

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

ENVIRONMENTAL STATEMENT

**VOLUME 2
CHAPTER 5: PROJECT DESCRIPTION**

5. PROJECT DESCRIPTION

INTRODUCTION

5.1 The development comprises a full planning application for the construction of 206no. dwellings at land south of Glan Usk School, Herbert Road, Newport. The description of development as presented to Newport City Council as the local planning authority (LPA) on the application forms is as follows:

‘Construction of 206 residential units, internal road network, parking, landscaping and associated works’

5.1.2 The plans referred to and included as part of the Planning Application, and which provide context for the Environmental Statement and represent the scheme proposed are as follows:

- Site Location Plan (04) 001 Rev A
- Proposed Site Layout (04) 100 Rev G
- House Type A Ground Floor Plan (04) 201
- House Type A First Floor Plan (04) 202
- House Type A Elevations Type 1 (04) 301 Rev B
- House Type A Elevations Type 2 (04) 302 Rev B
- House Type B Ground Floor Plan (04) 211
- House Type B First Floor Plan (04) 212
- House Type B Elevations (04) 311 Rev B
- House Type C Ground Floor Plan (04) 221
- House Type C First Floor Plan (04) 222
- House Type C Elevations Type 1 (04) 321 Rev B
- House Type C Elevations Type 2 (04) 322 Rev B
- House Type C Elevations Type 3 (04) 323 Rev B
- House Type C & D Ground Floor Plan (04) 231
- House Type C & D First Floor Plan (04) 232
- House Type C & D Elevations Type 1 (04) 331 Rev A
- House Type C & D Elevations Type 2 (04) 332 Rev B
- House Type C & D Elevations Type 3 (04) 333 Rev A
- House Type E Ground Floor Plan (04) 241
- House Type E First Floor Plan (04) 242
- House Type E Elevations Type 1 (04) 341 Rev A
- House Type E Elevations Type 2 (04) 342 Rev A
- House Type E Elevations Type 3 (04) 343 Rev B
- House Type E Elevations Type 4 (04) 344 Rev B
- House Type F Ground Floor Plan (04) 251
- House Type F First Floor Plan (04) 252
- House Type F Second Floor Plan (04) 253
- House Type F Elevations (04) 351 Rev A
- House Type G Ground Floor Plan (04) 261
- House Type G First Floor Plan (04) 262
- House Type G Elevations (04) 361 Rev A
- House Type H Ground Floor Plan (04) 271 Rev A

- House Type H First Floor Plan (04) 272 Rev A
- House Type H Elevations (04) 371 Rev C
- House Type I and J Ground Floor Plan (04) 281
- House Type I and J First Floor Plan (04) 282
- House Type I and J Elevations (04) 381 Rev A
- House Type K Ground Floor Plan (04) 291
- House Type K First Floor Plan (04) 292
- House Type K Second Floor Plan (04) 293
- House Type K Elevations Type 1 (04) 391 Rev A
- House Type K Elevations Type 2 (04) 392 Rev A
- House Type K & L Ground Floor Plan (04) 2101
- House Type K & L First Floor Plan (04) 2102
- House Type K & L Second Floor Plan (04) 2103
- House Type K & L Elevations (04) 2301
- House Type L1 Ground Floor Plan (04) 2211
- House Type L1 First Floor Plan (04) 2212
- House Type L1 Second Floor Plan (04) 2213
- House Type L1 Elevations Type 1 (04) 2311 Rev A
- House Type L1 Elevations Type 2 (04) 2312 Rev A
- House Type L1 Ground and First Floor Plans (04) 2200
- House Type L1 Second Floor Plan (04) 2201
- House Type L1 (Plots 1-36) Elevations Type 1 (04) 2321 Rev A
- House Type L1 (Plots 1-36) Elevations Type 2 (04) 2322 Rev A
- Street Scenes 01 – (04)SS01
- Street Scenes 02 – (04)SS02 Rev A
- Street Scenes 03 – (04)SS03
- Street Scenes 04 – (04)SS04
- Street Scenes 05 – (04)SS05 Rev A
- Street Scenes 06 – (04)SS06
- Street Scenes 07 – (04)SS07
- Birds Eye View from Phase 1 – (04) V01 Rev A
- Birds Eye View from School River End – (04) V2 Rev A
- Birds Eye View from School EmrAcc – (04) V03 Rev A
- Birds Eye View from Courtney Road – (04) V04 Rev A
- Landscape Plans

5.1.3 In addition, the following documents accompany the application:

- Design and Access Statement
- Planning Statement
- Transport Statement
- Travel Plan
- Piling Strategy
- Delivery Programme and Swept Path Analysis
- Construction Environmental Management Plan
- Boundary Treatment Details
- Reen Details
- Otter Mitigation report and Update
- Pre-application Consultation Report

ALTERNATIVES

- 5.2 The application site has been subject to a varied planning history. On purchasing the site the applicant spent a considerable period reviewing the history and considering various options for the site. The alternatives that were considered are:

Option 1: Do nothing,

This option would involve not redeveloping the site and was quickly discounted as the applicant is keen to provide high quality housing within Newport. This action would be considered to be neutral in terms of significant environmental effects.

Option 2: Implement the planning fall back (planning consent 13/1279)

This would involve the construction of 251 dwellings, access and associated works. It was considered that the layout and design although approved was not to the standards set by POBL and as such the implementation of the consent in its entirety was discounted. It was also considered that the layout in relation to the SAC and SSSI could be improved. Should the planning fall back have been implemented in its entirety it is considered that the development with mitigation would have a beneficial impact in terms of likely significant effects.

Option 3: Implement ground works and Phase 1 of planning consent 13/1279 and re-plan the remainder of the site. A number of meetings allowed for the development of a new layout which would integrate with Phase 1 of the original consent which also includes the implementation of ecological and noise mitigation in accordance with planning consent 13/1279. This option would allow for a new vision and design for the site to be developed that would take account of the history of Newport whilst providing a softer riverside development that would further ensure that the SAC and SSSI which are adjacent to the site are protected and enhanced during the operation of the development. This option would result in a further reduction of significant environmental effects and would be considered to have a beneficial impact.

- 5.2.1 Option 3 was considered to be the preferred alternative option. The revised layout and general ethos of the development was generally supported at the pre-application enquiry stage by Newport City Council who considered that the revised layout was an improvement on the details that formed part of the planning fall back. It was on this basis that the vision for the site has been further developed.

VISION

- 5.3 The vision for the application site is to develop a high quality residential development that integrates, enhances and is sympathetic to its sensitive location adjacent to the River Usk which is a Special Area of Conservation (SAC). The proposal promotes national and local planning policy aims whilst creating an attractive place to live and acknowledging the history and design features across the City of Newport. The proposal also incorporates the existing public right of way (407/1) which has been formally diverted.
- 5.3.1 The vision for the site has been developed by reviewing and considering the existing planning consents whilst aiming to achieve the desired design standards on site. The development of this vision has been further advanced through discussions and advice

following consultation with key stakeholders including Newport City Council Planning Departments and other key departments including Highways, Ecology and Landscaping.

- 5.3.2 NRW and Dwr Cymru Welsh Water (DCWW) have been consulted to discuss key issues at the application site including ecological features, potential drainage options and flood risk at the site.
- 5.3.3 In addition to this, a comprehensive set of surveys and investigations were carried out to identify the opportunities and constraints at the Site. Surveys in relation to the following have informed the preparation of this ES and informed the final design of the scheme:
- Ecology
 - Landscape Impact
 - Air Quality
 - Noise Assessment
 - Potential for Site Contamination
 - Transportation Impacts
 - Flooding and Drainage
- 5.3.4 During the previous application a public engagement was held which engaged and informed residents about the plans to re-develop the site. A further engagement event will be held that will inform local residents about the redesign of the site. It is considered that any consultation on this application will be undertaken through the informal public exhibition event and the statutory pre-application consultation requirements outlined below.
- 5.3.5 Further consultation will also be undertaken as part of the Pre-Application Consultation process that became a validation requirement for major applications in August 2016. This process involves consultation with community, specialist and other consultees. A Pre-Application Consultation report will outline how this consultation has been conducted in accordance with regulations and will seek where possible to address any issues or amendments that may be required to the application submission. This report once completed will form part of the application submission.
- 5.3.6 The information gathered relating to the application site through surveys undertaken at the site, involvement with key stakeholders and the applicant's aspirations for the development have led to the evolution of the site layout to its current form. The key features that have been considered when developing the site include the following:
- Raising land to address flooding (This is currently being implemented under the existing consent 13/1279).
 - The introduction of a capping level (600mm) to address issues relating to contamination and to reduce risks to human receptors. (This is currently being implemented under the existing consent 13/1279).
 - Retention and improvement of Public Right of Way (407/1) which has been diverted following the completion of a diversion order which will allow the right of way to be accommodated within the design and layout of the wider site.
 - Integrated landscaping plan to complement riverside location and reduce landscape impact and visual impact of development.
 - Provision of residential dwellings including a mix of houses and apartments.
 - Provision of parking.
 - Adoptable standard road network
 - Consideration of noise sensitive receptors.

- 5.3.7 In addition to the above the Phase 1 works which are excluded from this application include:
- The bund to provide protection for otters and the river bank habitat. (This has been implemented as part of Phase 1 works in accordance with planning consent 13/1279 which will be unaffected by this application).
 - Retention, enlargement and inclusion of lottery's reed within residential scheme. (This has been implemented as part of Phase 1 works in accordance with planning consent 13/1279 which will be unaffected by this application).
- 5.3.8 The site layout is included in Volume 3, Appendix 5.1 and the remainder of this chapter describes the development proposed.

LOCATION OF DEVELOPMENT

- 5.4 The application site is located in the St. Julian's area of Newport and to the west of the River Usk and is directly to the south of the Glan Usk Primary school. Chapter 4: Site Context provides further detail regarding the application site.
- 5.4.1 The proposed residential development will be located within the red line area identified on the site location plan which accompanies the planning application and included in Volume 3, Appendix 4.1. The red line area encompasses 5.2022 hectares of land including areas dedicated to parking and landscaping. It is considered that the ecological mitigation required for the site will be implemented as part of Phase 1 of planning consent 13/1279. These measures include otter mitigation and an ecological management plan. The application also includes strategically placed landscaping that will soften the development.
- 5.4.2 The application site is within the applicant's ownership and the all documents associated with the site have been novated to the applicant.

THE QUANTUM OF DEVELOPMENT

- 5.5 Full planning permission is sought for 206no. dwellings and associated works including parking, new internal road network, landscaping and the completion of a riverside walkway which will connect to the Phase 1 works that are currently being implemented in accordance with planning consent 13/1279. The Phase 1 works includes 20 units in the form of apartments and associated infrastructure.

LAYOUT

- 5.6.1 The layout incorporates a number of houses, apartments and FOGs which are served by an internal road and footpath network which connects to the new access road which has been constructed as part of the Phase 1 works. As detailed in planning consent 13/1279 the primary access point to the Site is located off Collier Street and Courtney Street.
- 5.6.2 As part of the Phase 1 works three blocks of apartments are being constructed which front onto the riverside walk. The apartments are served by parking which is provided to the rear and side of one of the blocks.

- 5.6.3 The site which forms part of this proposal continues the active frontage along the riverside walk whilst providing a combination of residential units that create an attractive sense of place.
- 5.6.4 Parking is provided through a combination of private and shared driveways and also through dedicated parking to the flats. Parking has been carefully positioned to maximise natural surveillance whilst allowing for the inclusion of attractive landscaping.
- 5.6.5 The land parcel to the north adjacent to the school comprises a mix of apartments, terraces and semi-detached houses. The houses proposed to the north, are separated from the railway line by their associated gardens, the 1.8m acoustic fence and the existing trees and vegetation which provides a convenient and natural buffer between the proposed development, railway line and the existing residential development on the opposite side of the railway.
- 5.6.6 The units proposed in this location will provide natural surveillance of the footpath being retained along the northern boundary which leads to the subway which links the site to Charnwood Road. The subway is a known area for anti-social and criminal activity and therefore increased overlooking will improve local community safety.
- 5.6.7 To the south of the re-en and the wider part of the site a mixture of terrace, semi-detached, FOGs and apartments are proposed. The development has been designed to accommodate the relevant parking, accommodate attractive landscaping and to ensure an attractive frontage to the riverside walk.
- 5.6.8 The layout also retains the public right of way along the riverside which stretches from the main entrance of the Site at Collier Street/Courtney Street to the Glebelands to the north. The path is 2m wide and a section of the path will be expanded to 3 metres wide to encourage pedestrians and cyclists to use the path and tree lined for its full length. It is well overlooked by the plots along the west of the site all of which, as mentioned above, are orientated towards the path.

SITE ACCESS

- 5.7 The proposed scheme provides a number of access points, one of which will provide vehicular access.
 - 5.7.1 The vehicular access point is located at the corner of Collier Street and Courtney Street, in the same location as the existing vehicular access and represents the primary access point for the development. The construction of the access will form Part of the Phase 1 works and will be in accordance with planning consent 13/1279. The remainder of the internal road network will be constructed as part of this proposal and will be constructed to adoptable standards to ensure that the site is able to support increase traffic generation associated with the proposed development. The access will also include pedestrian footpaths that will ensure pedestrian access and good connectivity throughout the site.
 - 5.7.3 There is an existing right of way (407/1) located to the west of the application site which runs parallel to the River Usk linking to the Glebelands in the north. The right of way (407/1) has been subject to a diversion order which was confirmed in December 2017 and has formed part of the Phase 1 works. The public right of way will be subject to a further application to widen a section of the right of way to 3 metres so the right of way can be

designated as a cycleway. The right of way/ cycleway will have appropriate lighting that will not be harmful to biodiversity or the River Usk SAC and SSSI. This will create an attractive riverside walkway and contribute towards the continuous riverside walkway promoted by Newport city Council, this discussed in further detail below.

- 5.7.4 The riverside walkway will link to the primary access to the south and Glebelands Park to the north.
- 5.7.5 The applicant has provided an emergency access route from the primary access to Glan Usk Primary school. It is proposed to provide a link via a turning head located adjacent to the northern boundary with the school. An emergency access route will be maintained through the construction phase.

MOVEMENT AND CIRCULATION

- 5.8 The proposed site layout proposes an internal street network which is legible, provides delineation of pedestrian and vehicle routes and integrates well with the existing highway and pedestrian network.
 - 5.8.1 The existing right of way 407/1 has been diverted and has been improved as part of the Phase 1 works. Further improvements will be made as a result of this proposal.
 - 5.8.2 The application site well served by public transport, with a number of scheduled bus services connecting Newport with destinations such as Cardiff, Cwmbran, Pontypool and Monmouth. Existing bus stops are located on Caerleon Road. The development of the application site will not impact upon the existing bus services.
 - 5.8.3 The proposed site layout also provides convenient pedestrian access routes to the wider St. Julian's area and local amenities at both the southern and northern boundaries of the Site.

OPEN SPACE

- 5.9 The application site is located adjacent to two recreational areas, the Glebelands to the north and a local area of play (LAP) to the south.
 - 5.9.1 The Glebelands is a large open green area comprising playing fields, walking routes and a play area with equipment for small children. This area is publicly accessible and from the application site.
 - 5.9.2 The LAP to the south of the site is located centrally to Collier Street, Courtney Street and Turner Street. This, like the Glebelands is also publically accessible.
 - 5.9.3 Given the recreational facilities located within such close proximity to the application site it is not proposed to provide a recreational open space at the application site. The riverside walk, however, will provide a recreational route which runs parallel to the River Usk which is located along the western boundary of the site. This area will provide a link to the Glebelands open space to the north and the LAP to the south. This route will enable both pedestrians and cyclist access to the riverside.
 - 5.9.4 The provision of the riverside walkway through Phase 1 and through this application will also promote Newport City Council's vision for the River Usk which is to increase accessibility to

the river by providing a continuous attractive walkway the adjacent to the banks for its whole stretch throughout the Newport administrative authority. The provision of the riverside walkway at the application site supports this vision and provides an attractive, safe route to key recreational facilities within the locality.

- 5.9.5 The proposals also incorporate Lottery's reën which, as discussed in chapter 4, bisects the application site from east to west towards the north of the site. The reën has been constructed as part of the Phase 1 works of 13/1279 and as such has been designed to integrate with the new layout.

LANDSCAPING

- 5.10 The proposal includes the provision of soft and sympathetic landscaping along the River Usk and across the application site. The proposals include the creation of a riverside walk with the strategic placing of trees to create tree lined streets and an attractive sense of place that has had due regard to the development and the adjacent Special Area of Conservation (SAC).
- 5.10.1 The proposals also include the provision of soft landscaping across the application site that will soften the built form whilst creating attractive communal areas and public realm for future occupiers. The proposals will complement a well-designed layout that comprise attractive houses, FOGs and apartments.
- 5.10.2 Phase 1 of the extant consent (13/1279) has implemented the ecological enhancement of Lottery's Reën and the green space to the south maintains an attractive 'natural' space within the development. These enhancements will integrate with the remainder of the site and will provide attractive green features for the application site.

COMMUNITY SAFETY

- 5.11 The design has been carefully considered to ensure that natural surveillance is provided throughout the site. This is achieved through the strategic positioning and orientation of the dwellings towards key routes through the site. Windows of habitable rooms have been carefully orientated to ensure that parking areas are well overlooked in both public parking areas that serve the apartment blocks and semi-private parking areas associated with the houses.
- 5.11.1 The re-development of the site brings a brownfield site back into beneficial use which provides benefits in terms of community safety for the users of the Glan Usk Primary School, pedestrians and users of the existing industrial uses to the south.

DRAINAGE AND ENGINEERING OPERATIONS

- 5.12 It is proposed to provide separate foul and surface drainage systems and to implement Sustainable Urban Drainage System (SUDS) for surface water drainage where possible. The key aim of the drainage strategy in terms of the surface water is to ensure the hydrological status quo is retained thereby ensuring that the flood risk to third parties is not exacerbated.

- 5.12.1 The drainage strategy which accompanies the proposal confirms that in terms of foul water capacity and connection points have been identified for Phase 1 and for the remaining re-plan area. The FW from Phase 1 and the other plots along the Phase 1 access road will connect to the existing sewer whilst the remaining plots that form part of this proposal will be split to two discharge points north and south of the reen. Where appropriate, the connections will be subject to a S104 agreement with Welsh Water.
- 5.12.2 In terms of surface water the SuDs Hierarchy has been considered. The enlargement of the reen will provide additional capacity for surface water flows. The accompanying reen detail demonstrates that the reen's capacity is sufficient. Furthermore the drainage strategy proposes a highway's adopted surface water pipe along the length of the access road that will serve Phase 1 and provides allowances for the plots that form part of this proposal. The strategy has identified the relevant discharge points and confirms that each discharge point will pass through a Class 1 petrol/ oil interceptor.
- 5.12.3 The remainder of the development to the north is served by a proposed piped surface water drainage system with no inherent flow/source control, which collects all impermeable area runoff and discharges to Lottery's reen at three separate points. Discharge to the watercourse is unattenuated on the basis that downstream properties will not be affected due to the tidal nature of the watercourse outfall to the River Usk and the large capacity of the river at this location.
- 5.12.4 The drainage strategy is further discussed and plans are provided in Volume 2, Chapter 11 along with the drainage strategy.
- 5.12.5 It is proposed that all drainage solutions will be constructed to adoptable standards including specific requirements of the adopting authority, in this case DCWW.
- 5.12.6 This chapter has provided a detailed description of the proposed project. The following chapters provide the technical basis against which the proposals were devised.