

PLANNING POLICY
APPLICATION CONSULTATION RESPONSE

APPLICATION NUMBER: 18/0293

PROPOSAL: DEVELOPMENT OF 206NO. RESIDENTIAL UNITS,
INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING
AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT
OF WAY 407/1

SITE: Land To South Of Glan Usk Primary School, Herbert Road,
Newport

APPLICATION TYPE: Full (Major)

Adopted Local Development Plan (January 2015)

LDP policies of particular relevance to determination of this application include:

- SP3 – Flood Risk
- SP9 – Conservation of the Natural, Historic and Built Environment
- SP10 – House Building Requirement
- SP13 – Planning Obligations
- H3 – Housing Mix and Density
- H4 – Affordable Housing – Newport East Sub Market Area of 20%
- GP1- Climate Change
- GP2 – General Amenity
- GP4 – Highways and Accessibility
- GP5 – Natural Environment
- GP6 – Quality of Design
- GP7 – Environmental Protection and Public Health

Relevant Supplementary Planning Guidance

- Parking Standards
- New Dwellings
- Air Quality

The site is a housing allocation within the Local Development Plan (H1(5)) for 153 units. The site also has an extant planning permission for 251 units, of which 20 flats are currently under construction. The proposal is to reduce the remaining part of the scheme (231units) to 206 units; a loss of 25 units from the extant permission but still an increase from the LDP allocation. The principle of residential development is therefore well established and the progression of site towards completion is welcomed.

The following comments are concerned with amendments to the proposal and any policy implications:

Density

A density of 43 dwelling per hectare is proposed for the entire scheme. This is consistent with recommended density proposed for in Policy H3 of the LDP.

Affordable Housing

An affordable housing contribution of 15% was agreed as part of the previous planning permission. This planning application also proposes to provide 15% (31 units) affordable units. The level of affordable housing proposed does not meet the policy requirement of 20% (41 units) and there is no information submitted which informs the reduction in terms of viability impacts. The views of the Housing Manager and Planning Obligations Manager should be sought on this matter.

Air Quality

The site is located within an Air Quality Planning Buffer for the Air Quality Management Area (AQMA) at Caerleon Road. The air quality buffer zone is set out in the Air Quality Supplementary Planning Guidance (adopted 2018) and requires applicants to consider their impact on air quality from their development and mitigate where an impact is found. A response from the scientific officer of the Council will provide detailed comments concerning this constraint.

Conclusion

Progress on the site is supported and the principle of residential development is well established on this site and is in accordance with the LDP strategy and site specific allocation. Whilst the provision of 15% affordable housing was previously agreed information as to why the reduction from the policy requirement is sought. In addition the impact from the development on air quality matters should also be satisfied before the application can be supported.