

PLANNING POLICY
PLANNING APPLICATION CONSULTATION RESPONSE

APPLICATION No: 13/1279

PROPOSAL: DEVELOPMENT OF 248 DWELLINGS AND ASSOCIATED WORKS INCLUDING BOUNDARY TREATMENTS, RETAINING WALLS, VEHICULAR ACCESS, PARKING, PATHWAYS AND LANDSCAPING AFFECTING PUBLIC RIGHT OF WAY 407/1

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

APPLICATION TYPE: Full (Major)

POLICY CONSIDERATIONS

Local Planning Policy

Newport Unitary Development Plan 1996 – 2011 (Adopted May 2006)

Policy CE4: Landscaping Schemes

Policy CE9: Species Protected by European Legislation — the River Usk is a Special Area of Conservation (SAC), as defined by the European Council Habitats Directive (92/43/EEC of 21 May 1992).

CE10: Species Protected by United Kingdom Legislation — the River Usk is a Site of Special Scientific Interest (SSSI).

Policy CE33: Environmental Spaces — a strip of land at the western edge of the application site is designated as an environmental space.

Policy CE38: Quality of Design

Policy CE39: Residential Design and Layout

Policy CE44: Access Arrangements

Policy CE45: Safety and Security

Policy H1(5): Housing Sites — the 'Glebelands' site, which has an area of 2.83 hectares, is allocated for a housing development of 153 units. This allocation is based on outline planning permission ref. 00/0768 (see 03/1531 for the reserved matters), which was granted on 31 October 2000. Some, but not all, of the application site is within this allocation.

Policy H2: Housing Sites within Settlement Boundaries — the proposal is considered to comply with Policy H2 because it involves residential development within the settlement boundary.

Policy H5: Housing Mix and Affordable Housing — such issues ought to be discussed with the Planning Contributions Manager.

Policy SP1: Sustainability — the Design and Access Statement refers to the three parcels of land: one to the north of the reen, one to the south of the reen, where a factory was demolished some time ago, and a strip of land with a north-south axis. The parcel of land to the south of the reen is considered a brownfield site, but the two other parcels of land appear to be greenfield sites.

Policy SP2: Quality of Development

Policy SP7: Conservation of the Natural Environment — the proposal should not adversely affect the River Usk, which is a Site of Special Scientific Interest (SSSI) and a SAC.

Policy SP11: Planning Obligations — such issues ought to be discussed with the Planning Contributions Manager.

Policy SP24: Flood Risk — Technical Advice Note (TAN) 15: Development and Flood Risk identifies several flood-risk zones: A, B, C1 and C2, with the latter presenting the greatest risk to human life and property. The TAN states that residential development, which is considered "highly vulnerable", should not be located in a C2 zone. Such development may be acceptable in a C1 zone, though applicants must undertake a justification test and demonstrate that any flood risk could be managed at an acceptable level. The application site is located in a C1 flood zone, though the River Usk, which is adjacent to the site's western boundary, is a C2 zone. Expert advice should be sought from Natural Resources Wales.

Policy SP27: Flood Consequence Assessments — see comments in relation to Policy SP24.

Policy T10: Roads in New Development

Policy T14: Walking and Cycling

Policy T15: Public Rights of Way Improvement

Policy T16: Public Rights of Way and New Development — a public right of way runs from north to south through the environmental space that lies within the application site.

Policy U6: Development and Flood Risk

Revised Deposit Local Development Plan 2011 – 2026 (June 2013)

As in the UDP, Policy H1(5) describes the 'Glebelands' site as a "housing commitment" for 153 units on 2.83 hectares of land, giving an average density of 54 dwellings per hectare. By contrast, the application under consideration proposes 248 units on 5.83 hectares of land, giving an average density of 43 dwellings per hectare. Both of these average figures would exceed the LDP's target of 34 dwellings per hectare (see Policy H3). One important difference between the Revised Deposit LDP and the UDP is that the former would not retain the environmental space on the eastern bank of the River Usk.

Supplementary Planning Guidance

Planning Obligations – Developing Sustainable Communities (June 2012)

Outdoor Play Space Provision (February 2007)

National Planning Policy

Chapter 9 (Housing) states that local planning authorities should promote:

- Mixed-tenure communities;
- Development that is easily accessible by public transport, cycling and walking, although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;
- Mixed-use development so that communities have good access to employment, retail and other services;
- Attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;
- Greater emphasis on quality, good design and the creation of places to live that are safe and attractive;

- The most efficient use of land;
- Well-designed living environments, where appropriate at increased densities;
- Housing constructed in accordance with nationally prescribed sustainable building standards. The aim is to reduce carbon emissions by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and
- 'Barrier-free' housing developments, such as those built to Lifetime Homes standards.

Chapter 11 (Tourism, Sport and Recreation) states that “Local planning authorities may be justified in seeking Section 106 Planning Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities. Such agreements may also need to be used to help ensure that standards of provision set out in development plans are met.”

ASSESSMENT

Before commencing the assessment, it is necessary to address the particular characteristics of two parcels of land within the application site: (i) the northern parcel, which is roughly rectangular (this contains two of the three parcels identified in the Design and Access Statement); and (ii) the southern parcel, which has the appearance of a curved strip.

(i) Northern parcel

Planning permission ref. 00/0768, granted on 31 October 2000, established the principle of residential development at this location. This decision informed the Newport Unitary Development Plan 1996 – 2011 (Adopted May 2006), which committed the H1(5) 'Glebelands' site to a residential development consisting of 153 homes on 2.83 hectares of land. The boundary of the northern part of the application site broadly accords with that of the housing allocation, though a small strip of land at the north-west corner would encroach on environmental space.

(ii) Southern parcel

This part of the application site is distinct from housing commitment H1(5) and would adjoin a separate allocation for 50 homes (H1(47) 'Herbert Road'), the development of which should not be jeopardised. The submitted plans suggest that this element of the proposal would encroach on environmental space, a public right of way and a strip of greenfield land. The impact on environmental space and the public right of way is addressed below, and the fact that the greenfield land receives no specific

protection in the UDP suggests that it is not essential to local amenity. (The Design and Access Statement suggests that this land contains areas of grass and scrub, some of which have been vacant since the demolition of the factory.)

This application, which proposes 248 homes on 5.83 hectares of land, would achieve a less dense form of development than the UDP allocation, though its average density would nevertheless exceed the target in the Revised Deposit LDP. Development on this scale may prove perfectly acceptable, not least because a number of flats are proposed, but care should be taken to ensure that prospective occupiers, as well as their neighbours in existing properties and housing allocations, would enjoy adequate living standards. To this end, it is recommended that this proposal be assessed against the amenity requirements of the 'Infill and Backland Development' Supplementary Planning Guidance (SPG). This SPG may not be strictly relevant to a proposal of this nature, but certain of its guidelines, such as those in respect of garden depths and distances between windows serving habitable rooms, would undoubtedly prove helpful.

In the Design and Access Statement (DAS), the agent acknowledges that the application site contains a strip of land designated as an environmental space in the UDP. Local policy requires that such spaces be safeguarded, though there are certain conditions under which development may be permissible (see Policy CE33). The DAS gives the impression that this section of the site would undergo careful and sensitive treatment, and the submitted plans suggest that the public right of way would be improved. So long as nothing would threaten the ecological integrity of the adjacent River Usk, therefore, it is reasonable to suggest that the proposed changes to the environmental space may be acceptable. Finally, as mentioned in the policy section, it is recommended that expert advice be sought in respect of affordable housing, planning contributions, outdoor play space, transport infrastructure and flood risks.

CONCLUSION

No objection.