council, 2013](#)
- [Joint Housing Land Availability Study, Newport City Council, 2012](#)
- [Affordable Housing Background Paper, Newport City Council, 2013](#)
- [Affordable Housing Viability Assessment, Newport City Council March, 2012](#)
- [Delivery and Implementation Background Paper, NCC, June 2013](#)
- [Settlement Boundaries Background Paper, Feb 2012](#)
- [East Newport Development Framework SPG, May 2007](#)

EMPLOYMENT

- [Employment Land Review, Roger Tym and Partners, 2013](#)
- [Economic Development Strategy 2011-2015, Aecom](#)
- [Economic Development Strategy Baseline Conditions Report, Aecom, 2010](#)
- [Employment Context Paper \(Superseded by ELR\), Aecom, 2011](#)

RETAIL

- [District Centre Background Paper, Newport City Council, June 2013](#)

- [Newport Retail Study and Capacity Assessment Summary \(Full Report available on request\), Colliers International, 2010](#)

ENVIRONMENT

- [Special Landscape Area Background Paper, Newport City Council, June 2013](#)
- [Environmental Spaces Background Paper, Newport City Council, June 2013](#)
- Assessment of Outdoor Play Space Provision in Newport, Newport City Council, Updated 2009 (*not available as weblink*)
- Draft Identification of Accessible & Natural Greenspace in Newport, Newport City Council (*not available as weblink*)
- Register of Parks and Gardens of Special Historic Interest in Wales, CADW (*not available as weblink*)
- Register of Landscapes of Outstanding Historic Interest in Wales, ICOMOS/CADW (*not available as weblink*)
- [Local List Background Paper and Register, Newport City Council, June 2013](#)
- [Local Nature Reserves, Newport City Council](#)
- Sites of Importance for Nature Conservation, Newport City Council
- [South Wales Regionally Important Geodiversity Sites \(RIGS\) Audit, British Geological Survey, 2013](#)
- Torfaen County Borough Council and Newport City Council – Renewable Energy Assessment, 2013 (*draft available on request*)
- Desktop Health Impact Assessment
- [Contaminated Land Inspection Strategy, Newport City Council, 2002](#)
- [Air Quality Action Plan, Newport City Council, 2008](#)
- [River Usk Management Strategy, Newport City Council, 2009](#)

FLOODING AND WATER RESOURCES

- [Flood Risk Background Paper, Newport City Council, 2013](#)
- Strategic Flood Risk Assessments, Scott Wilson/URS
 - [Stage 1 & 2 \(2011\)](#)
 - [Stage 2 Addendum \(2012\)](#)
 - [Stage 2 Update \(2012\)](#)
 - [Stage 3 \(2013\)](#)
- [Shoreline Management Plan Review, Severn Estuary Coastal Group](#)
- [Catchment Flood management Plans – River Wye & Usk and Eastern Valleys, Environment Agency](#)
- [Severn Estuary River Basin Management Plan, Environment Agency](#)
- [Severn Estuary Flood Risk Management Strategy, Environment Agency](#)
- [Water Resources Management Plan, Dwr Cymru/Welsh Water](#)

TRANSPORT

- [Regional Transport Plan, South East Wales Transport Alliance, 2010](#)
- [National Transport Plan, Welsh Government, 2010](#)
- [National Transport Plan, Prioritisation Plan, Welsh Government, 2011](#)
- [National Transport Strategy](#)
- Gwent Design Guide, Residential and Industrial Estate Roads, 1993. (*not available as weblink*)

- [Manual for Streets, Department of Transport, 2007](#)
- Manual for Streets 2, Department of Transport, 2010 (*not available as weblink*)
- [Newport City Wide Transport Strategy, Newport City Council, 2011.](#)

WASTE

- [Waste Background Paper, Newport City Council, June 2013](#)
- [Regional Waste Plan 1st Review, South East Wales Regional Waste Group, 2008](#)

MINERALS

- [Minerals Background Paper, Newport City Council, June 2013](#)
- [Regional Technical Statement, South Wales Regional Aggregates Working Part, 2008](#)

GYPSY AND TRAVELLERS' ACCOMMODATION

- [Gypsy and Traveller Background Paper, Newport City Council, 2013](#)
- [Fordham Accommodation Needs Assessment January 2010](#)
- [Gypsy and Traveller Site Review – report to Cabinet 12 November 2012](#)
- [Gypsy and Traveller Site Review and Site Appraisal – report to Cabinet 13 May 2013](#)

Appendix 2

Summary List of Consultation Bodies

General Consultation Bodies	
Voluntary bodies whose activities benefit any part of the Newport area	<p>Caerleon and District Civic Society Campaign for the Protection of Rural Wales, Newport and Valleys branch Citizens' Advice Bureau Newport Duffryn Community Link Echo Group, Stow Hill Friends of the Earth Cymru Glamorgan Gwent Archaeological Trust Gwent Association of Voluntary Organisations Gwent Ornithological Society Gwent Wildlife Trust National Playing Fields Association Cymru National Trust Newport Civic Society Newport Youth Council Pentrepoeth Action Group Pill Local Partnership Board Planning Aid Wales Play Wales Severn Estuary Strategy Sustrans The Ramblers Association The Royal Society for the Protection of Birds</p>
Bodies which represent the interests of different racial, ethnic or national groups in the Newport area	<p>Black Environment Network South East Wales Racial Equality Council The Gypsy Council Gwent Education Ethnic Minority Service</p>
Bodies which represent the interests of different religious groups in the Newport area	<p>Churches Together in Newport</p>
Bodies which represent the interests of disabled persons in the Newport area	<p>Disability Wales Guide Dogs for the Blind Organisation Newport Access Group</p>
Bodies which represent the interests of persons carrying on business in the Newport area	<p>Business in the Community Charter Housing Association Coleg Gwent Country Land and Business Association Farmers Union Wales Federation of Master Builders Home Builders Federation Linc-Cymru Housing Association Local transport operators Newport and Gwent Chamber of Commerce and Industry Newport Chamber of Trade Newport Unlimited Mineral Products Association United Welsh Housing Association University of South Wales</p>
Bodies which represent the	<p>Arts Council of Wales</p>

interests of Welsh culture in the Newport area	
Other bodies	Civic Trust Crown Estate Design Commission for Wales Gwent Constabulary Newport Museum Newport Police Station Royal Mail South East Wales Energy Agency South Wales Fire Service Sports Council for Wales Wales Tourist Board
Specific Consultation Bodies	
	Cadw – Welsh Historic Monuments
	Natural Resources Wales
	Network Rail Strategic Rail Authority (Secretary of State)
	National Assembly
	Community Councils Blaenau Gwent County Borough Council Brecon Beacons National Park Authority Bridgend County Borough Council Caerphilly County Borough Council City and County of Cardiff Merthyr Tydfil County Borough Council Monmouthshire County Council Rhondda Cynon Taff County Borough Council Torfaen County Borough Council Vale of Glamorgan Council
	British Telecom Mobile Operators Association
	British Gas British Waterways British Wind Energy Association Caldicot and Wentloog Levels Drainage Board Dwr Cymru Welsh Water Gwent Healthcare NHS Trust National Grid Newport Local Health Board Scottish and Southern Western Power Distribution

This list is not intended to be exhaustive, but gives an indication of the range of bodies the Council has consulted. The database of interested parties can be added to at any time.

Appendix 3

Community Involvement Scheme Task List (as at April 2013)

Key Stage (see Table 1)	Consultation period	Whom to consult	Method of consultation and feedback	Resources	Regulation (LDP Regs 2005) ¹
0 Preliminaries	Dec 07 – May 08	All	Meetings with local groups and voluntary sector to introduce them to the LDP. Letter to all UDP consultees inviting expressions of interest in LDP.	Print 3000 copies of LDP booklet, posting of 1500 letters. Email addresses invited to save future postage and reduce carbon footprint.	
1 Delivery Agreement	Feb 08 –Mar 08	All individuals, general and specific consultation bodies, plus targeted consultation of: ethnic minority groups, young people	Letters/emails to all consultees, presentations to stakeholder meetings and groups. Set up internal Local Development Plan liaison group.	Printed copies as required. Policy team and other sections of the Council, including: Housing Countryside Regeneration and Economic Development Transportation	5-9
1 Publish Delivery Agreement	End May 08	All	Publish to website www.newport.gov.uk/planningpolicy		10
2 Evidence gathering for LDP, SA/SEA and HRA	Feb 08 – Apr 10	All	Requests for specific information and datasets.	Housing Countryside Regeneration and Economic Development Transportation Countryside Council for Wales	14

¹ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Welsh Statutory Instrument 2005 No. 2839 (W.203))

Key Stage (see Table 1)	Consultation period	Whom to consult	Method of consultation and feedback	Resources	Regulation (LDP Regs 2005) ²
3 Issues, vision and objective setting	Nov 08 – Dec 08	All Targeted consultation with: Ethnic minorities Young people	Mainstream consultation, including workshops with stakeholders, and liaison with other Council plans and strategies. Working with the Council's BME Diversity Officer and SEWREC to include relevant BME Groups and members of the young traveller community to target them appropriately. SEWREC 'venturing out' 'mentro allan' scheme using short walks to map out important links in the city to open space and to gather broad ideas for Newport neighbourhoods and aspirations for Newport as a whole. Young people's pilot project in Ringland to be rolled out in two further areas. 'changing the face of Ringland' and 'clean up Stow Hill'	Environment Agency Cadw Community Groups Exhibition material Community Development team, Planning Policy Liaison Officer Planning Policy Liaison Officer, Countryside Access Development Officer, SEWREC team Planning Policy Liaison Officer Ringland Community Association, Stow Hill Echo	14

² The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Welsh Statutory Instrument 2005 No. 2839 (W.203))

		Gypsies and Travellers	<p>(+ one further area) – teenagers taking photographs of positives and negatives in their neighbourhood to contribute to a written exercise in the classroom or at home to come up with aspirations and ideas for their areas.</p> <p>Reach out to young people - Encouragement of young people to get involved; exhibitions/workshops and bolting onto existing events in the community, e.g. Maindee Festival and Ringland Community Centre Project; ‘Something to Shout about’ campaign devised by the City Centre Manager and the Planning Policy Liaison Officer</p> <p>Local Housing Market Assessment provides information on needs. SEWSPG Gypsies and Travellers study recognising the cross boundary nature of these communities’ movements. Work with SEWREC will also help to identify Gypsy and Traveller groups’ land use needs, especially for young people. Planning Aid Wales may also be able to assist in developing local knowledge and the trust of the Gypsy and Traveller communities to engage in the</p>	<p>Policy team</p> <p>City Centre Management team</p> <p>Policy team, Housing</p> <p>SEWSPG</p> <p>SEWREC</p> <p>Planning Aid Wales</p>	
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		LDP process.		
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Key Stage (see Table 1)	Consultation period	Whom to consult	Method of consultation and feedback	Resources	Regulation (LDP Regs 2005)³
4 Setting scope for SA	Sep 08 – Oct 08	Environmental consultation bodies: CCW, EA, Cadw; other environmental, social and economic bodies as appropriate	Letters/emails, meetings	Consultants, policy team and others as appropriate	
5 Major candidate sites	Sep 08 – Oct 08	Land owners, developers, consultants	Letters/emails	Policy team and others as appropriate	
6 Candidate sites criteria	Nov 08 – Dec 08	All	Letters/emails, meetings	Policy team and others as appropriate	
7 Strategic options and assessment of effects, and call for Candidate Sites	Mar 09 – May 09	All	Letters/emails, meetings	Policy team and others as appropriate	
8 Prepare Sustainability Appraisal Report including Habitats Regulations Assessment	Jan 10 – Mar 10	Environmental consultation bodies: CCW, EA, Cadw; other environmental, social and economic bodies as appropriate	Letters/emails, meetings	Consultants, policy team, other service areas and environmental consultation bodies	15

³ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Welsh Statutory Instrument 2005 No. 2839 (W.203))

Key Stage (see Table 1)	Consultation period	Whom to consult	Method of consultation and feedback	Resources	Regulation (LDP Regs 2005)⁴
9 Preferred Strategy	Jan 10 – Mar 10	All	Letters/emails, meetings, website, advertisement in local press	Policy team and others as appropriate	15
10 Deposit Plan	Apr 12 – Jun 12	All	Letters/emails, meetings, website, advertisement in local press	Policy team and others as appropriate	17-19
10 Sustainability Appraisal and HRA Report	Apr 12 – Jun 12	Environmental consultation bodies: CCW, EA, Cadw; other environmental, social and economic bodies as appropriate	Letters/emails, meetings	Consultants, policy team, other service areas and environmental consultation bodies	
12 Site Allocation Representations consultation ⁵	Aug 12 – Nov 12	All	Letters/emails, meetings, website, advertisement in local press		20, 21
13 Scrutiny Committee review of Gypsy and Traveller site allocation ⁶	Jun 12 – Jul 12 Sep 12 – Oct 12	All	Call for suggested sites via website, press, community groups and the Gypsy and Traveller communities; Consultation on 11 short-listed sites via website, press, Community Councils and the Gypsy and Traveller communities	Scrutiny Committee, Scrutiny Officers, Planning and Housing Officers	
13 Revised Deposit Plan	Jun 13 – Jul 13	All	Letters/emails, meetings, website, advertisement in local press	Policy team and others as appropriate	17-19

⁴ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Welsh Statutory Instrument 2005 No. 2839 (W.203))

⁵ Note: Where sites are proposed by way of representations to the Deposit Plan, there follows an opportunity for any interested person to make representations regarding those sites.

⁶ Note: Although not part of the LDP process, the outcome of this Scrutiny Review has been subject to significant public consultation and will be inserted into the Local Development Plan for further consultation via the LDP process

Key Stage (see Table 1)	Consultation period	Whom to consult	Method of consultation and feedback	Resources	Regulation (LDP Regs 2005)⁷
13 SA and HRA reports	Jun 13 – Jul 13	Environmental consultation bodies: CCW, EA, Cadw; other environmental, social and economic bodies as appropriate	Letters/emails, meetings	Consultants, policy team, other service areas and environmental consultation bodies	
15 Site Allocation Representations	Sep 13 – Oct 13	All	Letters/emails, meetings, website, advertisement in local press		20.21
16 Council submits Plan to Welsh Assembly	Dec 13	All	Website, advertisement in local press	Policy Team	22
Estimated Programme⁸					
17 Independent Examination	Feb 14 – May 14	All	Letters/emails, website, advertisement in local press Attendance at examination Hearing or submission of written representations	Planning Inspectorate's fee, Programme Officer, venue and administration, consultants, barrister,	23
18 Inspector's Report	Sep 14	All	Letters/emails, website	Policy Team	24
20 Adoption	Nov 14	All	Letters/emails, website, advertisement in press	Policy Team	25

⁷ The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Welsh Statutory Instrument 2005 No. 2839 (W.203))

⁸ Note: LDP Wales states in paragraph 4.11 that Local Planning Authorities should define the indicative timetable within three months of the close of the formal deposit period.

Abbreviations:

BME = Black and Minority Ethnic

HRA = Habitats Regulations Assessment

SA/SEA = Sustainability Appraisal incorporating Strategic Environmental Assessment

SEWREC = South East Wales Racial Equality Council

SEWSPG = South East Wales Strategic Planning Group

Appendix 4

Pre Deposit Plan – Public Notices

Jan 22nd 2010

south

Public Notices

Legal Notices

Newport City Council NEWPORT LOCAL DEVELOPMENT PLAN 2011-2026 PREFERRED STRATEGY

The Council is inviting comments on the Preferred Strategy for the Newport Local Development Plan, the Initial Sustainability Appraisal Report and the Initial Screening Report under the Habitats Regulations.

The Council welcomes submissions and comments from all interested parties. Written representations received within the deadline will be taken into account in the preparation of the plan.

Representations Forms and the supporting documents are available to download from the Council website (www.newport.gov.uk/planningpolicy), or can be filled in online. All documents are also available at the Reception Desk, Entrance No 2 at Newport Civic Centre, and in all public libraries in Newport. Enquiries regarding their general availability should be made by contacting the Planning Policy Team on 01633 656656.

Comments should be submitted in writing, online or by email to: ldp.consultation@newport.gov.uk not later than 4pm on Friday 5 March 2010. They should be addressed to:

Planning Policy
Newport City Council
Civic Centre
Newport NP20 4UR



The documents are also available on the Council's website at: www.newport.gov.uk/planningpolicy.

Representations (including objections) in respect of the deposit LDP, should be sent in writing to Head of Regeneration & Regulatory Services, Newport City Council, Civic Centre, Newport, NP20 4UR or emailed to ldp.consultation@newport.gov.uk or made online via www.newport.gov.uk/planningpolicy before 5pm on Monday 28th May 2012.

All representations should specify the matters to which they relate. Where they are objections, they should also specify the change sought, the grounds on which they are made and the test(s) of soundness to which they relate (see below).

Forms for making representations and guidance notes are available from the above address or on-line at www.newport.gov.uk/planningpolicy.

The Authority's Feedback Mechanism
The Deposit LDP will be considered by an independent inspector who will assess whether it is 'sound'. There are a number of tests of soundness and these can be found on the form for making representations or at www.newport.gov.uk/planningpolicy. Objections to the Deposit LDP should make reference to these tests wherever possible.

Any representations proposing a new or extended site for development or one that proposes to incorporate a site rejected by the Authority should include information on the site's compatibility with the plan's Sustainability Appraisal and its Community Involvement Scheme (included within the plan's Delivery Agreement). The Deposit LDP Sustainability Appraisal Report, which includes baseline data and the methodology used, is available on the Council's website.

Representations may also be accompanied by a request to be notified at a specified address of the next stage of the LDP and/or that the LDP has been submitted to the Welsh Government for independent examination and/or of the adoption of the plan.

Representations made in accordance with this notice (i.e. 'duly made') will be considered by an independent inspector appointed to examine the soundness of the plan.

Only those making representations seeking to change the Deposit LDP (i.e. objectors) whose representations were 'duly made' have the right to appear before and be heard by the Inspector at the Examination. (Section 64 (6) of the 2004 Act).

Further information is available from the Planning Policy Team on 01633 656656 or from the Council's website at www.newport.gov.uk/planningpolicy



Have a look at our website: www.southwalesargus.co.uk

Planning and Compulsory Purchase Act 2004 Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Regulation 20) Notice of Site Allocation Representations on a Local Development Plan Newport Local Development Plan 2011 – 2026

Newport City Council prepared a Local Development Plan (LDP) for the above area which was placed on deposit for consultation until 15th June 2012. The LDP will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for Newport.

Responses to the deposit consultation included representations relating to site allocations shown in the LDP. These representations suggested new sites, or the alteration, or omission of proposed sites in the deposit LDP.

A Schedule of site allocation representations, together with further details are available for public inspection at the following locations:

- Newport City Council Information Station, Old Station Building, Queensway, Newport, NP20 4AX
- All Newport Libraries

They are also available on the Council's website at www.newport.gov.uk/planningpolicy

The schedule of representations does not reflect the position of the Local Planning Authority itself. It has yet to decide whether it is in favour of any of these suggested changes. Whether the deposit LDP is changed now is a matter for an independent inspector. Representations (including those in the form of objections) in respect of the site allocation representations should be sent in writing to Head of Regeneration & Regulatory Services, Newport City Council, Civic Centre, Newport, NP20 4UR or emailed to ldp.consultation@newport.gov.uk or made online via www.newport.gov.uk/planningpolicy before 5pm Wednesday 19th September 2012.

Representations, including objections, at this stage must relate only to the site allocation representations. They should not propose further changes to the original deposit LDP or new sites. Any such representations will be disregarded as they should have been made during the earlier stages of the plan preparation. Representations, including objections, should specify the matters to which they relate. Objections should specify the changes sought, the grounds on which they are made and the test(s) of soundness to which they relate (see below).

A form for making representations is available from the above address or on-line at www.newport.gov.uk/planningpolicy

The deposit LDP, and all duly made representations will be considered by an independent inspector who will assess whether the plan is 'sound'. There are a number of tests of soundness and these can be found on the form for making representations or at www.newport.gov.uk/planningpolicy. Objections to a site allocation representation should make reference to these tests wherever possible.

Representations made in accordance with this notice (i.e. 'duly made') will be considered by an independent inspector appointed to examine the soundness of the plan. Only those who made 'duly made' representations at the deposit stage have a right to appear before and be heard by the Inspector carrying out the Examination (section 64(6) of 2004 Act).

Further information is available from Planning Policy Team on 01633 656656 or from the Council's website at www.newport.gov.uk/planningpolicy



All Su To Fre T O O

Notices

Legal Notices

Planning and Compulsory Purchase
Act 2004
Environmental Assessment of Plans and
Programmes (Wales) Regulations 2004
The Town and Country Planning
(Local Development Plan) (Wales)
Regulations 2005 (Regulation 20)

**Notice of Addendum to Site
Allocation Representations on a
Local Development Plan
Newport Local Development Plan
2011 – 2026**

Newport City Council prepared a Local Development Plan (LDP) for the above area which was placed on deposit for consultation until 15th June 2012. The LDP will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for Newport.

Responses to the deposit consultation included representations relating to site allocations shown in the LDP. These representations suggested new sites, or the alteration, or omission of proposed sites in the deposit LDP. Please note that this consultation relates only to the sites listed in the addendum.

A Schedule of site allocation representations, together with further details are available for public inspection at the following locations:

- Newport City Council Information Station, Old Station Building, Queensway, Newport, NP20 4AX
- All Newport Libraries

They are also available on the Council's website at www.newport.gov.uk/planningpolicy

The schedule of representations does not reflect the position of the Local Planning Authority itself. It has yet to decide whether it is in favour of any of these suggested changes. Whether the deposit LDP is changed now is a matter for an Independent Inspector. Representations (including those in the form of objections) in respect of the site allocation representations should be sent in writing to Head of Regeneration & Regulatory Services, Newport City Council, Civic Centre, Newport, NP20 4UR or emailed to jdp.consultation@newport.gov.uk or made online via www.newport.gov.uk/planningpolicy before 5pm Monday 19th November 2012.

Representations, including objections, at this stage must relate only to the addendum site allocation representations. They should not propose further changes to the original deposit LDP, new sites or sites included in the Alternative Sites Register published 7th August 2012. Any such representations will be disregarded as they should have been made during the earlier stages of the plan preparation. Representations, including objections, should

Appendix 5

Letters informing of public consultation periods

Appendix 6

Alternative Sites Assessment Report

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712184.pdf

Appendix 7

Cabinet Report, Gypsy and Traveller Sites: Scrutiny Report

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712185.pdf

Appendix 8

Report to Scrutiny Committee for Community Planning & Development, April 2013

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712186.pdf

Appendix 9

Report of Representations received on the Deposit Plan April 2012

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712187.pdf

Appendix 10

Report of Representations on Deposit LDP April 2012

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712188.pdf

Appendix 11

Responses to the SA/SEA and HRA on the Deposit Plan April 2012

Follow the link bellow to view the document:

www.newport.gov.uk/stellent/groups/public/documents/report/cont712189.pdf