



KEW

PLANNING

Planning, Design and Access Statement

July 2022



Document Control Sheet

Project Name: Newport Centre, Newport
Project Reference: Norse/ELC/01
Report title: Planning Design and Access Statement
Date: July 2022

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1 Introduction

- 1.1 This Planning, Design and Access Statement (PDAS) has been prepared by KEW Planning, on behalf of Newport City Council and Coleg Gwent, to support and justify the Outline planning application for the proposed redevelopment of the site of the current Newport Centre, Kingsway, Newport NP20 1UH.
- 1.2 The application site falls within the administrative boundary of Newport City Council (NCC) and the site location plan is provided as Appendix 1.
- 1.3 This PDAS provides an assessment of the proposals against the provisions of the statutory Development Plan covering the site, the Planning Policy Wales framework and other material planning considerations.
- 1.4 The Newport Centre opened in 1985 and whilst currently in use, it is considered to have reached the end of its useful life and the swimming pool, closed at the beginning of the covid 19 pandemic, is now permanently closed.

The Proposed Development

- 1.5 The proposal seeks to deliver a new development in a strategic location within Newport town centre.
- 1.6 The description of development is as follows:

“Outline permission for the redevelopment of the site for circa 54,000 sqm of flexible floorspace for Educational use, or any other use within Use Classes A1, A2, A3, B1, C1, D1 and D2, with all matters reserved.”

1.7 The following development parameters are provided for consideration:

- Land use
- Access
- Height
- Indicative layout

Background

1.8 This Outline application follows the approval in November 2021 of the development of the new Newport Leisure Centre (ref. 21/0893), to be located in close proximity to the existing Newport Centre, fronting the River Usk. The new Leisure Centre will be an iconic building, environmentally sustainable, meeting the highest possible standard for a leisure facility.

1.9 As a consequence, there is an exciting opportunity to redevelop the site of the Newport Centre for alternative uses, that could contribute to the regeneration of this side of the city centre and, once the detailed design is developed, deliver a building of the highest architectural quality in a prominent corner location.

The Application Documents

1.10 This Outline application comprises of:

- Planning Application fee (submitted under separate cover);

- Planning application forms, including ownership and agricultural certificates prepared by KEW Planning;
- Site Location Plan (scale 1:1250) prepared by Newport Norse;
- Parameters drawing, plan ref. no. NPS-PB-CH-DR-A-NKQ-M-02 prepared by Newport Norse;
- Existing Leisure Centre Plans, ref. no. NPS-PB-CH-DR-A-LC-EX-01 prepared by Newport Norse;
- Planning, Design and Access Statement prepared by KEW Planning;
- Transport Statement prepared by Cambria Consulting;
- Archaeological Desk Based Assessment prepared by Archaeology Wales;
- Flood Consequence Assessment prepared by JBA Consulting;
- Drainage Strategy prepared by Cambria Consulting;
- Preliminary Ecological Appraisal, including UKHab Survey and Preliminary Roost Inspection, prepared by The Landmark Practice; and
- Phase 1 Geoenvironmental Desk Study prepared by Cambria Consulting.

Statement Structure

1.11 This Statement is set out as follows:

- **Section 2** – provides a description of the site and surrounding area;
- **Section 3** – summarises the planning history records of the site;
- **Section 4** – summarises the relevant national and local planning policies, and other material considerations;
- **Section 5** – describes the proposed development;
- **Section 6** – provides justification for the proposed development; and
- **Section 7** – set outs the conclusions.



2 The Site and Surrounding Area

2.1 This section reviews the prevailing conditions of the existing site and the surrounding area, which are material factors when assessing the suitability of the proposed development.

The Site

2.2 The application site currently accommodates the Newport Centre, a multi-purpose facility run by Newport Live, a registered charitable trust operated, on behalf of Newport City Council. Newport Centre offers a multi-purpose sports hall and a fitness suite / gym. The building includes a swimming pool which was closed at the beginning of the Covid-19 pandemic. Newport Centre has historically hosted events such as concerts, conferences and exhibitions. At the height of the pandemic, it was also used as a mass vaccination centre for local residents.

2.3 The site is roughly rectangular in shape and measures 0.8 ha in size. The existing building presents brown brick cladding and metal framed windows. It comprises three elements:

- To the north: a dodecahedral element with a slight pitched roof comprising the swimming pool, now closed to the public.
- In the middle: An irregularly shaped, flat-roofed element comprising the main entrance, plant room, changing rooms, gym, kitchen and several function rooms.
- To the south: a square, flat-roofed section which predominantly comprises a large sports hall.

2.4 The Newport Centre facilities are articulated over ground, first and second floors, whilst plant equipment is located at basement level and on the third floor (this is a mezzanine and does not extend over the whole floorspace of the building).



Figure 1 - Aerial view of the site

- 2.5 The height of the Newport Centre is equivalent to a 4 storey building, and in longer distance views the pitched roof is clearly visible.
- 2.6 The entrance into the Newport Centre is from Kingsway, opposite the Kingsway Multi-Storey Car Park. There is a small car park for visitors, accessible from Emlyn Street, to the south of the building, with some 15 spaces. There is also a small, dedicated car parking area for staff, accessible from Emlyn Street to the south-east of the building, accessed via a footway crossover.
- 2.7 The application site comprises an extensive area of hardstanding, and a brick-built single storey substation. Along the eastern, southern and western boundaries, there are scattered trees and areas of modified grassland and shrub.
- 2.8 The site is located in a very prominent corner location and, together with the taller Friars Walk Shopping Centre and University of South Wales (USW) building, it acts as a gateway into the city centre for those coming from Usk Way. It is strategically located in close proximity to the western bank of the River Usk and adjacent to the Kingsway Shopping Centre.
- 2.9 Whilst the Newport Centre is visible from all sides, the key frontages are those along Usk Way and Kingsway, opposite the Kingsway Multi-Storey Car Park and the Kingsway Shopping Centre.
- 2.10 The Newport Centre opened in 1985 and it has played an important part in the life of Newport city centre since. However, it now shows its age and visually, it makes a negative contribution to the area and to local views.
- 2.11 The Centre's internal configuration is neither efficient nor sustainable, and changes in demand over the decades mean that it is no longer able to compete with modern facilities.



Figure 2 – View of the site from Usk Way looking south. The Friars Walk Shopping Centre can be seen to the right hand side and the University of South Wales to the left. The Kingsway Multi-Storey Car Park is in the background, partially hidden by the shopping centre. Source: Google Street View.



Figure 3 – View of the site entrance from Emlyn Street. The Kingsway Multi-Storey Car Park can be seen to the right hand side.
Source: Google Street View.



Figure 4 - View of the site entrance from Emlyn Street. The Kingsway Multi-Storey Car Park can be seen to the left hand side.
Source: Google Street View.



Figure 5 – View of the site from Usk Way looking west. Source: Google Street View.



Figure 6 – View of the site from Emlyn Street, showing a detail of the east elevation. Source: Google Street View. The University of South Wales building can be seen on the right hand side, and the Kingsway Multi-Storey Car Park to the left. To the right of the building is the staff car parking area.



Figure 7 – View of the site from Emlyn Street, showing the south elevation. Source: Google Street View. The University of South Wales building can be seen in the background on the right hand side, and the Kingsway Multi-Storey Car Park to the left.

2.12 It is clear that Newport Centre can no longer provide facilities fit for 21st century standards. As explained above, the swimming pool is permanently closed, and the remainder of the building is in need of significant upgrade.

The Surrounding Area

2.13 The site is located at the edge of Newport city centre. The site is bound to the north by Kingsway and east by the A4042 (Usk Way), and to the south by Emlyn Street and to the west by access roads to the 8 storey tall Kingsway Multi-Storey Car Park.

2.14 Immediately to the west and north-west is the main town centre of Newport: Kingsway Shopping Centre, Friars Walk Shopping Centre, and Commercial Street.

2.15 To the north-east of the site is the iconic Newport City Footbridge. Further to the north, a 5 minute walk, there is the Riverfront contemporary arts centre.

2.16 To the east, on the opposite side of Usk Way, are the 6 storey USW building, Newport Campus, and then the River Usk. The stretch of Usk Way fronting the site is lined with London Plane Trees which are semi-mature in size and act as an important visual feature in the area.

2.17 Whilst the northern part of the site enjoys direct views of the River Usk and the Newport City Footbridge, there are limited direct visual links between the south of the site and the riverside, due to the presence of the university building, the Plane trees along Usk Way and vegetation along the river path.

- 2.18 Further to the south, there is the Emlyn Street Car Park and a mix of two storey residential buildings, which form the Lower Dock Street Conservation Area (the residential area being Emlyn Street, Cross Lane and Caroline Street), shopping outlets including Lidl, in addition to the sporadic placement of light industrial units beyond.
- 2.19 Situated approximately 300m south-east of Newport Centre, is the site that will accommodate the replacement Newport Leisure Centre.
- 2.20 Approximately, 10 minutes walk to the south are the Grade II* listed George Street Bridge and Endeavour House, a 7-storey student accommodation block.
- 2.21 To the north of the site, a 5-minute walk, are the iconic Newport City Footbridge and the Riverfront contemporary arts centre.
- 2.22 Newport Railway Station is a 12-minute walk to the north-west of the site, 7-minute bus journey or 5-minute cycle. This provides connectivity to the wider south and south-east of Wales. Newport Bus station forms part of the Friars Walk development and is in close proximity to the site.

Ecology Considerations

- 2.23 A Preliminary Ecological Appraisal, including UKHab Survey and Preliminary Roost Inspection, has been submitted in support of this Outline application. The Appraisal states that the application site as a whole can be considered to be of low ecological value with extensive areas of hardstanding and buildings comprising the majority of the site area. The remainder of the site contains features of greater ecological interest (in the context of the site as a whole), comprising scattered trees, modified grassland and introduced

shrub. These, however, are of limited value owing to their relatively small extent, positioning within a largely urban landscape and lack of connectivity with natural/seminatural habitats in the wider landscape.

- 2.24 The Newport Centre does not form part of designated or non-designated site, and contains no habitats of principle importance. The site does not offer habitats suitable for badgers, dormouse, otter water vole or other mammals. No suitable habitat for reptiles or other invertebrates was found and no rare or protected plants were recorded during the UKHab survey.
- 2.25 The entire application site overall is not considered to contain habitat for foraging bats. Furthermore, the Newport Centre building and substation are both considered to be of low suitability to roosting bats. Therefore, once the design progresses, only one emergence/re-entry survey will be required.
- 2.26 The Appraisal also noted that the scattered trees and introduced shrub present on the boundaries of the site offer some suitable nesting habitat for birds.

Flood Risk Considerations

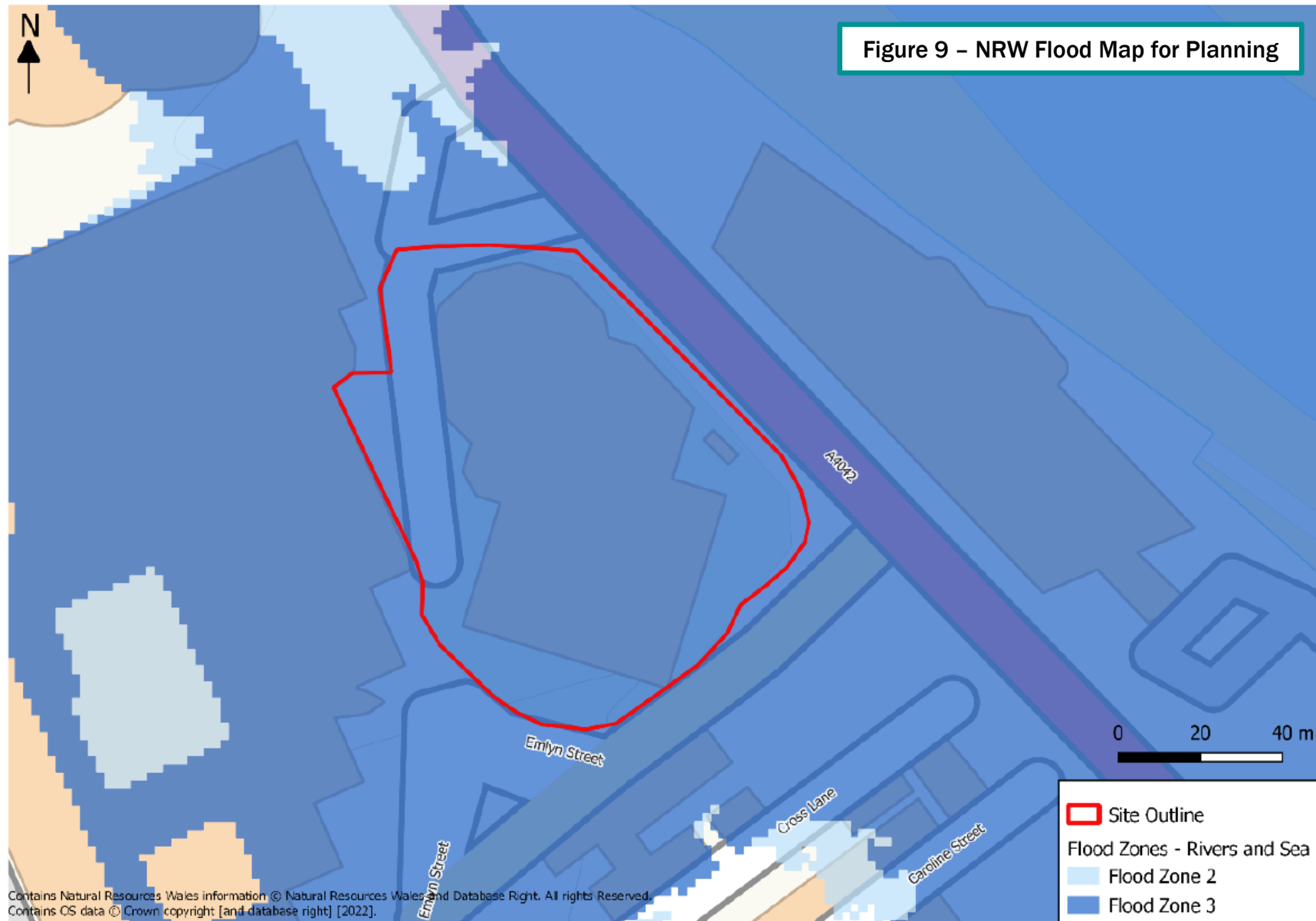
- 2.27 The site lies within Flood Zone B as identified within the Natural Resources Wales (NRW) Development Advice Map (DAM), described as areas of land known to have flooded in the past as taken from BGS sedimentary deposits mapping. Notwithstanding this, NRW confirmed that the DAM supporting the extant Technical Advice Note (TAN) 15: 'Development flooding and coastal erosion' is out of date as no updates have been made for over 2 years and no future updates are expected. Therefore, the Flood Map for Planning (FMfP), which comes into force on 1 June 2023, constitutes the best available spatial information on flood risk and is being updated every 6 months.

- 2.28 The site is located in Zone 3 of the FMfP indicating future tidal flood risk to the site. Therefore, a Flood Consequence Assessment (FCA) has been prepared in support of this Outline application.
- 2.29 The site is at very low risk of flooding from rivers, sea, surface water and small watercourses, groundwater and sewers. It is at low risk of flooding from reservoirs. When accounting for climate change, the site is at risk of tidal flooding and this has therefore been considered in detail in the FCA.

Archaeological Considerations

- 2.30 The site is located within the Newport City Centre Archaeologically Sensitive Area, which highlights the archaeological potential of the alluvial deposits along the River Usk to contain well-preserved archaeological remains. Any sub surface archaeological remains are likely to have been severely impacted during the construction of Newport Leisure Centre in 1985.
- 2.31 Nonetheless, once the design progresses, it is recommended that test pits and/or boreholes are used to assess the presence/absence and extent of any archaeological remains and of alluvial deposits that might be compromised by the proposed development, which in turn can inform any further necessary mitigation.







3 Planning History

3.1 This chapter summarises the planning history of the site, both in terms of historic records and recent developments, which are material considerations for this application.

Historic Records

3.2 The Phase 1 Geoenvironmental Desk Study sets out the site's historic records. It shows that, between 1883 and 1902, the majority of the site was used as a foundry, with a canal and railways occupying the eastern portion. After 1902, the site was occupied by the Emlyn Iron Works and from 1920, also by residential buildings.

3.3 Between 1955 and 1956, the site accommodated a warehouse, residential properties and a fireplace works. After 1965, the residential buildings and railway lines are no longer shown on mapping, and a car park is now shown to occupy the eastern portion of the site.

3.4 Between 1983 and 1985, when the Newport Centre was erected, the site was indicated to be vacant.

Statutory online planning register

3.5 Research of the statutory online planning register has returned 5 applications for minor works submitted between 1998 and 2013, as shown in [Table 1](#).

3.6 As Newport Centre opened in 1985 and has not been subject to major design changes or changes of use since, it is not considered that a search for further historic planning records would be of relevance to this application.

3.7 Table 1 summarises the planning history records for the site.

Table 1 – Planning History Records

No.	Reference	Development Description	Decision	Decision
1	13/0138	Installation of 2no. non-illuminated 48 sheet billboards	Approved	09/05/2013
2	11/0277	Retention of two internally illuminated wall signs	Approved	03/06/2011
3	05/1106	Installation of 2no. windows within external wall of first floor gym	Approved	03/10/2005
4	02/0333	Replace existing entrance doors and screens with new including provision of automatic operating doors	Approved	01/05/2002
5	98/1157	Installation of three first floor windows to south elevation	Approved	11/01/1999

The New Leisure Centre

3.8 Table 2 contains the relevant records for the new Leisure Centre. Planning permission was granted in November 2021 to build the new Newport Leisure Centre on a site to the south-east of the University of Wales, Newport City Campus.

3.9 This was approved after an Outline consent was granted at the same site, in October 2020 for flexible use, which established the principle of development of the site.

Table 2 – The New Leisure Centre

No	Reference	Development Description	Decision	Date
1	21/0893	Construction of a new leisure centre (D2) and community health and wellbeing centre (D1) including swimming pool hall	Approved with Conditions	8/11/2021
2	20/0640	Outline application (all matters reserved) for circa 995 sqm if flexible floorspace of either office (Class B1) / Hotel (Class C1) / Education (Class D1) or Leisure (Class D2)	Approved with conditions	7/10/2020



4 Planning Policy

- 4.1 This chapter summarises the national and local planning policy framework, that is relevant for the determination of this application.
- 4.2 All development should be in accordance with the statutory development plan, unless material considerations indicate otherwise, as required by s36 of the Planning and Compulsory Purchase Act 2004. In this context, the statutory development plan for NCC comprises of the Newport Local Development Plan, adopted in January 2015. Appendix 2 contains the full policies.
- 4.3 National planning guidance (Planning Policy Wales Edition 11 and Technical Advice Notes) is a material consideration. Other material considerations which should be taken into account are local Supplementary Planning Guidance (SPGs).

Site designation

- 4.4 The application site is afforded with the following designations:
- Newport Town Centre;
 - Archaeologically Sensitive Area: Town Centre;
 - Flood Risk Zone Classification B;
 - Parking Zone 1.
- 4.5 Despite the formal Flood Risk designation, Natural Resources Wales confirmed that the site will be allocated as Zone 3 in the forthcoming Flood Map for Planning (FMfP) for Newport City Council.

4.6 Furthermore, the site is in close proximity to the River Usk, which is a Site of Special Scientific Importance (SSSI) and Special Area of Conservation (SAC).

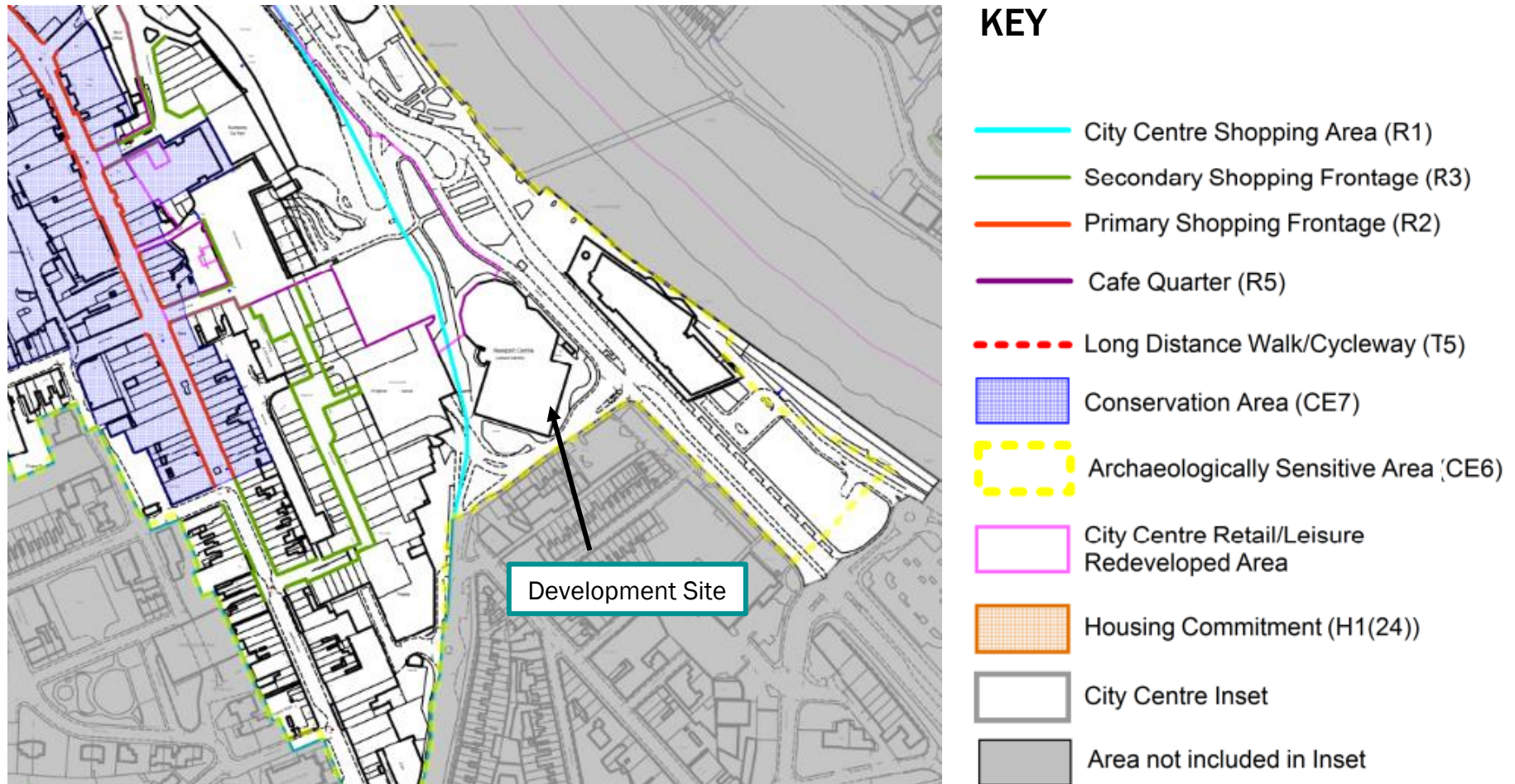


Figure 10 – Extract from Local Plan Inset: Newport Town Centre



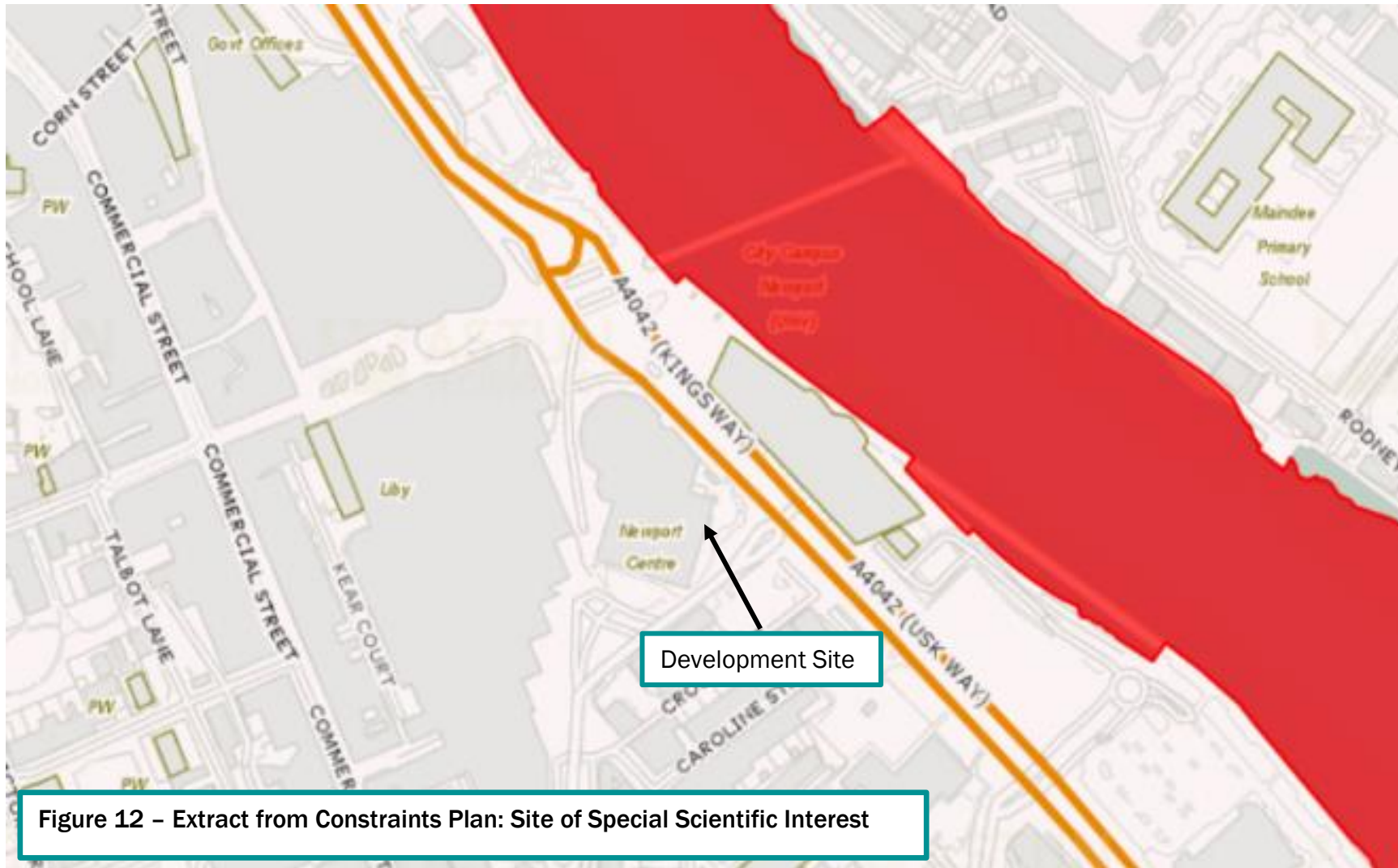


Figure 12 - Extract from Constraints Plan: Site of Special Scientific Interest



Figure 13 – Extract from Constraints Plan: Site Area of Conservation

Local Planning Policy

4.7 The following policy documents have informed the proposal at this outline stage:

- Newport Local Development Plan:
 - Policy SP1: Sustainability
 - Policy SP2: Health
 - Policy SP3: Flood Risk
 - Policy SP4: Water Resources
 - Policy SP9: Conservation of the Natural, Historic and Built Environment
 - Policy SP12: Community Facilities
 - Policy SP13: Planning Obligations
 - Policy SP18: Urban Regeneration
 - Policy GP1: General Development Principles – Climate Change
 - Policy GP4: General Development Principles – Highways and Accessibility
 - Policy GP5: General Development Principles – Natural Environment
 - Policy GP6: General Development Principles – Quality of Design
 - Policy GP7: General Development Principles – Environmental Protection and Public Health
 - Policy CE1: Routeways, Corridors and Gateways
 - Policy CE6: Archaeology
 - Policy CE7: Conservation Areas
 - Policy CF12: Protection of Existing Community Facilities
 - Policy T4: Parking

- Policy R1: City Centre Schemes
- Policy T5: Walking and Cycling

- Supplementary Planning Guidance:
 - Parking Standards SPG (2015)
 - Archaeology and Archaeology & Archaeologically Sensitive Areas SPG (2015)
 - Sustainable Travel SPG (2020)

National Planning Policy

4.8 Regard has been had to the Government's Planning Policy Wales framework (PPW) and to the relevant Technical Advice Notes (TAN):

- Planning Policy Wales Edition 11 (February 2021)
 - Paragraphs 3.3 to 2.14 (good design making better spaces)
 - Paragraphs 3.21 and 3.22 (promoting healthier places)
 - Paragraphs 3.51 and 3.52 (previously developed land)
 - Paragraphs 4.1.8 to 4.1.12 (sustainable transport)
 - Paragraphs 4.1.50 and 4.1.51 (parking)
 - Paragraphs 4.4.1 (community facilities)
 - Paragraphs 4.5.1 (recreational spaces)
 - Paragraphs 5.4.13 (steering economic development to the most appropriate locations)
 - Paragraphs 5.5.4 and 5.5.7 (tourism)

- Paragraphs 5.8.1 to 5.8.3 (sustainable buildings)
- Paragraphs 6.1.23 to 6.1.26 (archaeological remains)
- Section 6.4 (biodiversity and ecological networks)
- Section 6.6 (water and flood risk)
- Paragraphs 6.9.16 to 6.9.21 (land contamination)
- Future Wales: The National Plan 2040
- Welsh National Marine Plan (2019) (WNMP)
- Technical Advice Notes:
 - TAN 12 - Design (2016) provides guidance on how good design should be achieved through the planning process.
 - TAN 15 – Development and Flood Risk (2004) provides guidance on how to allow development within flood risk areas.
 - TAN 18 - Transport (2007) describes how to integrate land use and transport planning. It explains how transport impacts should be assessed and mitigated.
 - TAN 20 – Planning and the Welsh Language (2017) sets out guidance on the consideration of the Welsh language as part of the Development Plan process.

Local Planning Policy – Revised Newport Local Development Plan

- 4.9 A decision to commence the formal LDP review process was taken in October 2020. As part of the ongoing work preparing the Replacement LDP, NCC recently closed their consultation on the Draft Vision, Issues and Objectives. The comments received within the consultation period will be considered and will inform the revised Vision, Issues and Objectives to be included as part of the Preferred Strategy consultation anticipated in late 2022.



5 Proposed Development

- 5.1 This section outlines the details of the development proposals. It is proposed to deliver a flexible planning permission, which establishes a range of land uses comprising of education, retail, hotel and offices, bringing vitality and interest, to a key site that lies between Usk Way and the city centre.
- 5.2 Further details are set out in the technical reports accompanying this Outline planning application.

Description of development

- 5.3 The formal description of development is as follows:

“Outline permission for the redevelopment of the site for circa 54,000 sqm of flexible floorspace for Educational use, or any other use within Use Classes A1, A2, A3, B1, C1, D1 and D2, with all matters reserved.”

- 5.4 The following parameters are provided for consideration and shown on drawing NPS-PB-CH-DR-A-NKQ-M-02:
- Indicative layout
 - Height
 - Access

Proposed Uses

- 5.5 The proposal seeks to provide circa 54,000sqm of flexible floorspace to accommodate one of the following uses:

- Class A1, Shops
- Class A2, Financial and Professional Services
- Class A3, Food and Drink
- Class B1, Office
- Class C1, Hotel
- Class D1, Education
- Class D2, Leisure

Parameter 1 – Indicative Layout

- 5.6 At 7.625sqm, the proposed footprint will be able to accommodate the proposed range of land uses.
- 5.7 The corner location of the site means that the building will be designed with prominent frontages on Usk Way and Kingsway, thus contributing to the local streetscape.
- 5.8 The proposed layout has sufficient space to deliver the required cycle parking spaces, servicing arrangements and opportunities for landscape. These will be identified once the design is progressed to a more advanced stage.

Parameter 2 - Height

- 5.9 The proposed building will be 7 storey high, approximately 35m, creating a transition between the 8 storey Kingsway Multi-Storey Car Park and the 6 storey USW building.

- 5.10 The FCA advises that, in order to provide the necessary flexibility for the proposed uses and respond to flood risk considerations, the building will need to be raised between 9.27m AOD and 9.89m AOD depending on the final use.

Parameter 3 - Access

- 5.11 Vehicular access will be from the rear of the site, Emlyn Street, using the existing access point. This will also provide access for servicing vehicles, such as deliveries and refuse collection.
- 5.12 There will be opportunities for one or more entry points into the building. There will be level access provided to ensure compliance with Part M of Building Regulations and DDA legislation.
- 5.13 No non-operational car parking spaces are proposed as part of this Outline application, in light of the very good public transport accessibility of the site and to meet SPG Parking Standards requirements. As the design progresses, cycle parking will be provided to meet the minimum policy requirements, and servicing arrangements will be incorporated as required.



6 Justification for the Proposal

- 6.1 This section of the Planning Design and Access Statement identifies the planning issues associated with the proposed Outline application and explains how each have been considered in relation to the adopted development plan and its policies.
- 6.2 The Outline application is accompanied by a parameter plan, which establishes the design principles that will underpin the detailed elements of the scheme. Therefore, although the proposal is illustrative in its nature, in order to provide sufficient flexibility for the reserved matters, the parameter plan ensures control and regulation over the future development proposals.
- 6.3 The relevant planning issues are as follows:
- a) **Principle of Development**
 - b) **Design (Proposed layout; Height; Access)**
 - c) **Technical considerations:**
 - 1. **Transport**
 - 2. **Flood Risk**
 - 3. **Drainage and SuDS**
 - 4. **Ecology**
 - 5. **Archaeology**
 - 6. **Land Contamination**

a) Principle of Development

- 6.4 Although still functioning in parts, the Newport Centre has no architectural value and does not make a positive contribution to the local streetscape, despite being in a key corner location.
- 6.5 **Local policy CF12** confirms that proposals that would result in the loss or change of use of buildings currently used for community facilities will only be permitted if alternative provision can be made, of at least an equal benefit to the local population. An alternative provision to the Newport Centre has already been made: a site just across Usk Way will accommodate the new Newport Leisure Centre, a ‘state-of-the-art’ facility, that will provide a diverse range of sport and activities, catering for all levels of ability and ages. Thus, the principle of demolition of the existing building is considered acceptable.
- 6.6 As a consequence, there is now the opportunity to redevelop the Newport Centre site for alternative uses, that could contribute to the ongoing regeneration of Usk Way and make a positive contribution to this side of the city centre, as encouraged by **local policy SP18**. Once the detailed design is developed, the site will deliver a building of the highest architectural quality in a prominent location. As a result, the wider urban context will become a more desirable location and its character would be enhanced.
- 6.7 The provision of retail facilities within the city centre shopping area is encouraged by **local policy R1**. As the site sits right next to the designated city centre shopping area, A class uses are appropriate in this location as they will contribute to the vitality of the area, complementing the existing retail offer at Kingsway and Friars Walk Shopping Centres.
- 6.8 Offices and hotel uses are also suitable in a city centre location and will positively contribute to its vitality, viability and quality of the environment as recommended by **local policy SP18**.

- 6.9 **Local policy SP12** states that new education and leisure facilities are considered appropriate in sustainable locations. Indeed, the application site sits in a very sustainable location: in the city centre and well served by public transport. A new education and/or leisure proposal on the site will complement the existing University of South Wales campus and the forthcoming Newport Leisure Centre.
- 6.10 Overall, the proposed uses meet the objectives of **strategic policies SP1 and SP2**, which promote sustainable development in sustainable locations and seek to maximise contribution to health and wellbeing.
- 6.11 Once the design is progressed to a detailed stage, sustainability features and solutions to minimise energy demand will be reviewed and incorporated in the proposal, addressing the requirements of **local policy GP1**.
- 6.12 Moreover, any future detailed application will include the necessary planning obligations as required by **local policy SP13**.

b) Design

Proposed layout

- 6.13 At this stage, it is proposed that the ground floor will occupy approximately 7,625sqm. This floor area will provide the necessary flexibility to accommodate any of the proposed land uses. As the design progresses, there will be opportunities to introduce soft and hard landscape.
- 6.14 As the application site sits between the core of the city centre and the riverside, there will also be opportunities to create pedestrian routes through the site, further linking these two locations.

- 6.15 The proposed layout will allow the building to be visible from Usk Way, becoming a local landmark for those entering and exiting the city centre, and to face both Usk Way and Kingsway, improving the local streetscape.
- 6.16 Overall, it is considered that that the proposed layout aligns with the design principles of **local policy GP6**.

Height

- 6.17 It is proposed that the new building will be up to 7 storey high, approximately 35m.
- 6.18 The proposed building will be located immediately to the east of the 8 storey Kingsway Multi-Storey Car Park and the slightly lower Kingsway Shopping Centre.
- 6.19 On the other side of Usk Way, the riverfront has been developing into a modern feature of Newport characterised by taller buildings. Indeed, on the west bank, the streetscene is varied with the tall Riverfront arts centre (equating to approximately 5/6 storeys), the 6 storey USW building (opposite the Newport Centre), the vacant site that will accommodate the new Newport Leisure Centre (3 storeys, but only slightly shorter than the USW building) and the 7 storey student accommodation, Endeavour House.
- 6.20 Furthermore, as noted above, the corner position of the site and the proposed height, will allow the future building to become a local landmark, contributing to the ongoing regeneration of Kingsway and the city centre.
- 6.21 In light of the above, the proposed height is considered appropriate in this city centre location, in line with **local policy GP6**.

6.22 As the design progresses, specific attention will be given to the relationship between the proposed building and the Lower Dock Street Conservation Area, as required by **local policies SP9 and CE7**. A Daylight and Sunlight Study will also be produced to assess the impact of the proposal on the amenity of local residents.

Access

6.23 Thanks to the proposed layout, there could be more than one entrance into the building, generating activity in and around the site. Compliance with Part M of Building Regulations and DDA legislation will be ensured.

6.24 The proposal will retain the existing vehicular access into the site from Emlyn Street, and the existing pedestrian crossing on Usk Way to the south-east of the site. Once the design is progressed, visibility splays will be reviewed to ensure safe manoeuvrability.

6.25 The proposed access arrangement is therefore considered acceptable and in line with **local policy GP4**.

c) Technical considerations:

Transport

6.26 The Transport Statement notes that the site is in a highly sustainable and accessible location. Its location at the edge of the city centre and will encourage linked trips. The site is easily accessible to pedestrians, cyclists and public transport. There are several public car parks within close proximity for those that do travel by car. A detailed assessment of the likely trip generation of the development will be produced at reserved matters stage when the precise nature of the development will be known. A Travel Plan will also be produced to encourage sustainable travel choices amongst users of the development.

- 6.27 In terms of car parking, there is no requirement to provide non-operational parking (parking for staff, visitors and customers) within developments located in Parking Zone 1. The operational parking requirements for the proposed land uses will be addressed once the design is progressed. Equally, cycle parking will be provided and will meet the Parking Standards minimum requirements.
- 6.28 The proposed development will therefore meet the requirements of **local policies T5, T4, CE1 and GP4**.

Flood Risk

- 6.29 The Newport tidal flood model was used to understand how flooding would affect the proposed development for a 100 year (hotel use) and 75 year (other uses) development lifetimes. The modelling utilises the latest Welsh Government climate change guidance. The FCA demonstrates that safe pedestrian access and egress can be provided in all events by heading north alongside the A4042 before turning left on to Usk Place towards John Frost Square. A secondary access and egress route is available directly from the site via the external stairwell of Kingsway Shopping Centre.
- 6.30 As the site is at risk of tidal flooding, the lead times are expected to be large (>24 hours) allowing plenty of time for people to evacuate the site before the flood waters impact access and egress.
- 6.31 As previously mentioned, for both lifetimes of development, the building will need to be raised to ensure the site remains flood free in the 0.5% AEP event. This will also ensure that the site floods to less than 600mm in the 0.1% AEP event in accordance with TAN15. The final floor level will need to be between 9.27m AOD and 9.89m AOD, depending on the final use.
- 6.32 The proposed development is considered to be compliant with **local policies SP3 and GP5**.

Drainage and SuDS

- 6.33 At this outline stage, the Drainage Strategy confirms that a gravity foul connection can be made to the existing foul connection south-west of the site subject to confirmation from Welsh Water. Further survey works are required to establish the existing drainage systems on, and adjacent to, the site and inform the preferred disposal route for the Surface Water drainage design.
- 6.34 The integration of above ground SUDs at ground level within the external areas of the site should be encouraged and maximised to provide biodiversity and amenity benefits. The feasibility of green roofs and rainwater harvesting systems will also be assessed.
- 6.35 The proposed surface water drainage system will be designed as shallow as possible to reduce construction costs and ease maintenance requirements. All proposed drainage and SUDS features will be subject to a Maintenance Plan which will be submitted as part of the Sustainable Drainage Approval Body (SAB) application.
- 6.36 The principles set out in the Drainage Strategy are considered to meet the requirements of **local policy SP4**.

Ecology

- 6.37 As previously stated, the application site as a whole can be considered to be of low ecological value with extensive areas of hardstanding and buildings comprising the majority of the site.
- 6.38 The proposed development has the potential to negatively impact the River Usk SSSI/SAC, primarily through acting as a potential source of pollution and through disturbance related issues to species through noise and vibration. However, provided that a suitable pollution prevention methodology can be designed that will ensure no release of contaminants/creation of pollution pathways to the

river, and that this is fully implemented, it is considered that any negative impacts in relation to aquatic pollution upon the SSSI/SAC can be avoided.

- 6.39 As the design progresses, a landscape strategy will be produced and any proposed changes to the existing habitats will be compensated with higher quality planting.
- 6.40 The River Usk and associated mudflats (a habitat of principal importance) are outside of the application site but within proximity. A detailed Construction Environmental Management Plan (CEMP) will be produced for the detailed scheme, to include pollution prevention measures.
- 6.41 With regards to protected species, the Newport Centre building and substation are both considered to be of low suitability to roosting bats. Therefore, one emergence/re-entry survey will be required in order to inform any detailed planning application for the redevelopment of the site, including demolition of the existing buildings.
- 6.42 Both herring gull and lesser black-backed gull were recorded on the flat roof of the Newport Centre building during the building inspection survey. Also, gulls have been previously seen nesting on the rooftop. Thus, it is recommended that the demolition of the Newport Centre building is undertaken outside the main nesting bird season (March to August inclusive) in order to minimise the risk of committing an offence. It is also recommended that the demolition is preceded by a nesting bird check of the rooftop within 48 hours of the commencement of the demolition.
- 6.43 The PEA observes that, given that the proposed development is likely to result primarily in the loss of a habitats of low intrinsic ecological value (depending on the final design), it could easily achieve a **significant** net gain through the incorporation of-

species-rich landscape planting.

- 6.44 Indeed, once the design progresses, opportunities to improve the diversity of habitats within the site will be identified and integrated in the proposed development as suggested by the PEA.
- 6.45 Given the above considerations, the proposal is considered to comply with **local policies SP9 and GP5.**

Land Contamination

- 6.46 In line with **local policy GP7**, the potential contamination hazards of the site have been investigated to ensure that the future redevelopment of the site will be undertaken safely and will not result in any risks to human health or to the environment.
- 6.47 Desk Study information suggests that contamination at the site is likely to be present within any Made Ground, with a high potential for contaminant migration vertically and laterally into natural soils and sensitive features (aquifers, the River Usk etc.). This is due to the historic uses of the site (foundry, works, warehouse, residential use, canal, highway and railway lines) and high likelihood for infilling/land filling as a result of reclamation from the River Usk and operation of a historic inert landfill on site.
- 6.48 The Desk Study concludes that whilst none of the historical uses or features identified need preclude redevelopment of the site, ground investigation and geoenvironmental assessment should be undertaken to establish the ground conditions and contamination potential at the site. The ground investigation will also provide preliminary design data for assessment of stability and foundation recommendations. These further studies will be undertaken as the design is progressed to a detailed stage.

Archaeology

- 6.49 The Desk Based Report has identified thirteen specific archaeological sites of interest within the site that may be directly impacted by the development. The identified sites relate to the post medieval activity on the site and their degree of preservation is likely to be poor due to the 1980s construction works associated with the Newport Centre. The value of these assets is therefore likely to be low and the extent of their sub surface survival is unknown. There is also potential for further unrecorded activity spanning the prehistoric to post medieval periods to be encountered in alluvial deposits underlying the site.
- 6.50 Therefore, it is recommended that there is an archaeological watching brief on any groundworks associated with the project's development, such as geotechnical pits, or that a series of test pits or boreholes are dug in advance of the main phase of works, in order to identify the presence and extent of any surviving sub-surface features. This data can be used to inform future project design and to assess whether further mitigation measures, such as a watching brief on groundworks, are necessary.
- 6.51 The Desk Based Assessment confirms that no Scheduled Monument will be directly impacted by the development. The visual impact on Newport Castle is considered negligible due to the number of existing buildings between the application site and the castle.
- 6.52 There are three Conservation Areas within a 1km search area of the site, none of which will be directly affected by the proposed development. The impact on the St. Woolos and Town Centre CAs is considered to be minor. The impact on the Lower Dock Street CA is considered to be negligible. The minor impact could become negligible with a careful design solution.
- 6.53 None of the 129 listed buildings within the 1km search area will be directly impacted by the development. Eight Listed Buildings will be indirectly impacted but due to intervening buildings and the existing architecture in the area around the site, the impact on most of these will be minor and on one it will be negligible. The minor impact could become negligible with a careful design solution.

6.54 Overall, the proposal is considered to meet the requirements of **local policies CE6 and CE7**.



7 Conclusions and Benefits

7.1 All development should be sustainable in order to meet the national and local planning policy objectives. Sustainable development must meet three key deliverables, which are environmental, economic and social factors. The proposed development meets all of the key criteria as demonstrated below.

Environmental

- 7.2 The proposed development is on brownfield land within the urban settlement boundary of Newport, specifically the city centre, where new development is directed and supported.
- 7.3 The proposed development is in an accessible location and promotes the use of sustainable forms of transport by including cycle spaces and the provision of operational car parking spaces only. At detailed design stage, the proposal will be supported by a Travel Plan promoting sustainable forms of transport.
- 7.4 The site is likely to be contaminated and the remediation of the site would have a long-term positive impact on the environment.
- 7.5 The application site is considered to be of low ecological value and through the incorporation of species-rich landscape planting at detailed stage, it has the opportunity to deliver a significant biodiversity net gain.

- 7.6 An emergence/re-entry survey will be undertaken to ascertain whether there are roosting bats in buildings, in order to inform any detailed planning application for the redevelopment of the site. Furthermore, the demolition of the Newport Centre building and if required of the substation, will be undertaken outside the main nesting bird season.
- 7.7 The River Usk and associated habitat of principal importance are outside of the application site but within proximity. A detailed Construction Environmental Management Plan (CEMP) will be produced for the detailed scheme, to include pollution prevention measures and ensure that no detrimental impact is had on the nearby Usk Way SSSI and SAC and the River Usk mudflats. Regard has been had to both of these national designations, providing mitigation and enhancement recommendations with the PEA.
- 7.8 Finally, the development proposal will be designed so not to increase the likelihood of the site or surrounding area to flood.

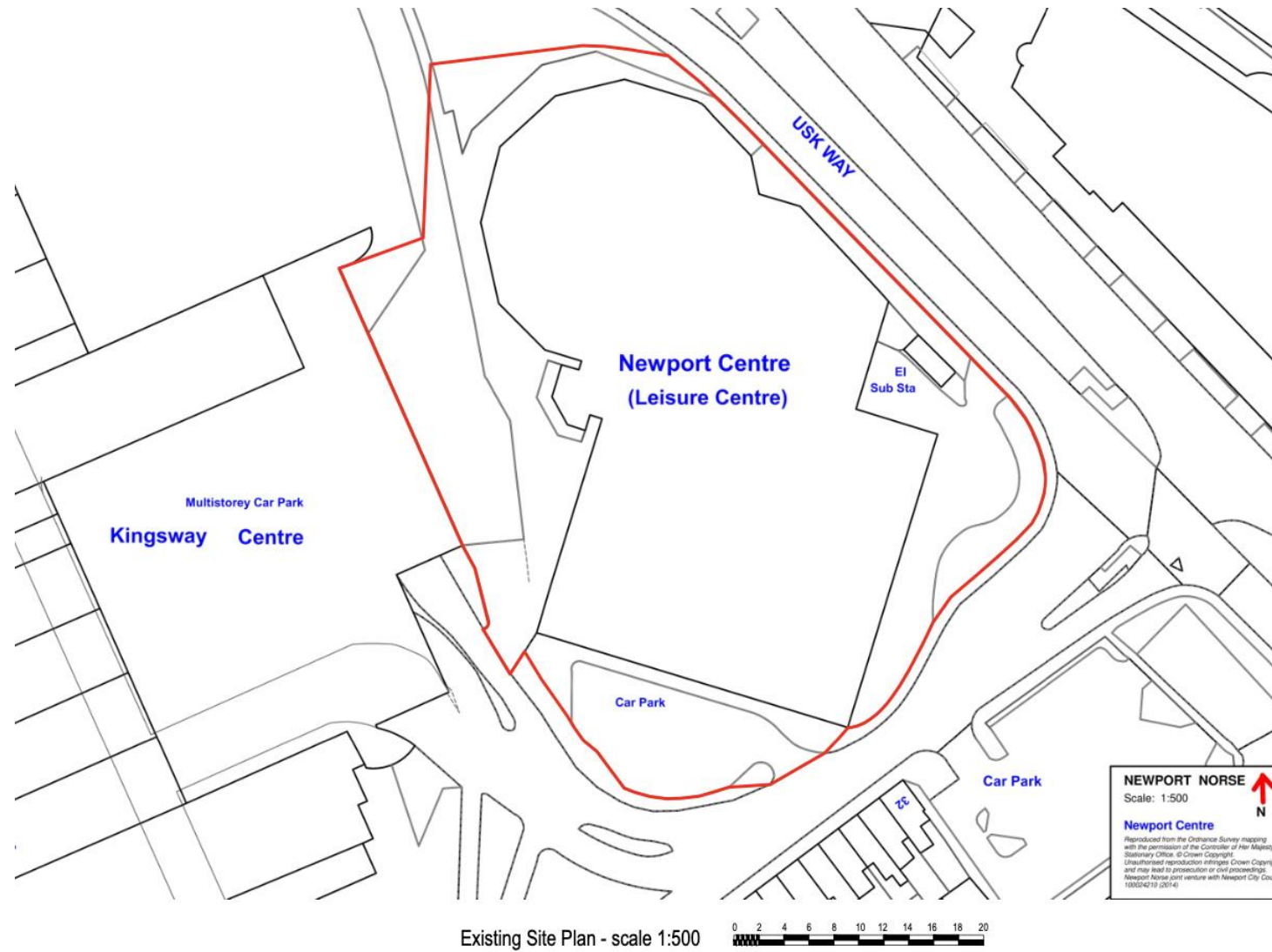
Social

- 7.9 All the proposed uses will contribute to the vitality and viability of the city centre, and will contribute to the ongoing regeneration of the centre as well as of the riverside. The proposed leisure and education uses would have significant health and community benefits, creating places to meet and foster new relationships.
- 7.10 The proposed layout will also be able to provide landscaping opportunities, to be identified once the design progresses to a detailed stage.
- 7.11 Overall, the proposal will make a positive contribution to the Usk Way streetscape but also to the Newport social fabric.

Economic

- 7.12 The proposed uses will require staff, thus creating important employment opportunities and contributing to local expenditure. The development of the site will also result in short term economic investment through the construction phase. There will be a requirement for local contractors to be employed to deliver the project within the programme delivery timescale. This will create employment opportunities for the local skilled labour force.
- 7.13 Overall, all the proposed uses have the potential to benefit the local economy by making the site a desirable and attractive destination, increasing footfall from and to the surrounding area

Appendix 1 – Site Plan



Appendix 2 - Relevant Local Planning Policies

Newport City Council- Local Development Plan (Adopted: January 2015)

SP1 Sustainability

PROPOSALS WILL BE REQUIRED TO MAKE A POSITIVE CONTRIBUTION TO 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 PREVIOUSLY DEVELOPED LAND AND EMPTY PROPERTIES IN PREFERENCE TO GREENFIELD SITES;
- III. 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;
- IV. REDUCING ENERGY CONSUMPTION, INCREASING ENERGY EFFICIENCY AND THE USE OF LOW AND ZERO CARBON ENERGY SOURCES;
- V. THE MINIMISATION, RE-USE AND RECYCLING OF WASTE;
- VI. MINIMISING THE RISK OF AND FROM FLOOD RISK, SEA LEVEL RISE AND THE IMPACT OF CLIMATE CHANGE;
- VII. IMPROVING FACILITIES, SERVICES AND OVERALL SOCIAL AND ENVIRONMENTAL EQUALITY OF EXISTING AND FUTURE COMMUNITIES;
- VIII. ENCOURAGING ECONOMIC DIVERSIFICATION AND IN PARTICULAR IMPROVING THE VITALITY AND VIABILITY OF THE CITY CENTRE AND DISTRICT CENTRES;
- IX. CONSERVING, ENHANCING AND LINKING GREEN INFRASTRUCTURE, PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT;
- X. CONSERVING AND ENSURING THE EFFICIENT USE OF RESOURCES SUCH AS WATER AND MINERALS.

SP2 Health

DEVELOPMENT PROPOSALS SHOULD SEEK TO MAXIMISE THEIR POSITIVE CONTRIBUTION TO HEALTH AND WELL-BEING, AND MINIMISE ANY NEGATIVE EFFECTS BY BEING LOCATED IN THE MOST SUSTAINABLE LOCATIONS, CLOSE TO PUBLIC TRANSPORT LINKS AND PROVIDING EFFICIENT WALKING AND CYCLING ROUTES AND OTHER GREEN INFRASTRUCTURE AS PART OF DEVELOPMENT SCHEMES.

SP3 Flood Risk

NEWPORT'S COASTAL AND RIVERSIDE LOCATION NECESSITATES THAT DEVELOPMENT BE DIRECTED AWAY FROM AREAS WHERE FLOOD RISK IS IDENTIFIED AS A CONSTRAINT AND ENSURE THAT THE RISK OF FLOODING IS NOT INCREASED ELSEWHERE. DEVELOPMENT WILL ONLY BE PERMITTED IN FLOOD RISK AREAS IN ACCORDANCE WITH NATIONAL GUIDANCE. WHERE APPROPRIATE A DETAILED TECHNICAL ASSESSMENT WILL BE REQUIRED TO ENSURE THAT THE DEVELOPMENT IS DESIGNED TO COPE WITH THE THREAT AND CONSEQUENCES OF FLOODING OVER ITS LIFETIME. SUSTAINABLE SOLUTIONS TO MANAGE FLOOD RISK SHOULD BE PRIORITISED.

SP4 Water Resources

DEVELOPMENT PROPOSALS SHOULD MINIMISE WATER CONSUMPTION, PROTECT WATER QUALITY DURING AND AFTER CONSTRUCTION AND RESULT IN NO NET INCREASE IN SURFACE WATER RUN-OFF THROUGH THE SUSTAINABLE MANAGEMENT OF WATER RESOURCES BY:

- I. THE USE OF SUSTAINABLE DRAINAGE SYSTEMS;
- II. THE REUSE OF WATER AND REDUCTION OF SURFACE WATER RUN-OFF THROUGH HIGH QUALITY DESIGNED DEVELOPMENTS;
- III. CAREFUL CONSIDERATION OF THE IMPACT UPON FINITE WATER RESOURCES, PARTICULARLY IN TERMS OF INCREASED PRESSURES ON ABSTRACTION AND THE IMPACT OF CLIMATE CHANGE.
- IV. ENSURING DEVELOPMENT IS APPROPRIATELY LOCATED AND PHASED SO THAT THERE IS CAPACITY IN THE WASTE WATER, SEWERAGE AND WATER SUPPLY AS WELL AS THE PROTECTION OF WATER QUALITY.

SP9 Conservation of the Natural, Historic and Built Environment

THE CONSERVATION, ENHANCEMENT AND MANAGEMENT OF RECOGNISED SITES WITHIN THE NATURAL, HISTORIC AND BUILT ENVIRONMENT WILL BE SOUGHT IN ALL PROPOSALS.

SP12 Community Facilities

THE DEVELOPMENT OF NEW COMMUNITY FACILITIES IN SUSTAINABLE LOCATIONS WILL BE ENCOURAGED INCLUDING:

- I. PLACES OF WORSHIP AND CHURCH HALLS, CEMETERIES, COMMUNITY CENTRES, HEALTH CENTRES, DAY NURSERIES, CLINICS AND CONSULTING ROOMS;
- II. MUSEUMS, PUBLIC HALLS, LIBRARIES, ART GALLERIES, EXHIBITION HALLS, EDUCATION AND TRAINING CENTRES;
- III. CINEMAS, MUSIC AND CONCERT HALLS, THEATRES, DANCE AND SPORT HALLS, SWIMMING BATHS, SKATING RINKS, GYMNASIUMS;

- IV. OUTDOOR AND INDOOR SPORT AND LEISURE USES INCLUDING ALLOTMENTS AND COMMUNITY/ CITY GARDENS. DEVELOPMENT THAT AFFECTS EXISTING COMMUNITY FACILITIES SHOULD BE DESIGNED TO RETAIN OR ENHANCE ESSENTIAL FACILITIES.

SP13 Planning Obligations

DEVELOPMENT WILL BE REQUIRED TO HELP DELIVER MORE SUSTAINABLE COMMUNITIES BY PROVIDING, OR MAKING CONTRIBUTIONS TO, LOCAL AND REGIONAL INFRASTRUCTURE IN PROPORTION TO ITS SCALE AND THE SUSTAINABILITY OF ITS LOCATION.

THIS LIST IS NOT EXHAUSTIVE, BUT THE FOLLOWING ARE INFRASTRUCTURE PRIORITIES THAT DEVELOPMENTS WILL BE EXPECTED TO PROVIDE OR CONTRIBUTE TO IN ORDER TO MITIGATE ANY NEGATIVE CONSEQUENCES OF DEVELOPMENT:

- EDUCATIONAL FACILITIES AND/OR THEIR UPGRADES;
- AFFORDABLE HOUSING;
- IMPROVEMENTS TO THE HIGHWAY NETWORK, INCLUDING WALKING AND CYCLING ROUTES AND PUBLIC TRANSPORT;
- OUTDOOR RECREATION;
- PROTECTION, ENHANCEMENT AND MANAGEMENT OF THE NATURAL, HISTORIC AND BUILT ENVIRONMENTS;
- COMMUNITY FACILITIES AND/OR THEIR UPGRADES; AND
- IMPROVEMENTS TO THE PUBLIC REALM.

SP18 Urban Regeneration

PROPOSALS WILL BE FAVOURED WHICH ASSIST THE REGENERATION OF THE URBAN AREA, PARTICULARLY WHERE THEY CONTRIBUTE TO:

- I. THE VITALITY, VIABILITY AND QUALITY OF THE ENVIRONMENT OF THE CITY CENTRE;
- II. THE PROVISION OF RESIDENTIAL AND BUSINESS OPPORTUNITIES WITHIN THE URBAN AREA;
- III. REUSE OF VACANT, UNDERUSED OR DERELICT LAND;
- IV. ENCOURAGE THE DEVELOPMENT OF COMMUNITY USES WHERE APPROPRIATE.

GP1 General Development Principles – Climate Change

DEVELOPMENT PROPOSALS SHOULD:

- I. BE DESIGNED TO WITHSTAND THE PREDICTED CHANGES IN THE LOCAL CLIMATE AND TO REDUCE THE RISK OF FLOODING ON SITE AND ELSEWHERE BY DEMONSTRATING WHERE APPROPRIATE THAT THE RISKS AND CONSEQUENCES OF FLOODING ACCEPTABLY MANAGED, INCLUDING AVOIDING THE USE OF NON-PERMEABLE HARD SURFACES;
- II. BE DESIGNED TO MINIMISE ENERGY REQUIREMENTS AND INCORPORATE APPROPRIATE RENEWABLE, LOW OR ZERO CARBON ENERGY SOURCES, INCLUDING ON SITE ENERGY PROVISION WHERE PRACTICABLE;
- III. BE DESIGNED TO REUSE OR RECYCLE EXISTING CONSTRUCTION MATERIALS PRESENT ON THE SITE;
- IV. MEET THE RELEVANT BREEAM OR CODE FOR SUSTAINABLE HOMES LEVEL.

GP4 General Development Principles – Highways and Accessibility

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 General Development Principles – Natural Environment

DEVELOPMENT WILL BE PERMITTED WHERE, AS APPLICABLE:

- I. THE PROPOSALS ARE DESIGNED AND MANAGED TO PROTECT AND ENCOURAGE BIODIVERSITY AND ECOLOGICAL CONNECTIVITY, INCLUDING THROUGH THE INCORPORATION OF NEW FEATURES ON OR OFF SITE TO FURTHER THE UK, WELSH AND/OR NEWPORT BIODIVERSITY ACTION PLANS;

- II. THE PROPOSALS DEMONSTRATE HOW THEY AVOID, OR MITIGATE AND COMPENSATE NEGATIVE IMPACTS TO BIODIVERSITY, ENSURING THAT THERE ARE NO SIGNIFICANT ADVERSE EFFECTS ON AREAS OF NATURE CONSERVATION INTEREST INCLUDING INTERNATIONAL, EUROPEAN, NATIONAL, WELSH SECTION 4232 AND LOCAL PROTECTED HABITATS AND SPECIES, AND PROTECTING FEATURES OF IMPORTANCE FOR ECOLOGY;
- III. THE PROPOSAL WILL NOT RESULT IN AN UNACCEPTABLE IMPACT ON WATER QUALITY;
- IV. THE PROPOSAL SHOULD NOT RESULT IN THE LOSS OR REDUCTION IN QUALITY OF HIGH QUALITY AGRICULTURAL LAND (GRADES 1, 2 AND 3A);
- V. THERE WOULD BE NO UNACCEPTABLE IMPACT ON LANDSCAPE QUALITY;
- VI. THE PROPOSAL INCLUDES AN APPROPRIATE LANDSCAPE SCHEME, WHICH ENHANCES THE SITE AND THE WIDER CONTEXT INCLUDING GREEN INFRASTRUCTURE AND BIODIVERSITY NETWORKS;
- VII. THE PROPOSAL INCLUDES APPROPRIATE TREE PLANTING OR RETENTION WHERE APPROPRIATE AND DOES NOT RESULT IN THE UNACCEPTABLE LOSS OF OR HARM TO TREES, WOODLAND OR HEDGEROWS THAT HAVE WILDLIFE OR AMENITY VALUE.

GP6 General Development Principles – Quality of Design

GOOD QUALITY DESIGN WILL BE SOUGHT IN ALL FORMS OF DEVELOPMENT. THE AIM IS TO CREATE A SAFE, ACCESSIBLE, ATTRACTIVE AND CONVENIENT ENVIRONMENT. 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, FLOOD RESILIENT AND ADAPTABLE, THEREBY FACILITATING THE FLEXIBLE RE- USE OF THE BUILDING. WHERE EXISTING BUILDINGS ARE PRESENT, IMAGINATIVE AND SENSITIVE SOLUTIONS SHOULD BE SOUGHT TO ACHIEVE THE RE-USE OF THE BUILDINGS.

GP7 General Development Principles – Environmental Protection and Public Health

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD CAUSE OR RESULT IN UNACCEPTABLE HARM TO HEALTH BECAUSE OF LAND CONTAMINATION, DUST, INSTABILITY OR SUBSIDENCE, AIR, HEAT, NOISE OR LIGHT POLLUTION, FLOODING, WATER POLLUTION, OR ANY OTHER IDENTIFIED RISK TO ENVIRONMENT, LOCAL AMENITY OR PUBLIC HEALTH AND SAFETY.

CE1 Routeways, Corridors and Gateways

DEVELOPMENT PROPOSALS SHOULD PROTECT AND ENHANCE THE APPEARANCE AND CONNECTIVITY OF EXISTING AND FUTURE MAIN ROUTE CORRIDORS AND GATEWAYS INTO THE CITY. THE ROUTES INCLUDE:

- i) THE M4 MOTORWAY;
- ii) THE LONDON TO SOUTH WALES RAILWAY;
- iii) THE A449 (T);
- iv) THE A4042 (T) MALPAS BYPASS AND BRYNGLAS TUNNELS RELIEF ROAD;
- v) THE A455, THE SOUTHERN DISTRIBUTOR ROAD, THE A4042 DOCKS WAY AND THE USK WAY;
- vi) THE A48;
- vii) THE A48(M);
- viii) THE MONMOUTHSHIRE AND BRECON CANALS;
- ix) OTHER PRINCIPAL TRANSPORT ROUTES IN THE URBAN AREA.

CE6 Archaeology

DEVELOPMENT PROPOSALS WILL NORMALLY BE REQUIRED TO UNDERTAKE AN ARCHAEOLOGICAL IMPACT ASSESSMENT BEFORE THE PROPOSAL IS DETERMINED:

- I. WHERE GROUNDWORKS AND/OR THE INSTALLATION OF SERVICES ARE PROPOSED WITHIN THE ARCHAEOLOGICALLY SENSITIVE AREAS OF CAERLEON, THE LEVELS, LOWER MACHEN AND THE CITY CENTRE, OR;

II. WITHIN OTHER AREAS OF RECOGNISED ARCHAEOLOGICAL INTEREST.

CE7 Conservation Areas

DEVELOPMENT WITHIN OR ADJACENT TO CONSERVATION AREAS WILL BE REQUIRED TO:

- i) BE DESIGNED TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, HAVING REGARD TO THE CONSERVATION AREA APPRAISAL WHERE APPROPRIATE.
- ii) AVOID THE REMOVAL OF EXISTING HISTORIC FEATURES, INCLUDING TRADITIONAL SHOPFRONTS AND JOINERY.
- iii) USE MATERIALS WHICH ARE TRADITIONAL, OR APPROPRIATE TO THEIR CONTEXT.
- iv) COMPLEMENT OR REFLECT THE ARCHITECTURAL QUALITIES OF NEARBY BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF THE AREA.
- v) PAY SPECIAL ATTENTION TO THE SETTINGS OF BUILDINGS, AND AVOID THE LOSS OF ANY EXISTING DOMESTIC GARDENS AND OPEN SPACES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA.
- vi) AVOID ADVERSE IMPACT ON ANY SIGNIFICANT VIEWS, WITHIN, TOWARDS AND OUTWARDS FROM THE CONSERVATION AREA.

CF12 Protection of Existing Community Facilities

PROPOSALS THAT WOULD RESULT IN THE LOSS OR CHANGE OF USE OF BUILDINGS CURRENTLY USED FOR COMMUNITY FACILITIES WILL ONLY BE PERMITTED IF:

- i) ALTERNATIVE PROVISION CAN BE MADE, OF AT LEAST AN EQUAL BENEFIT TO THE LOCAL POPULATION; OR
- ii) IT CAN BE DEMONSTRATED THAT THE EXISTING PROVISION IS SURPLUS TO THE NEEDS OF THE COMMUNITY.

T4 Parking

DEVELOPMENT WILL BE REQUIRED TO PROVIDE APPROPRIATE LEVELS OF PARKING, WITHIN DEFINED PARKING ZONES, IN ACCORDANCE WITH ADOPTED PARKING STANDARDS.

T5 Walking and Cycling

A NETWORK OF SAFE WALKING AND CYCLING ROUTES WILL CONTINUE TO BE DEVELOPED AND PROTECTED. THEY WILL INCLUDE;

- i) NATIONAL CYCLE ROUTE NUMBER 47, CWMCARN TO NEWPORT.
- ii) NATIONAL CYCLE ROUTE 4 CAERPHILLY TO NEWPORT AND CHEPSTOW

- iii) NATIONAL COASTAL ROUTE 88 CAERLEON TO NEWPORT AND CARDIFF.

R1 City Centre Schemes

REDEVELOPMENT SCHEMES OR OTHER PROPOSALS TO ENHANCE THE PROVISION OF RETAIL FACILITIES WITHIN THE CITY CENTRE SHOPPING AREA WILL BE FAVOURED PROVIDED THAT THE SCALE, DESIGN AND LAYOUT OF THE PROPOSALS ARE COMPATIBLE WITH THE OVERALL FUNCTIONING OF THE CITY CENTRE, ITS ARCHITECTURAL CHARACTER AND VISUAL ENVIRONMENT.