

Welsh Government

M4 Corridor around Newport

Environmental Statement Volume 3:
Appendix 17.3

Allocated Sites

M4CaN-DJV-EGN-ZG_GEN-AX-EN-0012

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Appendix 17.3: Matrix 1 Identification of 'other development' for Cumulative Effects Assessment – Stage 1 and 2 for Allocated Sites shown on ES Figure 17.2 (Volume 2)

Local Development Plan (LDP) and Status	Site Reference	Site name	Brief Description	Distance from Scheme	Tier	Within Zone of Influence?	Progress to Stage 2?	Stage 2: Overlap in temporal scope?	Stage 2: Is there the potential for the development to have effects on the same receptor/s or resource/s as the Scheme?	Other factors	Progress to Stage 3?
Newport Local Development Plan (adopted)	EM1(i)	Duffryn	38.5 ha employment land for B1, B2, and B8 uses	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	EM1(ii)	East of Queensway Meadows, South of Glan Llyn	27 ha employment land for B1, B2, and B8 uses	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	EM1(iii)	Celtic Springs	6 ha employment Land primarily for B1 use	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. No shared visual receptors. Located within LCA1 the development would result in the potential for further adverse change as a result of increased urban form.		No
Newport Local Development Plan	EM1(iv)	Solutia	43 ha employment land for B1, B2, B8 and leisure use	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	EM1(v)	Gwent Europark	16 ha employment land for B8 distribution uses	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	EM1(vii)	Celtic Business Park	35.5 ha employment land for B1, B2 and B8 uses	See Figure 17.2	3	Yes	Yes	Potential for overlap	yes		No, as already considered in planning application 27.
Newport Local Development Plan	H1(4)	Pirelli	250 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Potential for more visual change for receptors across the elevated, steeply sloping districts of north east Newport due to an increase in urban development. Potential impacts on residential and non-residential receptors and users of roads. Additional impacts are not likely to change significance of visual effects. No shared landscape receptor.		No
Newport Local Development Plan	H1(8)	The Severn Stiles	23 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views (i.e. views of the Scheme and this development). No shared landscape receptor.		No
Newport Local Development Plan	H1(9)	Frobisher Road	10 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views (i.e. views of the Scheme and this development). No shared landscape receptor.		No

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Newport Local Development Plan	H1(11)	Labmum Drive	10 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views (i.e. views of the Scheme and this development). No shared landscape receptor.		No
Newport Local Development Plan	H1(14)	Monmouths hire Bank Sidings	390 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, already considered for planning application 32.
Newport Local Development Plan	H1(15)	Victoria Wharf Old Town Dock	130 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	H1(16)	Penmaen Wharf	160 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	H1(19)	Land at Hartridge High School	65 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Some potential for shared views for residential receptors at Ringlands. The additional impact would not change the significance for visual effect. Located within LCA5 the development would result in further loss of existing vegetation within the LCA.		No
Newport Local Development Plan	H1(23)	Traston Lane	21 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Potential for dust impacts on the same receptors as the Scheme during construction. No shared receptor for noise effects. No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views. Should both the Scheme and development be constructed at the same time, there is the potential for dust effects at residential dwellings. The Scheme proposes strict controls on construction dust and it is anticipated that appropriate controls would also be applied for the other development Located within LCA3 the development would not result in an increase to the potential effects on this LCA because the type of development proposed is in-keeping with the character of the LCA.		No
Newport Local Development Plan	H1(30)	Rear of South Wales Argus	82 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Potential for more visual change for receptors across the elevated, steeply sloping districts of Newport due to an increase in urban development. Potential impacts on residential and non-residential receptors and users of roads. Additional impacts are not likely to change significance of visual effects. Located within LCA3 the development would not result in an increase to the potential effects on this LCA because the type of development proposed is in-keeping with the character of the LCA.		No

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Newport Local Development Plan	H1(34)	Bankside Coverack Road	38 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	H1(36)	Farmwood Close	10 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Scheme mitigation aims to avoid creation of barriers, reduce lighting and create suitable habitat. No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views. No shared landscape receptor.		No
Newport Local Development Plan	H1(38)	Lysaghts Village (orb works)	462 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No as already assessed in planning application 28.
Newport Local Development Plan	H1(40)	Westmark, Old Town Dock	154 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	H1(42)	Black Clawson (Alexandra Gate)	63 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	H1(45)	Lysaghts Parc	100 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Would be visible for some receptors across the elevated, steeply sloping districts of north east Newport affected by the Scheme but this proposed development is unlikely to be noticeable within the expansive views available. No shared landscape receptor.		No
Newport Local Development Plan	H1(47)	Glan Llyn	2262 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, as already considered in planning application 27.
Newport Local Development Plan	H1(51)	Whithead Works	330 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, already considered for planning application 49.
Newport Local Development Plan	H1(52)	Old Town Dock Remainder	350 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Would be visible for some receptors across the elevated, steeply sloping districts of north east Newport affected by the Scheme but this proposed development is unlikely to be noticeable within the expansive views available. No shared landscape receptor.		No

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Newport Local Development Plan	H1(53)	Bideford Road	35 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Potential for more visual change for receptors across the elevated, steeply sloping districts of Newport due to an increase in urban development. Potential impacts on residential and non-residential receptors and users of roads. Additional impacts are not likely to change significance of visual effects. No shared landscape receptor.		No
Newport Local Development Plan	H1(55)	Jigsaw Site, Ringland	200 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Some potential for shared views for residential receptors at Ringlands. The additional impact would not change the significance of visual effect. Located within LCA5 the development would result in further loss of existing vegetation within the LCA.		No
Newport Local Development Plan	H1(57)	Treberth Crescent	58 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. No shared visual receptor. No shared landscape receptor.		No
Newport Local Development Plan	H1(58)	Panasonic	250 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, already considered for planning application 29.
Newport Local Development Plan	H1(60)	Parry Drive	15 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Very limited potential for shared views (i.e. views of the Scheme and this development). No shared landscape receptor.		No
Newport Local Development Plan	H1(64)	Uskside Paint Mills	53 housing units	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Would be visible for some receptors across the elevated, steeply sloping districts of north east Newport affected by The Scheme but this proposed development is unlikely to be noticeable within the expansive views available. No shared landscape receptor.		No
Newport Local Development Plan	SP16(i)	M4 Motorway Junction 28	Tredegar Park Interchange improvements	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. Located within LCA1 and LCA4 the Tredegar Park Interchange improvements would result in the potential for change that is unlikely to notably alter the character of the LCA.		No
Newport Local Development Plan	SP16(ii)	Maesgals and Coedkernew	Western Extension of the Southern Distributor Road as the Duffryn Link Road	See Figure 17.2	3			Potential for overlap	Potential for land take effects on the SSSI combined with significant adverse effects on the SSSI from the Scheme. The Scheme provides mitigation land for these effects. Potential for dust impacts on the same receptors as the Scheme during construction. Potential for noise impacts on SSSI receptors during construction. Appropriate mitigation would minimise cumulative effects.	Precluded by the Scheme's Docks Way Link which provides the same	No

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									No shared effects on community, private assets or all travellers receptors/ resources. Should both the Scheme and development be constructed at the same time, there is the potential for dust effects at residential dwellings and SSSI. The Scheme proposes strict controls on construction dust and it is anticipated that appropriate controls would also be applied for the other development. Located within LCA1, LCA2 and LCA4 the extension of the southern distributor link road would result in the potential for further adverse change to land use, street pattern and perceptual aspects of the LCAs.	linkages as SP16(ii)	
Newport Local Development Plan	SP16(iii)	Llanwern	North South Link	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, as already considered in planning application 27.
Newport Local Development Plan	SP11	Eastern Expansion Area	The eastern expansion area consists of the former Llanwern steelworks regeneration site known as glan llyn h1(47) and em1(vii), and housing sites at Llanwern village h1(3), Hartridge High School h1(19) and Jigsaw site h1(55). This eastern expansion area is identified as a residential led mixed use, sustainable urban expansion area which will provide a range and choice of housing, employment land and community uses.	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Newport Local Development Plan	CF13(i)	Cardiff Road	Former Whiteheads Works, new or enlarged school	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, already considered for planning application 49.

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Newport Local Development Plan	CF13(iii)	Glan Llyn	2 new primary schools	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, as already considered in planning application 27.
Monmouthshire Local Development Plan	SAE1a	Wales One, Magor (West)	Area 4.0 ha identified for new industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAE1b	Quay Point, Magor	Area 19.6 ha identified for new industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAE1c	Gwent Europark, Magor	Area 13.3 ha identified for new industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAE2o	Magor Brewery	Protected for industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAE2w	Wales One, Magor	Protected for industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAH5	Rockfield Farm, Undy	11 ha, 270 dwellings, 2 ha serviced land for industrial and business, Noted that the M4 Relief Road must not be prejudiced by this development	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes

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Monmouthshire Local Development Plan	SAH6	Land at Vinegar Hill, Undy	7.81 ha allocated residential development, approx. 225 new dwellings.	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Monmouthshire Local Development Plan	SAE2r	Progress Industrial Estate, Rogiet	Protected for industrial and business development (classes B1, B2 and B8)	See Figure 17.2	3	Yes	Yes	Potential for overlap	No shared effects on community, private assets or all travellers receptors/ resources. No shared visual receptor. Located within LCA5 the development would not result in an increase to the potential effects on this LCA because the type of development proposed is in-keeping with the character of the LCA.		No
Cardiff Local Development Plan	10	The Dutch Garden Centre, M4 Junction 30	3.12 Motorway related employment (B1,B8) service and/or tourism uses, garden related retail uses, agricultural related commercial development	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	14	Land to the north west of Druidstone Road, Old St.Mellons	1.09 ha Residential (35 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	15	Land at Druidstone Road, Old St. Mellons	0.97 ha Residential (10 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	29	Land north west of Druidstone Road, Old St. Mellons	5 ha Residential (64 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	30	Land at Pwll Coch, Druidstone Road, Old St. Mellons	7.89 ha Residential (40-50 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	38	Land off Ty Winch Road St. Mellons	4 ha Residential (100-150 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	43	Land to the east of Brook House, Old St. Mellons	9.72 ha Residential	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes

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Cardiff Local Development Plan	44	Land at Bridge Road, Old St. Mellons	1.1 ha Residential (9-13 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	48	Church Farm, Church Road	4.5 ha Residential (70 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	53	Cardiff Gate, Pontprennau	10.4 ha District Centre Shopping Centre	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	59	Goitre Farm, St. Mellons	13 ha Commercial/residential	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	72	Land east and west of Church Road and north and south of Bridge Road, St. Mellons	81 ha Mix of residential, retail, employment, waterside park and community use (1200 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		No, as already considered for planning application 35.
Cardiff Local Development Plan	80	Land at Bridge Road, Old St. Mellons	5.05 ha Residential (130 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	91	Land at Pwll Coch, Druidstone Road, Old St. Mellons	9.65 ha Mix of residential & employment (337 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	98	Land at Church Road, Llanederyn Village	6.61 ha Residential (150 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	105	Land off Druidstone Road, Old St. Mellons (Site 2)	6.96 ha : Residential (20 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	109	Land at Bridge Road, Old St. Mellons	0.87 ha Residential (12 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	1	Land at Wentloog Levels	28 ha Residential, Business/Industry	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes

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Cardiff Local Development Plan	2	Land at St. Mellons Business Park	3.9 ha Residential or Business/Industry	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	24	Land east of Cypress Drive, St. Mellons	9.5 ha Commercial/light industrial B1, B2 & B8 uses; alternatively residential (350 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	49	Blooms Garden Centre, St. Mellons	3.32 ha Housing/general retail/employment or mixed use (132 dwellings)	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes
Cardiff Local Development Plan	106	Cardiff Parkway, east of Cypress Drive, St. Mellons	71 ha Rail station, park & ride, hotel, retail, business, landscaping	See Figure 17.2	3	Yes	Yes	Potential for overlap	Yes		Yes