

## NEWPORT LOCAL DEVELOPMENT PLAN 2011 – 2026

# DRAFT CANDIDATE SITES CRITERIA CONSULTATION

NOVEMBER 2008



This is not the call for candidate sites<sup>1</sup>, that will take place in Spring 2009<sup>2</sup>, but is a consultation on the criteria that will be used for assessing such sites when submitted. The following therefore represents the type of information that will be asked for in the formal call for candidate sites, and has been prepared in the light of Welsh Assembly guidance<sup>3</sup>. Comments are invited at this stage on the adequacy and appropriateness of the questions asked and information sought.

Once the criteria are agreed, they will be put into a form designed to be as easy to use as possible. This information will be required for all sites, whether already submitted as major candidate sites, or if coming in new at that stage.

Representors will be asked to supply this information to the best of their knowledge.

The council will reserve the right to correct factual inaccuracies.

### **1 Section 1 Contact Details**

Representor's name and contact details, and Agent's details if used.

### **2 Section 2 Basic Site Details**

Name of site  
Location, (street name or other identification)  
Ordnance Survey Grid Reference  
Site Area  
Brief description, including topography and significant features  
Current Use  
Proposed Use(s)

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<sup>1</sup> A Candidate Site is a one that someone is proposing for inclusion within the Local Development Plan. The Council is required to invite such proposals, and then must assess them as to their suitability for inclusion in the plan. Any interested party will have the opportunity to make representations on the sites proposed.

<sup>2</sup> See the Delivery Agreement for details, available at:

[http://www.newport.gov.uk/stellent/groups/public/documents/leaflets\\_and\\_brochures/cont218059.pdf](http://www.newport.gov.uk/stellent/groups/public/documents/leaflets_and_brochures/cont218059.pdf)

<sup>3</sup> See for example section 5.4.4 'Land needs and availability' in the Local Development Plan Manual June 2006, available at:

[http://wales.gov.uk/docrepos/40382/epc/planning/403821/403829/520887/LDP\\_Manual\\_Eng\\_with\\_binders.pdf?lang=en](http://wales.gov.uk/docrepos/40382/epc/planning/403821/403829/520887/LDP_Manual_Eng_with_binders.pdf?lang=en)

### **3 Section 3 Environmental Issues**

Is the site previously developed land?<sup>4</sup> If so, what was the previous use(s)?

Is there a risk that the land is contaminated, and if so what is the potential contamination?

Is the site in a flood risk area? If so, what is the category (see TAN15<sup>5</sup>)?

Does the site's topography or stability present any problems to its development? If so, give details.

Is the site subject to any environmental protection designations (eg a Site of Special Scientific Interest)? If so, give details.

Is it likely that there are any protected species<sup>6</sup> on the site? If so, give details.

Is the site in a potential minerals safeguarding area (eg for sand and gravel or limestone)? If so, give details.

If the site is in agricultural use, or that was its last use, what is its Agricultural Land Classification?

How would you describe the quality of the local landscape or environment, and how intrusive would development be within it, and from where would it be visible?

Are there mature trees or hedgerows on the site? If so, are they protected?

### **4 Section 4 Access**

Is the site accessible from the public highway? If so, is the highway capable of supporting the level of traffic likely to be generated by the proposed development?

How far is it to the nearest bus route?

How far is it to the nearest railway station?

What is the typical daytime frequency of buses per hour on that route?

How far is it to the nearest convenience shop? How many shops are there at that location?

How would walking and cycling be encouraged by this development?

Are there any public rights of way on or adjoining the site?

### **5 Section 5 Community Issues**

Are there any schools or other community facilities in the area? If so, what and where?

Has development of this site been discussed with the community? If so, please give details.

How could community aspirations be met in the development of this site?

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<sup>4</sup> For a definition of previously developed land, see Figure 2.1 page 24 Planning Policy Wales, available at: <http://wales.gov.uk/desh/publications/planning/ppw/ppw2002e.pdf?lang=en>

<sup>5</sup> Technical Advice Note 15: Development and Flood Risk, Welsh Assembly Government, July 2004, available at: [http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/\(560\)\\_july04-tan15-e.pdf?lang=en](http://new.wales.gov.uk/docrepos/40382/epc/planning/403821/40382/403821/(560)_july04-tan15-e.pdf?lang=en)

<sup>6</sup> As designated under European and British law, including the Natural Environment and Rural Communities Act 2006 available at: [http://www.opsi.gov.uk/acts/acts2006/ukpga\\_20060016\\_en\\_1](http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1) and the Wildlife and Countryside Act 1981 referred to at: <http://www.jncc.gov.uk/default.aspx?page=1377>

**6 Section 6 Infrastructure and Context**

How far is the site from existing water, sewerage, electricity, gas and telecommunications services?

Is the proposed use likely to give rise to any issues relating to the nature of adjacent uses (eg with regard to noise, smells, dust, traffic etc)?

If employment, waste or mineral uses are involved, either as proposed or adjoining uses, how far will there be between these and residential properties?

In what ways would development of this site be a logical extension to existing development?

In what ways would development of this site add to pressures for other sites nearby to be developed?

**7 Section 7 Land Ownership and Development Issues**

Is the site wholly in the ownership of the proposer? If not, have all other owners been notified of this submission?

If you are not the owner, what is your interest in the site?

Do you have an interest in any adjoining land? If so, please indicate the boundary in blue on your plan.

Do any restrictive covenants apply to the land or buildings? If so, please give details.

Would the allocation of this land require a change to a boundary or designation in the adopted Newport Unitary Development Plan 1996 – 2011? (The plan can be viewed on the council website

[www.newport.gov.uk/planningpolicy](http://www.newport.gov.uk/planningpolicy))

Are there any unimplemented planning permissions on the site? If so, please give application numbers and details.

Have any planning applications been refused on the site since 1 January 2004? If so, please give application numbers and details.

Are there any planning applications on the site which are not yet determined? If so, please give application numbers and details.

**8 Section 8 Other Information**

Please add any other information relevant to the proposed development of the site.

**9 Section 9 Map**

Please include an Ordnance Survey based site plan, with the candidate site edged in red, and any other land in your ownership edged in blue.

**Note: This is a consultation on the above criteria, details of individual sites should not be sent in to the Council at this stage.**