

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

**ENVIRONMENTAL STATEMENT**

**VOLUME 2  
CHAPTER 6: PLANNING POLICY CONTEXT**

## 6. PLANNING POLICY CONTEXT

### INTRODUCTION

- 6.1 This section considers the predicted effects of the proposed Herbert Road development on planning policy. It includes only those impacts, which directly affect, either beneficially or adversely, policies and plans within the development envelope of the site. It is based upon the information available and contained within the scoping opinion issued by Newport City Council on the 17 February 2017 in accordance with Regulation 13 (1) of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulation 2016.

### ASSESSMENT METHODOLOGY

- 6.2 The assessment of the impact of the proposed development upon relevant policy begins by identifying relevant policy (at both a local and national level). Because of the nature of the receptors it is not considered that a scale of significance to measure the extent of impact is appropriate and nor would it be appropriate to assess the scheme independent of any mitigation, or separately for construction and operational phases. As such the overall anticipated impact of the proposed development on each of the identified policies will simply be assessed using the assessment criteria adverse, beneficial or neutral.
- 6.3 The following policies to national, regional and development planning guidance, taking into account the following:
- i. Planning Policy Wales 9<sup>th</sup> Edition (2016)
  - ii. Technical Advice Note (TAN) 1: Joint Housing Availability Studies (2015)
  - iii. Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
  - iv. Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)
  - v. Technical Advice Note (TAN) 8: Energy Efficiency (2005)
  - vi. Technical Advice Note (TAN) 12: Design (2016)
  - vii. Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
  - viii. Technical Advice Note (TAN) 18: Transport (2007)
  - ix. Technical Advice Note (TAN) 21: Waste (2001)
  - xii. Newport Local Development Plan 2011-2026 (Adopted January 2015)
  - xiii. Supplementary Planning Guidance

### BASELINE CONDITIONS

- 6.4 The following represents the review of relevant planning policies / guidance notes and planning applications pertinent to the proposed Herbert Road development.

#### Planning Policy Wales 9<sup>th</sup> Edition (Nov 2016)

- 6.5 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TAN's), which are also presented as part of this chapter. PPW is the principal document of the Welsh Government which sets out the land-use policy context for the consideration and evaluation of all types of development. It also provides for the planning system in managing the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations (Wales) Act 2015.

- 6.6 Paragraph 1.2.2 emphasises that the planning system must provide for an adequate and continuous supply of land available and suitable for development to meet society's needs. It must do so in a way that pays regard to:
- Overall sustainability principles, outcomes and objectives, paying particular attention to climate change;
  - The Wales Spatial Plan;
  - Detailed policies in the different topic areas.

- 6.7 Paragraph 3.1.2 of PPW states;

***“In line with the presumption in favour of sustainable development (see 4.2) application for planning permission, or for renewal of planning permission, should be determined in accordance with approved or adopted development plan for the area, unless material consideration indicate otherwise. Material consideration could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up to date policies.”***

- 6.8 Paragraph 3.1.8 refers to the Development Management Manual (2016) which provides guidance on the various procedural steps for consenting development and refers to legislation, circulars and guidance that will provide further information on the topic. This includes Environmental Impact Assessments. It is described as a living document which will be added to and updated over time. The objective is that the Manual will become the single point of information for Development Management in Wales.

- 6.9 Section 4.1 of PPW reiterates the duty placed on the Welsh Government to promote sustainable development in the exercise of its functions as one of the few administrations in the world to have a statutory duty in relation to sustainable development. The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) that they must carry out sustainable development. In carrying out this duty, actions which public bodies must take include:
- setting and publishing objectives (“well-being objectives”) that are designed to maximise its contribution to achieving each of the well-being goals; and
  - taking all reasonable steps (in exercising its functions) to meet those objectives.

- 6.10 Paragraph 4.2.1 refers to the Planning (Wales) Act 2015 which introduced a statutory purpose for the planning system in Wales. Any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The planning system is therefore necessary and central to achieving the sustainable development of Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest in a way which is consistent with key sustainability principles (see 4.3) and key policy objectives (see 4.4). In doing so, it can contribute positively to the achievement of the Well-being goals.

- 6.11 Section 4.4 sets out sustainability objectives for the planning system which should be taken into account in the preparation of development plans and in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that the planning system should facilitate across Wales.

- 6.12 Paragraph 4.3 states that, in contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should, under the respective headings, include the following:

***A Prosperous Wales***

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites

#### ***A Resilient Wales***

- Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment and support measures that allow the natural heritage to adapt to the effects of climate change.

#### ***A Healthier Wales***

- Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of achieving the well-being goals and responding to climate change.

#### ***A More Equal Wales***

- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.

#### ***A Wales of Cohesive Communities***

- Locate developments so as to minimise the demand for travel, especially by private car.
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods

#### ***A Wales of Vibrant Culture and Thriving Welsh Language***

- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity

#### ***A Globally Responsible Wales***

- Support the need to tackle the causes of climate change by moving towards a low carbon economy. This includes facilitating development that reduces emissions of greenhouse gases in a sustainable manner

#### *Section 4.6: Priorities for urban and rural areas*

- 6.13 The guidance recognises the important function of urban areas and one of the priorities is to: *'secure environmentally sound and socially inclusive regeneration to those urban areas which require it, so that they become more desirable places to live and work'*.

#### *Section 4.7 : Sustainable settlement strategy: locating new development*

- 6.14 The policy encourages local authorities to: *'promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good'*.

#### *Section 4.9: Preference for the re-use of land*

- 6.15 The guidance states that previously developed (or Brownfield) land should wherever possible be used in preference to Greenfield sites.

*Section 4.11: Promoting sustainability through good design*

- 6.16 Section 4.11 relates to Promoting Sustainable Development through Good Design. Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.

*Section 5.2: Caring for biodiversity*

- 6.17 The guidance note introduces the UK Biodiversity Action Plan (UKBAP) and describes its objectives, which include the conservation and where practicable, the enhancement of: ***'populations of native species and wildlife, quality and range of wildlife habitats, internationally important and threatened species, species, habitat and natural managed ecosystems characteristic of local areas and biodiversity of natural and semi-natural habitats where this has been diminished over recent decades'***

*Section 5.3: Measures to conserve landscape and biodiversity: Statutory designations*

- 6.18 PPW states that: ***'The Welsh Government will ensure that international responsibilities and obligations for conservation are fully met, and that, consistent with the objectives of the designation, statutorily designated sites are protected from damage and deterioration, with their important features conserved by appropriate management.'***

*Section 5.5: Development control and the conservation and improvement of the natural heritage*

- 6.19 The policy guidance advises how biodiversity and landscape issues should be taken into account in determining planning applications. Of particular relevance is part 5.5.9, which refers to the need for EIA where a development is likely to affect a designated area such as a Special Area of Conservation (SAC). Additionally, part 5.5.11 advises that the presence of a species that is protected under European or UK legislation is a material consideration, if the development is likely to disturb or harm that species or its habitat.

*Section 7.2: Planning for Economic Development*

- 6.20 Part 7.2.1 states that plans and decisions should be based on up to date and locally specific evidence which demonstrates the suitability of the existing employment land supply.

*Chapter 8: Transport*

- 6.21 Chapter 8 relates to Transport , where, it is stated that the Welsh Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. Careful consideration needs to be given to the allocation of new sites which are likely to generate significant levels of movement in Local Development Plans to ensure that access provisions which promote walking and cycling, as well as by public transport are included from the outset.

*Section 8.2: Promoting walking and cycling*

- 6.22 The Section refers to The Active Travel (Wales) Act 2013 which aims to make walking and cycling the most attractive option for shorter journeys. In particular, everyday journeys such as to and from a workplace or education establishment or in order to access health, leisure or other services or

facilities.

*Section 8.4: Managing traffic and parking*

- 6.23 Part 8.4.2 states that local authorities should ensure that new developments should provide lower levels of parking than have generally been achieved in the past and minimum parking standards are no longer appropriate.

*Chapter 9: Housing*

- 6.24 Chapter 9 of PPW focusses on housing, with Paragraph 9.1.1 stating explicitly that a home is a vital part of people's lives, affecting health and well-being, quality of life and future opportunities. In referencing the Welsh Government's National Housing Strategy, it states that the overall approach is to:-

- ***Provide more housing of the right type and offer more choice;***
- ***Improve homes and communities, including the energy efficiency of new and existing homes; and***
- ***Improve housing-related services and support, particularly for vulnerable people and people from minority groups.***

- 6.25 Paragraph 9.2.8 advises local authorities that in identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links.

- 6.26 Paragraph 9.2.16 states that development plans must include an authority-wide target for affordable housing (expressed as numbers of homes) based on the LHMA and identify the expected contributions that the policy approaches identified in the development plan (for example, site thresholds, site specific targets, commuted sums and affordable housing exception sites) will make to meeting this target. The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought. In principle all new market housing may contribute to meeting the need for affordable housing.

*Section 9.3: Development management and housing*

- 6.27 The guidance states that new housing developments should be well integrated and connected to existing patterns of settlement. Additionally, the guidance recognises that high quality design and landscaping standards are important to enable high-density developments to fit into existing residential areas.

*Section 12.4: Development management and water*

- 6.28 The policy outlines that adequacy of water supply and sewage infrastructure is material in considering planning applications. Development proposals in sewered areas must connect to the main sewer.

*Section 12.7: Development management and waste planning*

- 6.29 The guidance states that: '*adequate facilities for the collection, composting and recycling of waste materials should be incorporated into the design of any major development*'.

*Section 13.2: Flood risk and climate change*

- 6.30 The policy states that consideration should be given to flood risk in land use planning and outlines how local authorities should approach flood risk issues.

*Section 13.3: Development plans and flood risk*

- 6.31 The policy advises that local planning authorities should consult with other authorities and the Environment Agency (now NRW) to ensure that as well as not being at risk itself, development should not increase the likelihood of flooding elsewhere.

*Section 13.4: Development management and flood risk*

- 6.32 The guidance outlines the need to work closely with the Environment Agency when planning a development within areas of flood risk.

*Section 13.7 Development management and contaminated land*

- 6.33 Planning decisions need to take into account the potential hazard that contamination presents to the development itself, its occupants and the local environment.

Technical Advice Notes (TANs)

*TAN 1: Joint Housing Land Availability Studies*

- 6.34 The TAN (updated in January 2015) emphasises that the Joint Housing Land Availability Study (JHLAS) is the mechanism for local planning authorities to demonstrate that they have a 5-year housing land supply by providing an agreed statement of housing land availability for development planning and development management purposes. The purpose of the TAN is to provide guidance on the preparation of JHLASs.

*TAN 2: Planning and Affordable Housing*

- 6.35 The advice note outlines the general concept of affordable housing being; ***‘the ability of households or potential households to purchase or rent property that satisfies the needs of the household without subsidy’***. The guidance requires local planning authorities to: ***‘include an affordable housing target in the development plan which is based on the housing need identified in the local housing market assessment, indicate how the target will be achieved using identified policy approaches and monitor the provision of affordable housing against the target and where necessary take action to ensure that the target is met’***.

*TAN 5: Nature Conservation and Planning*

- 6.36 The advice note summarises issues relevant to nature conservation and planning. This includes advice on the protection of species and development plans in protected areas such as Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA) and Special Areas of Conservation (SAC) among others. It is stated that when a SAC will be potentially affected by a proposed development, an Environmental Impact Assessment (EIA) will usually be required. Additionally if the proposals are likely to have a significant effect on the site, then an Appropriate Assessment of the development’s implications will need to be carried out as required by the Habitats Regulations 1994.

*TAN 8: Renewable Energy*

- 6.37 The advice note addresses issues relating to renewable energy, energy efficiency, and energy conservation and planning. Of particular relevance is Section 4.0 of the advice note, Design and Energy and Section 5.0, Implications for Development Plans. These sections address how new developments can be more energy efficient and outlines guidance the Welsh Assembly consider best practice (i.e. EcoHome scheme for residential developments and BREEAM scheme) for non-residential developments.

*TAN 12: Design*

- 6.38 The advice note recognises the Assembly Government's commitment to achieving good design in all developments at every scale throughout Wales. The advice note details how this can be achieved within the planning system.
- 6.39 This Technical Advice Note was revised in March 2016 in order to reflect new requirements, including those for design and access statements. The TAN provides advice on design considerations and states that local planning policies and guidance should aim to:-

- ***Create places with the needs of people in mind, which are distinctive and respect local character;***
- ***Promote layouts and design features which encourage community safety and accessibility;***
- ***Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;***
- ***Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;***
- ***Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;***
- ***Secures the most efficient use of land including appropriate densities; and***
- ***Consider and balance potential conflicts between these criteria.***

*TAN 15: Development and Flood Risk*

- 6.40 The advice note highlights issues relating to planning and flood risk, including background information regarding flooding, such as climate change, development advice maps, assessing flooding consequences, action through development plans and development control.

*TAN 18: Transport*

- 6.41 TAN 18 confirms that integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development and that it can help the Assembly Government achieve its wider sustainable development policy objectives. Paragraph 2.4 indicates that by influencing the location, scale, density and mix of land uses and new development, land use planning can help to reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

*TAN 21: Waste*

- 6.42 The advice note covers a range of planning issues relating to waste, including how compliance with legislation should be met (i.e. The Waste Framework Directive, The Landfill Directive and the Waste Strategy 2000). Of most relevance in terms of the development are issues described under the

following sub-headings: sustainable waste management, planning considerations in waste issues and construction and demolition waste.

### Newport City Council Local Development Plan 2011 – 2026 Adopted January 2015

- 6.43 The Development Plan for the area is the Newport City Council Local Development Plan 2011 – 2026, which was adopted in January 2015.
- 6.44 In the adopted LDP the site largely corresponds with proposed housing site H1 (5) Glebelands (2.83 hectares, 153 dwellings). Additional land to the south, outside the housing land allocation lies within the identified urban boundary but is unallocated. Other relevant Policies are described below

#### *SP1 Sustainability*

- 6.45 The Policy requires that proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary. They will be assessed as to their potential contribution to :
- i) “The efficient use of land;**
  - ii) The reuse of land;**
  - iii) The reuse of previously developed land and empty properties in reference to greenfield Sites;**
  - iv) Providing integrated transportation systems, as well as encouraging the co-location of housing and other uses, including employment, which together will minimise the overall need to travel, reduce car usage and encourage a modal shift to more sustainable modes of transport.**
  - v) Reducing energy consumption, increasing energy efficiency and the use of low and zero carbon energy sources;**
  - vi) The minimisation, re-use and recycling of waste;**
  - vii) Minimising the risk of and from flood risk, sea level rise and the impact of climate change;**
  - viii) Improving facilities, services and overall social and environmental equality of existing and future communities;**
  - ix) Encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres;**
  - x) Conserving, enhancing and linking green infrastructure, protecting and enhancing the built natural environment;**
  - xi) Conserving and ensuring the efficient use of resources such as water and minerals.”**

#### *SP2 Health*

- 6.46 Development proposals should seek to maximise their positive contribution to health and well-being, by being located in the most sustainable locations, for example, being close to public transport links and providing efficient walking and cycling routes.

#### *SP3 Flood Risk*

- 6.47 Development will only be permitted in flood risk areas in accordance with national guidance. Where appropriate a detailed technical assessment will be required.

#### *SP4 Water Resources*

- 6.48 Development proposals should consider their need to minimise the consumption of water during and after construction, and result in no net increase in surface water run-off through the sustainable management of water resources.

*SP9 Conservation of the Natural, Historic and Built Environment*

- 6.49 The policy states that:  
***“The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.”***

*SP10 House Building Requirement*

- 6.50 The policy provides provision for 11,623 new dwellings in Newport the plan period. The affordable housing target for the plan is set at 2061 units.

*SP12 Community Facilities*

- 6.51 As well as encouraging new facilities in sustainable locations, the Policy states that development affecting existing community facilities should be designed to retain or enhance them

*SP13 Planning Obligations*

- 6.52 The policy relates to the contribution development will be required to make, to help deliver more sustainable communities, by providing or making contributions to local and regional infrastructure.

*SP14 Transport Proposals*

- 6.53 Proposals will be supported where they provide for traffic free walking and cycling facilities; encourage the use of public transport; improve road safety; improve the quality of life for residents; and assist urban regeneration.

*SP15 Integrated Transport*

- 6.54 Integrated Transport will be pursued in line with national and regional strategies.

*SP18 Urban Regeneration*

- 6.55 Proposals will be favoured which assist in the regeneration of the urban area, including the provision of residential and business opportunities within the urban area and the re-use of vacant, underused or derelict land.

*GP1 Climate Change*

- 6.56 The policy requires development proposals to consider their design, in terms of withstanding the predicted changes in relation to climate and flooding.

*GP2 Amenity*

- 6.57 The policy seeks to protect people in their local environment, and requires that development should not significantly harm an area. It is stated that:

***“Development will be permitted where:***

- i) There will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality;***
- ii) The proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area;***
- iii) The proposal seeks to design out the opportunity for crime and anti-social behaviour;***
- iv) The proposal promotes inclusive design, both of the built development and access within and around the development;***
- v) Adequate amenity for future occupiers.”***

*GP3 Service Infrastructure,*

- 6.58 The policy requires that new development proposals must not have an unacceptable impact on the existing or proposed level of service infrastructure provision.

*GP4 Highways and Accessibility,*

- 6.59 It is stated that development proposals should:
- i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance;***
  - ii) be accessible by a choice of means of transport;***
  - iii) be designed to avoid or reduce transport severance, noise and air pollution;***
  - iv) make adequate provision for car parking and cycle storage;***
  - v) provide suitable and safe access arrangements;***
  - vi) design and build new roads within private development in accordance with the highway authority’s design guide and relevant national guidance;***
  - vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.***

*GP5 Natural Environment,*

- 6.60 The Policy allows development to be permitted, subject to it not having an adverse impact upon diversity of habitats and species of nature conservation importance. Proposals must demonstrate that they can avoid and mitigate negative impacts upon the natural environment.

*GP6 ‘Quality of Design’*

- 6.61 The policy requires good quality design in all forms of development. The aim of the policy is to ensure that all development is safe, accessibility, attractive and convenient.

***“In considering development proposals, the following fundamental design principles should be addressed:***

- i) Context of the Site: all development should be sensitive to the unique qualities of the Site and respond positively to the character of the area;***
- ii) Access, permeability and layout: all development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution;***

- iii) **Preservation and enhancement: where possible development should reflect the character of the locality but avoid the inappropriate replication of neighbouring architectural styles. The designer is encouraged to display creativity and innovation in design;**
- iv) **Scale and form of development: new development should appropriately reflect the scale of adjacent townscape. Care should be taken to avoid over-scaled development;**
- v) **Materials and detailing: high quality, durable and preferably renewable materials should be used to complement the Site context. Detailing should be incorporated as an integral part of the design at an early stage;**
- vi) **Sustainability: new development should be inherently robust, energy and water efficient, floor resilient and adaptable, thereby facilitating the flexible reuse of the building, where existing buildings are present, imaginative and sensitive solutions should be sought to achieve the reuse of the building."**

#### *CE2 Waterfront Development*

- 6.62 The policy requires that development in a waterside location should integrate with the waterway and should take account of regeneration, leisure, navigation, water quality and nature conservation.

#### *H1 Housing Sites*

- 6.63 The Policy identifies the site as part of H5 'Glebelands' for 153 dwellings.

#### *H2 Housing Standards*

- 6.64 The Policy states that residential developments should be built to high standards of environmental and sustainable design.

#### *H3 Housing Mix and Density*

- 6.65 The policy relates to residential development of 10 dwellings or more, and seeks a minimum density of 30 dwellings per hectare, to ensure development land is used efficiently to help create sustainable communities.

#### *H4 Affordable Housing*

- 6.66 On site provision of affordable housing will be required on all new housing sites of 10 or more dwellings in the urban area. The Authority will seek 20% provision on sites in East Newport where the application site is located.

#### *EM3 Alternative Uses of Employment Land*

- 6.67 Alternative uses of employment land will be resisted subject to 4 criteria relating to unsuccessful marketing for 1 year; the retention of a sufficient range of sites; no adverse impact on existing or allocated sites; the development has no adverse impact on amenity or the environment.

#### *T4 Parking*

- 6.68 Development will be required to provide appropriate levels of parking within defined parking zones in accordance with adopted parking standards.

*T6 Public Rights of Way Improvement*

- 6.69 Proposals to extend the rights of way network are encouraged with an emphasis on sustainability and access for all.

*CF4 Riverfront Access*

- 6.70 Access to the Riverfront in the form of managed footpaths and cycle routes will be encouraged where practicable.

*W3 Provision for Waste Management Facilities in Development*

- 6.71 Where appropriate provision will be sought in all new development for facilities for the storage, recycling and other management of waste.

**Supplementary Planning Guidance**

- 6.72 In August 2015 the Council adopted the following documents which have been prepared to supplement policies in the Adopted Local Development Plan.
- Planning Obligations SPG
  - Affordable Housing SPG
  - Wildlife and Development SPG
  - New Dwellings SPG
  - Parking Standards SPG

## ASSESSMENT OF POTENTIAL IMPACTS

6.73 Assessment of the significance of any environmental impact is based upon characteristics of the impact and the receptor. Within this assessment, magnitude of effect has been defined using the Beneficial, Neutral and Adverse categories. This represents accepted best practice methodology for assessment of policies and plans in EIAs.

6.74 An explanation of the criteria is as follows:

- **Beneficial** – where the proposals complement the objectives of the policy/ plan
- **Neutral** – where the proposal has neither a beneficial or adverse affect on the objectives of the policy / plan, or where more than one policy applies, benefits / adverse effects are cancelled out.
- **Adverse** – where the scheme adversely affects the objective for the policy/ plan.

### Relevant planning policies and significance of impact

Document	Impact
<b>Planning Policy Wales</b>	
Section 4.3: Well Being of Future Generations Act Goals	<b>Beneficial</b> –The site is previously developed. It will also meet requirements to achieve Cohesive Communities by providing housing opportunities in a location which can minimise the demand for private transport.
Section 4.6: Priorities for urban and rural areas	<b>Beneficial</b> – the scheme will help to ‘ <i>secure environmentally sound and socially inclusive regeneration to those urban areas which require it, so that they become more desirable places to live and work</i> ’.
Section 4.7 : Sustainable settlement strategy: locating new	<b>Beneficial</b> – the development reflects sustainable principals such as being located on previously developed land, being close to public transport and being of mixed-use.
Section 4.9: Preference for the re-use of land	<b>Beneficial</b> – the development is located on previously developed land (PPW Paragraph 9.28 also refers).
Section 4.11: Promoting sustainability through good design	<b>Beneficial</b> – the proposed development will help enhance the quality of the environment, and help attract investment through good design.
Section 5.2: Caring for biodiversity	<b>Beneficial</b> –Additional vegetation will be introduced as part of the mitigation measures to be carried out as well as bunding along the embankment to avoid an impact on otters. Additionally, relevant measures will be taken during construction in order to mitigate construction related disturbance.
Section 5.3: Measures to conserve landscape and biodiversity: Statutory designations	<b>Beneficial</b> – as above.
Section 5.5: Development management and the conservation and improvement of the natural	<b>Beneficial</b> – as above
Section 7.2: Planning for economic development	<b>Beneficial</b> – the development will create employment during the construction phase and will increase spending in the area during the operational stage.

Section 8.2: Promoting walking and cycling	<b>Beneficial</b> – the development will involve the construction of a pedestrian/cycleway along the east bank of the Usk, which will help promote cycling and walking to and from the city centre. and railway station
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<b>Policy Topic</b>	<b>Impact</b>
Section 8.4: Managing traffic and parking	<b>Beneficial</b> – the development makes provisions for car parking that will conform to the requirements of the local authority.
Section 9.3: Development management and housing	<b>Beneficial</b> – the development will integrate well with existing patterns of settlement.
Section 12.4: Development control and	<b>Beneficial</b> – there is an adequacy of water supply and sewage capacity for the development to take place.
Section 12.7: Development management and waste	<b>Beneficial</b> – the development has regard for the waste management objectives in the national waste strategy.
Section 13.2: Flood risk and climate change	<b>Neutral</b> – development is occurring within the flood plain but effects are being mitigated as part of the scheme with raised levels and bunds.
Section 13.3: Development Plans and flood risk	<b>Neutral</b> – the flood defences will be designed to be sustainable in the long-term.
Section 13.4 Development management and flood risk	<b>Neutral</b> – the development can be justified in its riverside location, although it is a high flood risk area. Mitigation will be provided as above. It may result in the intensification of development and may increase surface run-off. However, the NRW’s advice has been obtained and they are happy for the development to proceed.
Section 13.7 Development management and	<b>Beneficial</b> – the raising of land levels with inert materials will remove potential pathways to contamination.
<b>Technical Advice Notes</b>	
TAN 1: Joint Housing Land Availability Studies	<b>Beneficial</b> – the development will provide residential housing, which will contribute to the local planning authority’s five-year supply of land for housing.
TAN 2: Planning and Affordable Housing	<b>Beneficial</b> – A large proportion of the housing supplied by the development will be ‘affordable housing’.
TAN 5: Nature Conservation and Planning	<b>Neutral</b> – the development will deliver improved bankside vegetation, which will have a positive impact on protected sites i.e. River Usk SAC and Lower Usk SSSI and protected species, including otters. Additionally, relevant measures will be taken during construction in order to mitigate construction related disturbance.
TAN 8: Renewable Energy	<b>Beneficial</b> – various energy efficient and energy saving methods have been incorporated into the design.
TAN 12: Design	<b>Beneficial</b> – the advice note has been fully considered and taken account of when developing the design and layout of the scheme.
TAN 15: Development and Flood	<b>Neutral</b> – the development is taking place within the flood plain, however, its location in this area is justified and the

Policy Topic	Impact
	raising of levels and bunding will mitigate the risk posed to this area by flooding.
TAN 18: Transport	<b>Beneficial</b> – the scheme will provide and integrate facilities for walking and cycling.
TAN 21: Waste	<b>Neutral</b> – although the proposals will generate waste it is the intention that arisings within the scheme will seek to be reused. Additionally, the development itself will comply with relevant legislation (i.e. The Waste Framework Directive, The Landfill Directive and the Waste Strategy, 2000).
<b>Newport City Council Local Development Plan</b>	
<i>Strategic Policies:</i>	
Sustainability - SP1	<b>Beneficial</b> – the development involves the use of an allocated brownfield site in a sustainable location.
Health – SP 2	<b>Beneficial</b> – the development provides for walking and cycling and enjoyment of the riverfront environment.
Flood Risk – SP3	<b>Neutral</b> – the development will take place on the floodplain of the Usk, which goes against the general aim of the policy, however the scheme is an exceptional case that will bring benefit to the area and requires a riverside location. Additionally, mitigation from flooding, in the form of a flood defence strategy will be completed first before the housing development is carried out
Water Resources – SP4	<b>Beneficial</b> – the sustainable management of water resources will be achieved. All run-off will however go through interceptors etc. which will ensure water quality is sufficiently good before it is discharged into the River Usk.
Conservation of the Natural and Built Environment – SP9	<b>Beneficial</b> – measures will ensure that no adverse impact results with enhancement to landscaping and improved visual
House Building Requirement – SP10	<b>Beneficial</b> – the development will deliver a range and choice of housing including affordable elements.
Community Facilities – SP12	<b>Beneficial</b> – the existing sea scout facility will be retained and enhanced.
Planning Obligations – SP13	<b>Beneficial</b> – where appropriate the development will contribute appropriate S 106 obligations
Transport Proposals - SP14	<b>Beneficial</b> – the riverfront treatment promotes more energy efficient transport such as cycling and walking.
Integrated Transport – SP15	<b>Beneficial</b> – the development will encourage co-ordinated pedestrian networks and facilities for cycling. The site is close to public transport routes along Caerleon Road.
Urban Regeneration - SP18	<b>Beneficial</b> – development assists with the regeneration of urban areas
<i>Detailed Policies:</i>	
Climate Change – GP1	<b>Beneficial</b> – the development addresses the need to withstand predicted changes to the climate and flood risk.
Amenity – GP2	<b>Beneficial</b> – the proposals will not impact on existing properties and will incorporate principles of inclusive design.
Service Infrastructure – GP3	<b>Beneficial</b> – Adequate provision will be made with limited impact on existing services.
Highways and Accessibility – GP4	<b>Beneficial</b> – the development will be accessible by a range of transport modes.
Natural Environment - GP5	<b>Neutral</b> – while there will be some impacts on the River Usk SAC the scheme will compensate by increasing the amount of saltmarsh and bank vegetation along the eastern side of the river. Additionally, relevant measures will be taken during construction in order to mitigate construction related disturbance.

Quality of Design – GP6	<b>Beneficial</b> – the development design is of a good quality, which aims to create a safe, attractive and convenient environment.
Waterfront Development – CE2	<b>Beneficial</b> – the scheme will involve the reclamation and improvement of derelict land along the eastern bank of the River Usk.
Housing Sites - H1	<b>Beneficial</b> – the development will take place on land identified for housing as part of a housing land allocation H1 (5) and within the established urban boundary.
Housing Standards – H2	<b>Beneficial</b> – the scheme involves the development of residential properties which will meet required standards of environmental and sustainable design.
Housing Mix and Density – H3	<b>Beneficial</b> – the development will include a mix of housing types and sizes capable of meeting a range of housing needs.
Affordable Housing – H4	<b>Beneficial</b> – the development will deliver a high proportion of affordable housing units.
Alternative Uses of Employment Land –EM3	<b>Beneficial</b> – the site is no longer appropriate for employment use.
Parking - T4	<b>Beneficial</b> – adequate standards of parking will be achieved.
Public Rights of Way Enhancement - T6	<b>Beneficial</b> – a new 3 metre wide footpath/cycleway will form a minor diversion to the existing route with enhanced planting along its length.
Riverfront Access – CF4	<b>Beneficial</b> – the development will provide an enhanced promenade/ walkway along the eastern bank of the Usk.
Provision for Waste Management Facilities in Development – W3	<b>Neutral</b> – facilities are intended to be provided to encourage recycling and re-use of waste.
<b>Supplementary Planning Guidance</b>	
Newport Parking Standards	<b>Beneficial</b> – a sustainability assessment has been carried out in accordance with ‘Newport Parking Standards’ SPG criteria and the site qualifies for reduced parking provision in line with accepted standards.
Affordable Housing	<b>Beneficial</b> – The site will be developed by a recognized affordable housing provider and a high proportion will be affordable dwellings.
Wildlife and Development	<b>Neutral</b> – while there will be some impacts on the River Usk SAC the scheme will compensate by increasing the amount of saltmarsh and bank vegetation along the eastern side of the river. Additionally, relevant measures will be taken during construction in order to mitigate construction related disturbance.
New Dwellings	<b>Beneficial</b> –the proposed dwellings will meet required standards in terms of the level of accommodation, lieability and sustainable construction.
Planning Obligations	<b>Beneficial</b> –the development will meet requirements for affordable housing and other necessary contributions.

## **CONCLUSION**

- 6.75 The assessment has established that 58 national and local planning policies will be affected by the scheme. Of these, the scheme will effect 48 beneficially, 0 adversely and 10 neutrally. The fact that the vast majority of polices considered are supported beneficially by the scheme suggests that the proposals have been well integrated within the planning framework and broadly supports national and development planning policy.