

**LAND SOUTH OF GLAN USK PRIMARY SCHOOL, HERBERT ROAD  
NEWPORT**

**ENVIRONMENTAL STATEMENT**

**VOLUME 2  
CHAPTER 4: SITE CONTEXT**



## **4. SITE CONTEXT**

### **INTRODUCTION**

- 4.1 This chapter provides an overview of the site context, in particular the site location and site description, which is used to inform the detailed technical assessment in future chapters.

### **SITE LOCATION AND SURROUNDINGS**

- 4.2 The application site is bound to the north by the Glan Usk Primary School, to the west by the banks of the River Usk, to the east by the Newport to Hereford Railway line and to the south by industrial estates. The site is located within the administrative boundary of Newport City Council. A location plan is provided at Appendix 4.1.
- 4.2.1 The main transport routes that serve the local area are the B4596 which runs to the east and south which leads to the M4 Junction 25 which is to the north-east and to the A4042 to the south west. The A4042 leads to the A4052 to the west linking to junction 26 of the M4.

### **SITE DESCRIPTION**

- 4.3 The site measures approximately 5.2022 hectares and is approximately located at National Grid Reference 331718E, 189369N. The site is an irregular parcel of land which was previously dominated by industrial uses and is therefore considered to be a brownfield site. In recent years all features associated with the industrial uses have been cleared to facilitate the redevelopment of the site.
- 4.3.1 The application site is an irregular parcel of land. To the north of the site there is a rectangular parcel of land which narrows to the south and runs parallel to the River Usk. The site then connects to a further strip of land which includes the access which connects to the north west corner of Collier and Courtney Road. Other than a portion of the access this strip of land is excluded from this application site and forms Phase 1 of the development which is being developed in accordance with the extant consent 13/1279.
- 4.3.2 The Site has a public right of way (407/1) along the western edge of the site. The public right of way has been subject to an application for a diversion order. The order was confirmed in December 2017 by Newport City Council. The public right of way is now located slightly further west. This location is shown on the location plan provided at Volume 3, Appendix 4.1.
- 4.3.3 The reën that is located to the north of the application site is known as Lottery's Reën. Lottery's Reën flows westwards from the eastern boundary to an outfall into the River Usk. The capacity of the reën has been increased and has formed part of the Phase 1 works which have been implemented.
- 4.3.4 The riverside walkway includes grassed areas either side which extends south to Collier Street. The area of the site is the narrowest and is currently a popular walking location for local residents and provides a pedestrian access to Glan Usk Primary School.

- 4.3.5 The topography of the site has altered considerably over the last few years. This is due to a number of ongoing ground works that are being implemented under the extant consent 13/1279. Following completion of the works the new and existing ground levels across the site will be of 9.8 AOD reducing to 6.6m at the ree. The new ground levels will also include a 600mm capping level. The drainage works to the ree will be completed in accordance with planning consent 13/1279 and the approved details agreed by condition. As such the site is primarily dominated by the fill material with some areas of scrub and hardstanding remaining on the site area running parallel to the banks of the River Usk.
- 4.3.6 The site does not contain any structures or any trees that are subject to Tree Preservation Orders (TPO's). The application is not within a Conservation Area and the land is not classified as agricultural land.
- 4.3.7 The application site does not have any ecological designations. However the eastern boundary of the site borders the River Usk which is designated as a Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). Therefore the vista located along the River Usk is of considerable importance. However Phase 1 of extant consent 13/1279 which includes a proportion of the area adjacent to the River Usk is being implemented in accordance with the approved details and includes the ecological works that are required to protect and conserve the SAC and SSSI.

## **SURROUNDINGS**

- 4.4 The site is bounded to the north by the Glan Usk Primary School, a new constructed school with associated play grounds to the north. Adjacent to the north eastern corner of the site is Bank Street allotments. Further north is the Glebelands Park which is an open green area with playing fields and is well used by local residents for dog walking and recreation.
- 4.4.1 The eastern boundary lies immediately adjacent to the Newport to Hereford railway line separated by a tree planted buffer. As part of the 13/1279 phase 1 works an acoustic barrier will also be constructed. Beyond the railway line the land use is predominantly in residential use and interspersed with typical mixed uses, for example, community halls, shops and places of worship.
- 4.4.2 The River Usk is immediately adjacent to the western boundary and although is no formal demarcation between the site and the river Usk to the top of the river banks are clearly defined. As mentioned above, the river Usk is a SAC and SSSI.
- 4.4.3 The south of site is bounded by industrial units and associated yards and the residential streets of Morgan Street, Courtney Street and Collier Street.

## **Access**

- 4.5 The main access to the site is gained via an access point located at the convergence of the north of Collier Street and north-west of Courtney Street which will be constructed as part of the Phase 1 works of consent 13/1279. A pedestrian only access to the site is available to the north via the Glebelands Park which is access via Bank Street. There is also a pedestrian link to the north of the site which is located in an underpass beneath the railway line which provides further links to Charnwood Road and the Caerleon Road District Centre which is beyond.