Preferred Strategy Consultation Representations

Candidate Site Comments — Ward: Graig (Personal Names Redacted)

Question / Response	Officer Response
Comment Number: PS 0037 • [REDACTED] • Customer Number: 00989	**Ward: Graig • Candidate Site Ref: CS-0026, CS-0010, CS-0025, CS-0054**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 7. No, I am against a number of the proposals in the Candidate Site Register and will detail these below.	Noted.

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 8. I wish to object to the following proposals in the following order of priority - #1=CS-0026 / #2=CS-0010 / #3=CS-0025 / CS-0054 and my reasons for these objections are outlined below; As a resident of Rhiwderin, the proposal detailed in CS-0026 would, in effect, double the current size of the village as it presently stands. The village does not have the necessary facilities to double in size and the existing local road infrastructure cannot currently support such a development. The village of Rhiwderin is located on the A468 leading towards the M4 motorway and it experiences very heavy traffic flow and is gridlocked most days from 7.30am to 9.30am when the local schools are open. This eases slightly when the schools are on holiday and the time-frame above shortens a little. It can often take me almost an hour to reach the M4 motorway from my property, a distance of a little over a mile. Other local routes have become 'rat runs' used by motorists trying to avoid the tail backs along the A468. The situation has become even worse following the recent fixed traffic light installation at the A468/A467 roundabout. Leading off the A468, the village of Rhiwderin has only one road in and out - which traverses a level crossing now in regular use - and does not support such major development access requirements and types of vehicle that would be involved during any construction period. There would also be an issue with drainage and the local storm and sewer system in the area which already leads to low-level flooding at the junction of Harlech Drive and Tabernacle Drive leading into Gloch Wen. The area of land identified by CS-0026 is currently agricultural and my family and I regularly walk throughout this area and find, by doing so, it adds greatly to our collective well-being and mindfulness. I find that the village of Rhiwderin is a wonderful place to live because it is so close to the countryside and there is a friendly and community-minded feel to the village as it currently is. I fear this would be lost if additional development, especially along the scale as per the CSR, were to occur - when does a village stop being a village and become something else? We enjoy the varied wildlife that exists on this land at present and have even seen numerous badgers at dusk there on several occasions whilst heading back home. My main objection focuses on CS-0026 but the other references mentioned above, namely - CS-0010, CS-0025 and CS-0054 - would also be extremely detrimental to the local area and add to or create additional problems for the residents of Bassaleg and Rhiwderin.	Comments are noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk.

Question / Response	Officer Response
9. Do you have any further comments to make on any aspect of the Preferred Strategy? Please provide any further comments below. No.	

Question / Response	Officer Response
Comment Number: PS 0039 • [REDACTED] • Customer Number: 00920	**Ward: Graig • Candidate Site Ref: CS-0026**
I wish to object to the aforementioned candidate site being brought forward as a development site for the following reasons; The site forms part of the "protected countryside" area as outlined in the "Newport Preferred Strategy Key Diagram" which forms part of the RLDP document. The site has limited access, either from Tabernacle Dr or Harlech Dr. Both are not sufficient for such a development and the latter requires the removal of considerable and valuable vegetation. Access is via the railway crossing which is not suitable for heavy construction vehicles. Traffic is significantly bad during peak times. Construction activities would worsen this and need to be restricted. Further ecological surveys should be sought generally given the anticipated ecological constraints and existing trees. Local facilities - namely parks and schools would require upgrading. The abundance of brownfield development opportunities within Newport should be considered as an alternative. Newports target housing stock figures can be achieved elsewhere, as demonstrated in the RLDP. I trust this site will not be brought forward for development.	Assessment of the Candidate Site are ongoing, and these matters raised will be assessed in further detail at later of the Candidate Site Assessments. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. It is important to understand that the Council can only assess sites that are submitted for assessment. If sites are not submitted for Candidate Site Assessment they cannot be considered for the process. Furthermore, land for development has been looked at in line with sequential tests, in accordance with Welsh Government requirements. The Local Council have also undertaken an Urban Capacity Study (published on the Council website) which explains that the readily developable previously developed land in Newport is decreasing. To maintain the integrity other policies in the RLDP and the protected landscapes and natural environment in Newport, the outcome of the RLDP is that development is to be delivered through a mixed strategy with development occurring in a more balanced way across previously developed land and greenfield sites.

Question / Response	Officer Response
Comment Number: PS 0040 • [REDACTED] • Customer Number: 0942	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**
I am a resident and live at [redacted], Rhiwderin and I would like to object to the potential planning in Rhiwderin. The amenities here are already very limited and access to the village is only one road into the village, over a railway bridge. There are no shops in the area and schools and Dr surgery are very busy. The volume of traffic will also be a major issue with access difficulties to the building area and noise and disruption to existing residents. In addition, this is a lovely and quiet place to live with nice views of the fields and this would be significantly impacted by building work and then extra 320 cars.	Noted.

Question / Response	Officer Response
Comment Number: PS 0041 • [REDACTED] • Customer Number: 00940	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**

Question / Response	Officer Response
Please note my objections to the possibility of approx. 160 new houses being built in Rhiwderin. Apart from one country lane giving access to the village there is only one road in and one road out which comes off the Caerphilly to Bassaleg road. As the average family have 2 cars this will mean approx 320 more cars using Harlech Drive. This will become a major safety issue to the village. The excess traffic will create major road problems as it already takes around 25 minutes to drive just over a mile from Rhiwderin to Bassaleg school from around 7.30am to 9am and from 3pm until 4.30pm. This is a major road from Caerphilly to Newport. The additional cars and construction traffic will be an environmental problem causing pollution issues. There are not enough school places in and around the Rhiwderin area, some schools already have waiting lists, and this in turn would create bigger class sizes which are overloaded as it is. There is only one doctors surgery catering for a large area covering Rhiwderin, Bassaleg, High Cross and Rogerstone. They are not able to take on any more patients. The two pharmacies covering this area are also working above and beyond the norm. There are no local shops in Rhiwderin and all residents have to travel to do any kind of shopping. More cars again will create problems. Overall this possible development proposed for Rhiwderin is just not viable and will be a severe detriment to all residents, their children, those travelling from Caerphilly to Newport for work, medical care, schooling, traffic in and out of the village and probably other issues I have not thought about. Please acknowledge receipt of this email and that it will be noted with the planning officer.	Noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues.

Question / Response	Officer Response
Comment Number: PS 0045 • [REDACTED] • Customer Number: 00858	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**

Question / Response	Officer Response
Rhiwderin has one access road over a railway line into the village. This already causes a dangerous situation with cars backing onto the main road when trains are crossing the access road. If this proposed development goes ahead it will increase traffic movement enormously. At present this traffic heading into and through Bassaleg is already saturated and can take up to 25 minutes to travel 1.5 miles. A Bassaleg byepass is a necessity to alleviate this problem. Additional strain on all local services including doctors and primary health care. Bassaleg comprehensive and Pentre Poeth primary school are already full to capacity. This is by no means an exhaustive list. I could go on and on! This proposed development would have an impact on all the local community in this area. We therefore strongly object to this development	Noted.

Question / Response	Officer Response
Comment Number: PS 0046 • [REDACTED] • Customer Number: 01081	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0019, CS-0025, CS-0026**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 7. Previously developed land that has been partially redeveloped should be prioritised for further development eg CS-0046 Glan Llyn	Noted.

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 8. I object to any further development of the villages of Bassaleg and Rhiwderin. CS-0010, CS-0025, CS-0026. The area already suffers from traffic issues (not helped by the 20mph speed limit), drainage issues (especially in the winter), lack of medical facilities and overcrowded schools. Any further development of the area would only make a bad situation worse. The traffic can be queuing right through both villages at school pick up times. The access to CS-0026 (Land at Gloch Wen) is via the railway crossing adjacent to the Rhiwderin Inn. This route is not suitable for the additional traffic that would be generated by the proposed development of the land at Gloch Wen, especially as the increased number of trains using the line means that the crossing is closed several times a day. Harlech Drive and Caernarvon Drive are also not suitable for any increased traffic, with cars frequently parked on both sides of the road. CS-0019, off Forge Road would add to the issues with the schools and medical facilities as well as adding to the traffic issues already being experienced on Forge Road itself.	Comments are noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology.

Question / Response	Officer Response
Comment Number: PS 0048 • [REDACTED] • Customer Number: 00345	**Ward: Graig • Candidate Site Ref: CS - Bassaleg or Rhiwderin**

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. The development sites around Bassaleg & Rhiwderin would have an adverse effect on a wholly unsuitable road network. In the morning peak traffic is queuing from the western junction of Laurel Road with the A468 down to the roundabout on the A467 (Risca by-pass). There is a need for a peak times light controlled junction at the eastern junction of Laurel Road with the A468. Similarly the mini-roundabout by the Tredegar Arms should also have lights at the morning peak as there are a high number of vehicles trying to leave Caerphilly Road from Churchmead, Viaduct View, etc. There is significant congestion between 14:30hrs to 15:30hrs with the parental/guardians picking up pupils from Bassaleg School; vehicles block both bus bays and create a restricted route from the A468 mini-roundabout down Caerphilly Road to Churchmead/Viaduct View. The NT No.37 bus service has been much reduced and the Stagecoach 50/50A has been curtailed from three to two buses per hour. These vehicles are very full in the morning & evening peaks.	Comments are noted and comments will be considered as further detailed assessments of the Candidate Sites are conducted
9. Do you have any further comments to make on any aspect of the Preferred Strategy? Please provide any further comments below. You need to examine, with TfW & Caerphilly CBC about the reinstatement of rail passenger services on the Machen Branch.	Noted.

Question / Response	Officer Response
Comment Number: PS0058 • [REDACTED] • Customer Number: 01091	**Ward: Graig • Candidate Site Ref: CS - Rhiwderin, Bassaleg and Newport Golf Club**

Question / Response	Officer Response
I am extremely concerned about the proposed LDP for the greenfield areas of Rhiwderin and Bassaleg of approximately 500 houses I do not feel the areas in question can support further housing on several counts:- • Traffic, each new property generates at least 2 new cars adding to the atmospheric polluting effects of queuing traffic • School places, each new home often generates 2 school places when the local schools are already at capacity • Medical services, the local area is already at capacity for GP services and it is unlikely that the local GP's will be able to take on further patients • The areas are Greenfield sites with tremendous biodiversity and development would prove a catastrophe for the flora and fauna • Development in Rhiwderin may affect drainage and flood prevention in the River Ebbw when this has already been an issue in Carnegie Court • Public transport in the area is already difficult with infrequent buses and constant threats to their continuation • Local services such as shops are limited which means more traffic to access these basic requirements Many years ago I completed a questionnaire about planning from the Newport council and I suggested they look at brown field sites before any new greenfield sites I do hope this has been considered I am extremely concerned about the proposed LDP for the greenfield areas next to Newport Golf Club for approximately 70 houses I do not feel the areas in question can support further housing on several counts:- • Traffic, each new property generates at least 2 new cars adding to the atmospheric polluting effects of queuing traffic • School places, each new home often generates 2 school places when the local school at Mount Pleasant is already at capacity • Medical services, the local area is already at capacity for GP services and it is unlikely that the local GP's will be able to take on further patients • The areas are Greenfield sites with tremendous biodiversity and development would prove a catastrophe for the flora and fauna • Public transport in the area is already infrequent and severely limited • Local services such as shops are limited which means more car journeys to access these basic requirements Many years ago I completed a questionnaire about planning from the Newport council and I suggested they look at brown field sites before any new greenfield sites I do hope this has been considered	Comments are noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed.

Question / Response	Officer Response
Comment Number: PS 0062 • [REDACTED] • Customer Number: 00385	**Ward: Graig • Candidate Site Ref: CS- Bassaleg/Rhiwderin**
I would like to forward my objections and concerns about the proposed planning application for 160+ houses in the Bassaleg/Rhiwderin area which is to be submitted in the proposed LDP for Newport. 1. The local water, drainage and sewerage systems in the area are struggling to cope with existing properties, streets and highways. As our weather systems are now changing to the extremes, especially our rainfall, huge investment will be required into our major infra-structures to try and correct this. More housing will not help this issue. 2. Local streets and major roads are suffering from high densities of traffic, throughout the day, especially from 7.00-9.30am and 15.00-17.00pm. Local streets are used as 'rat runs' causing traffic chaos. The area is the focal point of traffic from the A467 (North/South Valley Road) and the A468 (East/West Caerphilly and surrounding area). It cannot cope with extra traffic from this area filtering into the focal point. 3. Bassaleg school after many years struggling with the number of pupils it takes has finally had a new block built. This is to accommodate the ever increasing number of pupils now and in the future from the Jubilee Park estate. If a further 150+ properties are built in the area, the school will be back to square one in trying to educate more pupils with less room and overcrowded classrooms. 4. There is only 1 primary school in the Rhiwderin/Bassaleg area. It is bursting at the seams. It affects young childrens' education with such big classes. More housing development only adds to the problem. 5. Where are these new people going to get basic health care? There is only 1 doctor's surgery in the area and it is full to capacity. 6. One of the access routes into this proposed development will be via Harlech Drive/Pentre Tai Road which is not suitable for the extra amount of traffic. It will cause extra conjestion onto the main A road and as there is an automatic railway crossing, with frequent trains to and from Machen Quarry, a potential accident risk.	Noted. The assessment of Candidate Sites is ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. Comments are noted and will be considered as the plan progresses.

Question / Response	Officer Response
Comment Number: PS 0069 • [REDACTED] • Customer Number: 01099	**Ward: Graig • Candidate Site Ref: CS- Bassaleg/Rhiwderin**

Question / Response	Officer Response
The infrastructure is already at bursting point with one road as the only access point onto an already very busy main road from Newport to Caerphilly. The local Bassaleg school and Pentepoeth school are already oversubscribed and driving through during school hours is very congested with huge traffic delays which cause added dangers to pupils from the school. This also adds to the pollution from exhaust. The project would I imagine involve a number of years of heavy goods and construction vehicles also adding to the pollution along with the muddy being carried onto that one exit to the main road. The ultimate result would also involve an extra 300-400 cars using the one exit based on 150 houses. Allied to this is the fact that Chapelwood/ Rogerstone medical centre is also struggling to facilitate the people who attend now based on the time it takes to get a routine appointment so who will take on the prospective 300-500 extra patients. I would also suggest the mental health of the local settled village people will be compromised due to the extra stress of it all.	Noted.

Question / Response	Officer Response
Comment Number: PS 0073 • Robert Hitchins Limited • Customer Number: 00176	**Ward: Graig • Candidate Site Ref: CS-0010**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS-XXXX Question 7 Candidate Site CS-0010 Land off Penylan Road, Pentrepoeth would create a sustainable and deliverable development on the western side of Newport within the Plan Period thus providing an increased range and choice of sites. This site would form a logical extension which is in close proximity to services and amenities such as a primary school, senior school and community hall as well as a bus route and local train station.	Noted.

Question / Response	Officer Response
Comment Number: PS 0087 • [REDACTED] • Customer Number: 00873	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
I am writing to formally register my objections to the following candidate sites being used for housing in the Newport RLDP: • CS-0010 (Land off Penylan Road). • CS-0025 (Land at The Griffin). • CS-0026 (Land at Gloch Wen). • CS-0054 (Former Tredegar Park Golf Course). My reasons for objection are as follows: 1. The road infrastructure on this side of Newport is already unable to cope with current volumes of traffic. I live in Rhiwderin Village, and work 3 miles away at Celtic Springs Business Park and my commute to work, if I leave at 08:30 in the morning, takes up to an hour because the traffic is backed up for more than 75% of my route. Therefore, I need to leave the house at around 07:10 to beat most of this traffic, although Forge Road is still heavily congested at this time and moves at a snail's pace. When the J28 roundabout was overhauled in recent years I feel a number of opportunities to improve this were missed, particularly the timing of the traffic lights (I'm unsure why they are even needed, and they must cost a fortune to run 24/7) and dedicated filter lanes with no signal control. 2. We are registered with the GP at Rogerstone Practice, and on the few occasions that we have needed to call and make an appointment, usually for our young daughter, the lines have been busy and we've been unable to get through, and we've had to try again the next day. Clearly this isn't acceptable, and building more houses here will only make this problem worse. 3. Rhiwderin Village would lose its identity as a village if an additional 160 homes were built at Gloch Wen, and this has already started to happen since the closure of the post office. 4. Whilst I am unable to list any specifics, I'm in no doubt that local wildlife would be affected by the construction of any new roads and houses in the area. I have already watched this happen from my office when the land was cleared to make way for the new Porsche garage at Celtic Springs. There were wild rabbits and other animals living on the acres of land that were cleared, and they are now nowhere to be seen. I hope the above will be seriously considered during the process, as I know my feelings are shared by many of my neighbours and friends in the community.	Comments are objections are noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. The Candidate Site Assessment Methodology will consider matters such as the impact of flood risk and potentially damaging operations on ecological assets for each Candidate Site. Flood risk, ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail.

Question / Response	Officer Response
Comment Number: PS 0118 • [REDACTED] • Customer Number: 00454	**Ward: Graig • Candidate Site Ref: CS-Bassaleg or Rhiwderin**

Question / Response	Officer Response
Please accept my objection to any further development happening in Bassaleg or Rhiwderin. I have lived in Rhiwderin for over 30 years and have seen both villages growing size, every time a development takes place, we are over promised and under delivered by greedy developers! Affordable housing, new Doctors surgeries, new schools, improved sewers etc etc etc....none of which have happened, all we get are predominantly four bedroom detached shoe boxes (houses) more overcrowded classrooms, doctors surgeries and huge traffic increase! My family and I have lived in Newport all of our lives, I was brought up and lived in Bettws, my wife in Lliswerry. Both of my sons despite having very good jobs have been forced to move to Risca, as property in Newport is just too expensive! I attended the consultation meeting on November 9th at Rhiwderin Community centre. I was appalled to see the meeting being led by a charity (How its a charity who knows?). Why on earth was this not led by highly paid council officials? Were they to afraid to face the people who pay them? How much money was wasted of our ludicrously high council tax to pay for this "charity"? Before I get into the meat and bones of my objections for my local area, I have to challenge why Newport has to have an extra 10,000 house at all, and if they do, I have an idea where they should go. Newport in my lifetime has grow hugely, Bettws where I was brought up, was surrounded by fields and countryside, most of these green fields have disappeared to the developers. Malpas the same. Caerleon, Langstone, Lliswerry, Llanwern etc etc have all seen huge developments, thousand upon thousand of houses (a massive proportion of which are four/five bed detached houses, many of which are not sold!) being built, ALL without the necessary promised improvements to our massively failing infrastructure. The closing of the tolls on the second severn crossing has led to an influx of people moving from Bristol, this on the face of it will improve our local economy, but not if these people still work and shop in Bristol (and further afield).....it is just adding traffic to the M4 chaos. If indeed development is still need (I would like to see proof of this), then the focus for development should be in the city centre with the focus being changing the area from a shopping area to leisure and accommodation. Newport city centre is fantastically positioned on the main railway line east and west and should be developed as a commuter accommodation area. Imagine high end apartments in the old Admiral offices, shops converted to accommodation (affordable flats where people can live without the need for cars as a lot of people do in big cities). This will breath life back into our ailing city centre.....poor development/planning over the years have	Comments are noted. On the topic of housing supply and housing numbers, please find the local evidence base documents which have informed housing numbers, such as the Housing Supply Review. Background papers such as the Formulating the Housing Growth Strategy Background Paper and the Housing Supply Background Paper can provide further work and information with regards to housing. On the topics of the Candidate Sites for your locality, the assessment of Candidate Sites is ongoing. Candidate Sites are assessed under the Candidate Site Assessment Methodology, which can be found published on the Council's website. This document outlines the thorough process of assessing the suitability of all Candidate Sites. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues.

Question / Response	Officer Response
Comment Number: PS 122 • [REDACTED] • Customer Number: 01134	**Ward: Graig • Candidate Site Ref: CS-Bassaleg**
I am writing to express my strong objections to the proposed development of building plots in Bassaleg. While I understand the need for progress and development, I believe this particular project raises several concerns that should be carefully considered. 1. **Environmental Impact:** The proposed development could have a detrimental impact on the local environment. I am concerned about the potential destruction of green spaces, disruption of local ecosystems, and the overall loss of biodiversity in the area. 2. **Traffic Congestion:** The increase in residential units is likely to lead to higher traffic volumes in the vicinity. The current infrastructure may not adequately support this surge, resulting in congestion and safety hazards for both pedestrians and motorists. 3. **Infrastructure Overload:** The existing infrastructure, such as schools, hospitals, and utilities, may not be equipped to handle the additional demand imposed by the increased population. This could lead to strain on public services and a decline in the overall quality of life for current residents. 4. **Aesthetic Impact:** The proposed development might alter the character of the neighborhood by introducing buildings that do not align with the existing architectural style. This could negatively impact the overall aesthetic appeal of the area. 5. **Community Consultation:** I am concerned that there has been insufficient community consultation regarding this development. It is crucial for the local residents to be actively involved in the decision-making process, as they will be directly affected by any changes to the area. I kindly request that these objections be thoroughly considered before any final decisions are made. I also advocate for more comprehensive studies and assessments to address the concerns raised. Thank you for your attention to this matter.	Comments are noted and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology.

Question / Response	Officer Response
Comment Number: PS 0127 • [REDACTED] • Customer Number: 01015	**Ward: Graig • Candidate Site Ref: CS-0026 Gloch Wen**

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - 0026. I have concerns regarding the proposed development of CS-0026 Gloch Wen These concerns are raised around the following:- Access. It is clear that Rhiwderin Village has one road in and out of the village and has already seen development that has put added pressure on access and egress into the village. Rhiwderin has also lost its post office so no longer has a shop or post office for the community. Road network:- the road through Rhiwderin and Bassaleg already has issues with holding the number of vehicles and also see traffic including lorries coming from industrial sites in Bedwas using the route and at some times of the day this road is full with traffic causing delays and major disruption to travel times and also inhibits emergency vehicles attending incidents. The queues also contribute to an increase in vehicle emissions which impact the air quality with cars stuck and engines idling. With two schools and children walking to school this only increases the danger to them from poor air quality. To introduce further vehicle from such developments would only increase the risk to children both young and older children. Forge lane is already busy in the morning with traffic both coming into bassaleg and leaving Bassaleg. With the Welsh goverments failure to add the refief road onto the M4 this puts even further pressure on traffic movement this side of the Bryn Glas tunnels Infrastructure:- The area does not have the capability to introduce more people into the area. Schools are already at bursting point and Bassaleg comprehensive also services children outside of the Bassaleg, Rhiwderin and Rogerstone area. The school has recently had to increase the building to cope and currently is still at capacity. Also how will these schools be able to teach the children if class sizes increase further denying access to good education or are the council able to provide further resource in the form of additional teachers. Medical care:- the current doctors surgery is full to capacity and services a large area meaning it is difficult to be seen by a GP and treatment is becoming more difficult. How is this service expected to cope with the increase of housing and families in the area. Access to sports and community:- I have lived in the village for over 50 years and when my children played football the local club had 25 children with all the developments that already have taken place when my youngest finished playing youth football the club had over 300 children playing with only access to one football pitch. Failure to support these groups will mean children will be left out and unable to gain access to sports and denying access to a	Noted. The assessment of Candidate Sites is ongoing. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. Site suitability would also assess the provision of formal leisure, community and environmental or play space, access to facilities where applicable. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk.

Question / Response	Officer Response
Comment Number: PS 0133 • [REDACTED] • Customer Number: 01142	**Ward: Graig • Candidate Site Ref: CS - Rhiwderin and Bassaleg**
I am writing to submit my objections and concerns for the proposed development in Rhiwderin. I am a resident of Rhiwderin ([redacted]), and a home owner. I have genuine fear to hear that this site in Rhiwderin has been submitted and considered as part of the development plan. 1. We have an exceptional existing flooding issue in Rhiwderin (images of my own home attached) which is now becoming a 5-6 times a year issue. This has become prolific since the development of Gloch Wen and the loss of natural water soak aways. The fields allocated in the plan are at such gradient that the flooding issue will become an even bigger issue, which is a disgrace and truly unfair to those who already live in the area. May I add, the council are impossible to get hold of review the drainage, and so building more houses ontop of an already broken system makes very little sense. 2. The belt of woodland along the southern and eastern boundaries is listed on the ancient woodland inventory as "ancient semi-natural woodland", which should be protected at all costs (as well as being a well known legal requirement). 3. The traffic from Rhiwderin to Bassaleg school already takes between 35-45 minutes, any time between 7.30-9.30am. Adding 160 homes with an average of 2 cars is not a feasible option for our infrastructure. From reviewing the site, I can only see two obvious access points - one between two very small farms and another closely boarding a home. We are a small village, and again the huge uplift in traffic is not viable. 4. There will no longer be any separation between Rhiwderin and Bassaleg, which again must be considered in the planning application. These objections must be considered, as I cannot continue to have my home flooded year on year. Thank you.	Comments are noted. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Flood risk a key consideration in the Assessment of Candidate Sites. The Candidate Site Assessment Methodology will consider matters such as the impact of flood risk and potentially damaging operations on ecological assets for each Candidate Site. Flood risk, ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites. Assessment of the Candidate Site are ongoing, and these matters raised will be assessed in further detail at later stages.

Question / Response	Officer Response
Comment Number: PS 0133 • [REDACTED] • Customer Number: 00936	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
In relation to: CS-0026 Land at Gloch Wen, Rhiwderin, Newport, [redacted] CS-0010 Land off Penylan Road; CS-0025 The Griffin, Bassaleg, [redacted]; CS-0054 Land at the Northeast and East of the former Tredegar Park Golf Course (Phase 2) As a Graig resident, I am extremely concerned about the proposed extra dwellings in Rhiwderin and Bassaleg, amounting to 500+ extra houses. I have outlined some of the main reasons below: • Bassaleg comprehensive and Pentrepoeth primary will be unable to accommodate the extra children this will bring. I know Bassaleg comprehensive has recently expanded but not to this proposed degree. • Chapelwood surgery could not cope with the extra proposed residents within the area. We already must wait 2 weeks for an appointment. • Caerphilly Road, for around 1.5 hours in the school time rush hour morning and afternoons are a nightmare. It isn't worth going out during these times as the traffic is queued up past The Friendly Fox and completely at a standstill around Bassaleg school roundabout. Cars are queued up on the Risca bypass, Pye Corner and towards Junction 28 roundabout at Tredegar Park. It is a misery if going to work or going for a doctor's appointment during these times and I usually stay at home if I don't want to queue for well over an hour at a time. • When the surrounding main roads are congested, drivers race like maniacs down the lanes of Pentre Tai Lane and to Ochyrwyth to avoid the traffic. These lanes are utilised by walkers, dog walkers, runners and horse riders daily and very often I have nearly been ploughed down as the drivers slam on their brakes. There is also a rat run up and down Laurel Road as drivers try to avoid the queuing cars on Caerphilly Road. • Specifically, with regards to the proposed site at Gloch Wen, these extra cars will need to go onto Caerphilly Road over the railway line which was never built for this number of cars going over it. It is the only main access for cars coming and leaving Rhiwderin village and extra cars will be detrimental to this railway point, requiring additional Network Railway repair work. • Caerphilly Road is an extremely main road even without the school traffic. It is a main bus route from Caerphilly to Newport and there is also Machen quarry which sees lorries going up and down the road all the time. Buses are already behind schedule in the busy times and more cars on the road would certainly not improve this. • At the moment, Rhiwderin and Bassaleg are separate to Rogerstone but if the proposed site at Gloch Wen goes ahead, Rhiwderin and Rogerstone will just be one huge sprawling development with no individual identities and Rhiwderin may as well lose 'village' from its name.	Comments are noted and comments will be considered as further detailed assessments of the Candidate Sites are conducted. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed.

Question / Response	Officer Response
Comment Number: PS 0170 • [REDACTED] • Customer Number: 00866	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026**

Question / Response	Officer Response
Please find on behalf of myself and my family objections that we have regarding the proposed change of use of land in Rhiwderin and Bassaleg (CS-0026 and CS-0010 and CS-0025) In reference in particular to the application CS-0026 the proposal of extra houses on this site would have a detrimental impact on our family, environment and quality of life. Currently the road proposed to connect to the access of the dwellings floods whenever we have days of continuous rain. I believe that the proposal of extra houses would mean that more rain water that would normally be absorbed by the fields would cause this issue to become even worse. The traffic travelling through Rhiwderin / Bassaleg is also another significant issue. This is increasingly becoming more and more difficult and would definitely have an impact if more dwellings were put in Rhiwderin. I currently drop my child at the childminders at 7:30 each morning in order to get to work on time. A large percentage of this time is spent in the Rhiwderin / Bassaleg traffic. I'm not able to drop my children any earlier than this / nor do I think it is in the interest of my children's wellbeing to do so. I'm not sure how I could get to work on time as a teacher if the traffic got any worse. I would have to consider changing jobs or even moving house. The health infrastructure surrounding Rhiwderin cannot support more dwellings. There is not enough room in the local Pentrepoeth Primary School, where some residents can't currently get their child a place. The dentist and doctors in Rogerstone are also massively oversubscribed. It is virtually impossible to get through to even book a doctors appointment on the phone let alone get an appointment. Where I have found with an average of ringing over 100 times each day to get an appointment. If more dwellings were imposed on the area this would cause significant difficulties not just to peoples health but also their mental health of even trying to even get an appointment. The impact of wildlife in field adjacent to the current Gloch Wen development. There must not be any underestimation of the amount of wildlife that currently lives in the hedgerow and fields on the proposed site. We have first hand experience in the amount of bats that are present, owls and birds of prey that frequent that field. I have seen a document prepared by Boyer Planning. That makes no mention of the hedgerow adjacent to the current Gloch Wen site and the proposed change of land use. This hedgerow does exist and Newbridge estates currently maintain the hedgerow in guidance to the National Wildlife agency rules with regards to the timing of cutting the hedgerow. This hedgerow has an abundance of animals including a variety of birds, bats and field mice that must be taken into consideration and not overlooked. The impact of residents mental health with regards to losing more	Noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new of community facilities are also assessed, such as schools and educational facilities. Candidate Site assessments consider the proposals ability to meet the requirements of the National Sustainable Placemaking Outcomes of the PPW and the Strategic Placemaking Principles of the Future Wales. The ability of the site to deliver against well-being goals will also be taken into account.

Question / Response	Officer Response
Comment Number: PS 0178 • [REDACTED] • Customer Number: 01034	**Ward: Graig • Candidate Site Ref: CS-0026**
I would like to strongly object to the proposal to allocate Gloch-Wen Rhiwderin land to a residential area for the following reasons. • This area is already suffering enough from the amount of road traffic that currently exists. To increase the housing units in this little village would be working backwards from keeping the current residents, including school children, in Rhiwderin safe from overly trafficked streets. • The catchment schools in this area are already overly populated and can not support any more children within the admissions acceptance. • The public medical and dental support is already at maximum capacity for the current residents. Infact, certain practices are no longer accepting NHS applications from local residents, but only applications under private paid health care. There is no longer a choice for residents to be able to receive unpaid healthcare. • The open space and countryside should remain as a landmark feature in this area of Newport. The trail systems that are already in place will be omitted by this new development and will no longer be available to be enjoyed by the residents. • This 160 plus housing development would be working completely backwards from Newport City Council's sustainability plans and will not reduce the expected net zero carbon emissions, plus there will be more demands on the already overextended utilities and residential services already in place. This extremely ill-considered development plan for Rhiwderin's notable little village does not make sense at all given Newport's declared climate and ecological emergency, it will only worsen the problems, and will change the dynamics of what a true Welsh village still feels like. Again, I firmly object to this proposal.	Noted. Comments will be considered as further detailed assessments of the Candidate Sites are conducted. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. The extent of how the development proposed can be zero carbon and/or propose carbon energy generating technologies are also investigated as part of this assessment. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed.

Question / Response	Officer Response
Comment Number: PS 0193 • [REDACTED] • Customer Number: 01171	**Ward: Graig • Candidate Site Ref: CS-0026**

Question / Response	Officer Response
I would like to raise the following objections to the above site: Rhiwderin Village has been a village since the 19th Century and the size of the candidate site seems to be more than the size of the current village. If the houses are built it will no longer be a village and simply another large housing estate. We have a responsibility to preserve for the benefit of the current and future generations. The local road network cannot cope with the current traffic and will therefore be even worse with more houses being built. For example, it took me over 30 minutes to travel from the village to the M4 this morning and this is not uncommon during the week. The candidate site will be built on existing pasture and grazing land and will destroy the natural habitat of the wildlife.	Noted.

Question / Response	Officer Response
Comment Number: PS 0219 • [REDACTED] • Customer Number: 01187	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**
I am sending this email to register my objections to the proposed potential planning applications listed in the Candidate Site Register of the Newport Local Development Plan. Specifically, the sites in the Graig Ward of Bassaleg and Rhiwderin are: CS-0010, CS-0025, CS-0026 and CS-0054 with, I believe, a potential total of over 500 properties in the area. In the 52 years that I have lived in Rhiwderin Village I have already witnessed a huge increase in the number of houses. Further development would have a huge impact on the area. Those of us living locally are already aware of the inadequacies of services which would obviously be worsened if any of these developments were allowed to go ahead. Increased traffic would make travel (already difficult) much worse and would have a huge impact on people's lives. The increased number of vehicles would make access to the village much worse than it is already. I cannot begin to imagine how schools and doctors' surgeries would cope with the increase in numbers. We already have problems with flooding in Rhiwderin Village which would very likely be increased if these developments were to go ahead. The loss of our green spaces and woodland would have a negative effect on the community spirit in our (ever expanding) village.	Noted.

Question / Response	Officer Response
Comment Number: PS 0221 • [REDACTED] • Customer Number: 01188	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**
I wish to object to the proposed building of houses in Rhiwderin. The reasons I am objecting (as a resident of Rhiwderin for 52 years) are the following: (1) Lack of proper access to the village which is only via an unmanned level crossing. It is dangerous to cross the road between the chapel and the community hall. Increased traffic on the A468 (2) No facilities such as a shop or doctor's surgery. (3) No room for more children in the local primary and secondary schools. (4) Increasing floods in the village due to culverts getting blocked. Increasing amounts of water overflowing. (5) Loss of more green space and surrounding ancient woodland. (6) No properties for low income families. (7) No crossing available to safely cross the road until the Friendly Fox.	Noted.

Question / Response	Officer Response
Comment Number: PS 0222 • [REDACTED] • Customer Number: 01041	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
I am writing in response to the proposed Newport Local Development Plan for the following areas:- CS-0010 Land off Penylan Road, Pentrepoeth Residential (circa 200 dwellings) Site Proposer: Robert Hitchins Limited CS-0025 The Griffin, Bassaleg, Newport [redacted] Residential (circa 80 dwellings)/ Employment/ Community Facilities/ Educational Space Site Proposer: H.E. Murray CS-0026 Land at Gloch Wen, Rhiwderin, Newport [redacted] Residential (up to 160 dwellings) Site Proposer: Newbridge Construction Limited CS-0054 Land at the northeast and east of the Former Tredegar Park Golf Course (Phase 2) Residential (60+ dwellings) Site Proposer: Newbridge Construction Limited I am a resident of Rhiwderin, Newport which is in the Graig Community Council area. As a resident of this area, I am focusing my concerns and providing information in relation to the proposals in my immediate community. I, like many residents in the area, am very concerned about the huge detrimental impact which these developments will have in my local area. **Schools** The current schools in the area are already oversubscribed. The local primary school currently has 463 pupils which is very high considering that Bassaleg and Rhiwderin are small villages. So far as the local comprehensive school is concerned there is currently an ongoing building project seeking to expand the school and increase capacity of pupils from 1747 to 2050 which was earmarked before the plans for further development in the area, no doubt in response to an expected increasing number of pupils NOW. If the number of houses built is approved there is a potential for a further significant number of pupils and estimated in excess of 250. Where do all these children go? The current schools do not have the capacity. **GP** It is difficult to get GP appointments currently due to the sheer number of patients on the GP books. I personally have sat on the phone for hours waiting to connect to arrange an appointment, only to be told that there are no appointments and to "try again tomorrow". The development will significantly increase the number of patients at the local surgery causing further undue pressure not only on patients but on the healthcare professionals. **Traffic/highway access** The traffic situation will increase due to the obvious increase in	Noted. The assessment of Candidate Sites is ongoing. Candidate Sites are assessed under the Candidate Site Assessment Methodology, which can be found published on the Council's website. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. The impact of potentially damaging operations on ecological assets such as nature reserves for each Candidate Site are also assessed. Ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites. Candidate Site assessments consider the proposals ability to meet the requirements of the National Sustainable Placemaking Outcomes of the PPW and the Strategic Placemaking Principles of the Future Wales. With these policies which support assessing a site with its character in mind, placemaking principles essential to assessing the sites.

Question / Response	Officer Response
Comment Number: PS 0235 • [REDACTED] • Customer Number: 00874	**Ward: Graig • Candidate Site Ref: CS-0026**
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 8- in addition to the notes above on CS-0026 - the site proposes to build houses within 10 metres of the iron age hillfort, the "Rhewderin Camp" (https://www.wikidata.org/wiki/Q31055727) (https://www.megalithic.co.uk/article.php?sid=4237) (https://maps.nls.uk/geo/explore/side-by-side/#zoom=16.0&lat=51.58290&lon=-3.06530&layers=6&right=LIDAR_DTM_1m) Damaging one of the area's oldest camps seems a horrible tradeoff for a handful of houses. - Traffic access from the proposed site to the centre of newport / the M4 is bottlenecked by Caerphilly Road (W/NW of Bassaleg) will need to come with new roads being built, or this bottleneck will continue to get worse. Right now, between 8.05 and 8.30am it can take 20 - 25 minutes to just get through Bassaleg village. You'll see clearly from the images that the traffic bottleneck is local, and is very specifically the Bassaleg around the school / roundabout. - The Sirhowy Valley walk runs down one side of the proposed building site, with another public walkway alongside the river. There seems no way to build these new houses without those public walkways being negatively effected by the building activities. With the public walkways, the current housing, the river to the east and the streams feeding the river to the south, safe, environmentally and socially conscious building of 180 houses seems like a very hard task. - A few years ago this site was denied permission to build, and the site was reduced to 30-ish homes. All the concerns from that time are all stil valid, and need to be considered.	Noted. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail as part of the Candidate Site process. This may involve assessment of the sites through transport surveys. Assessment of the Candidate Site are ongoing, and these matters raised will be assessed in further detail at later stages.

Question / Response	Officer Response
Comment Number: PS 0237 • [REDACTED] • Customer Number: 00368	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0026, CS-0075**

Question / Response	Officer Response
CS-0010, CS-0075, CS-0026 These sites are all within the Bassaleg/ Rhiwderin area and I object to them all on the basis that all traffic from these sites would travel along the A468 and go past Bassaleg School. Traffic is already really busy on this road and is at gridlock at school start and finish time There is also no room for more patients at the doctor surgery at Chapelwood, the proposed new surgery at the Jubilee Park estate was not built and all this estate residents were added to Chapelwood. Generally also, it does not seem sensible to build on greenfield sites when brownfield sites are available. 23/1066 I object to the proposal to build a crematorium in an area of country side with inadequate load access and again traffic would travel past Bassaleg school and along the A468.	Noted. On the matter of the planning application, this is a separate matter outside of the RLDP process. Assessment of the Candidate Site are ongoing, and matters raised with relation to the Candidate Sites will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. For example, accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed.

Question / Response	Officer Response
Comment Number: PS 0249 • [REDACTED] • Customer Number: 01201	**Ward: Graig • Candidate Site Ref: CS - Bassaleg, Rhiwderin and Rogerstone**
I object to the proposed new housing developments in Bassaleg, Rhiwderin and Rogerstone. My objection is based on the fact that we do not enough GPs for the people already living in these areas. We do not have enough school places or teachers. The roads are already ridiculously busy. Why do you insist on building more houses when you never provide the infrastructure to serve the proposed development. The developers promise to build this and that but change the plans if they are not legally and fancially locked in. Buyers at Jubilee park were told by the developers that we would a pub or similar on the development but surprise surprise more houses were built. Sort out the roads and transport before building more houses it should be common sense.	Noted.

Question / Response	Officer Response
Comment Number: PS 0250 • [REDACTED] • Customer Number: 01203	**Ward: Graig • Candidate Site Ref: CS-0026**

Question / Response	Officer Response
As a resident of Rhiwderin I would like to express my objections to the above proposed development at Gloch Wen. Since the development of the former allotments the road outside the Tabernacle church now floods regularly. The development of Gloch Wen would exacerbate this further and cause flooding risks to the houses/bungalows on Harlech Drive. Added to this is the additional traffic that circa 160 houses with an average of two cars per household would add to the already congested road system. Long tailbacks are a daily occurrence with traffic backed up to the Friendly Fox and Pye Corner, this is not good for the environment and local residents with hundreds of engines idling every day. There a now 2 plus trains a day on the BJR branch line to Machen Quarry. I'm sure the Rhiwderin level crossing was not designed to cope with an increase in road traffic of this magnitude. The schools in Rhiwderin and Bassaleg are already over subscribed and the increase in pupil numbers this development would bring is not sustainable. Likewise, access to Dr's surgeries and dental clinics are stretched to capacity in the area and would put an additional strain on these facilities and services would suffer as a result. As a result of the above I implore the Council and the Planners to reconsider their proposals and think about the consequences it would have to the environment, local community and the surrounding areas.	Noted. Assessment of the Candidate Site are ongoing, and these matters raised will be assessed in further detail at later stages of the Candidate Site assessments.

Question / Response	Officer Response
Comment Number: PS 0258 • [REDACTED] • Customer Number: 00935	**Ward: Graig • Candidate Site Ref: CS-0025**

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. Site Reference - Land at The Griffin - CS-0025. This site has been under pressure for a considerable time, from a previous housing application and recently a crematorium both of which were refused The Griffin has experienced increased levels of traffic, noise and light pollution since the expansion of Bassaleg School. The Griffin is designated safe route to school, bike and bridleway. The school expension has had a major impact on Bassaleg Village. The loss of natural playing fields, installation of all weather pitches, flood lights which are now visible across all areas of the village eliminating the dark sky. Properties adjacent to the school suffer the most with their properties subjected to being flood lit most of the evening summer and winter. Excessive lighting pumps millions of tons of carbon into the atmosphere LED lights give off hasher white and blue tones and scatters more in the atmosphere. Articifial light causes problems for humans, sleep and body rhythm disruption, changes in wildlife behaviour, migrating birds lose their way and often die. The Griffin development seeks 80 dwellings, employment, community facilities and educational space. Community facilities exist in the Graig (Bassaleg and Rhiwderin), educational space is provided at the newly extended Bassaleg School, with the addition of the all weather pitches. Employment land at the edge of the village has no merit and will alter the character of the area. Pen y land Road through to The Griffin is used during peak times by commuters avoiding traffic congestion from the A48 Castleton through to Caerphilly Road and can become gridlocked, is used by horseriders, walkers, and large farm vehicles. The Graig and in particular Bassaleg Village is unique, awarded Best Kept Village for many years a title Newport City Council should strive to protect. Turning the area into a housing estate would be a travesty. The site should not be considered for the reasxons stated and all previous applications were refused access and safety of children en route to school being the main issue.	Noted. Assessment of the Candidate Site are ongoing. Ecology and ecological enhancement are a key assessment to determine the suitability of the Candidate Sites as the process continues. The assessment would be mindful of cumulative impacts, however, each Candidate Site must be assessed on its own merits. Matters raised, such as traffic, placemaking and access to facilities will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology.

Question / Response	Officer Response
9. Do you have any further comments to make on any aspect of the Preferred Strategy? Please provide any further comments below. Brownfield sites are plentiful in the City - are mainly carbon neutral, closer to amenities. Greenfield sites, small scale, need to rely on care. Protecting green spaces will contrinute to the visual character of an area helping provide recreational areas including routes for walking, cycling, horse riding and just enjoyment. There is an increased interest in the provision of community gardens and allotments. Green sites can provide this and not tick the housing provision box. Trees, woodlands and hedgerows provide a positive contribution to a natural environment. Wildlife is taking a beating from development in rural areas, near extinct doormouse, bats no longer have dark skies, badger setts are destroyed once the breeding season has ended. Loss of hedgerows has a massive impact, natural barrier, providing a spectrum of benefits, capture air pollutants, reduce the risk of localised flooding, cools the air, supports wildlife and much more. The farming community realise the benefits of protecting hedgerows and now adopt a different approach. Light pollution UK law 2006 - treated as a statutory nuisance and can be prejudicial to health and wellbeing. The Graig developments should be avoided at all costs and need to afforded protection. Meeting the housing target should not be at the expense of green spaces already under pressure. Housing in these areas will damage the character of the area. Counsils shold allow communities to take back control of housing in their area. as [REDACTED] stated in the 2011-2016 Plan "the right development in the right location". green needs to stay green for all to enjoy now and in the future.	Noted.

Question / Response	Officer Response
Comment Number: PS 0261 • [REDACTED] • Customer Number: 01342	**Ward: Graig • Candidate Site Ref: CS0010 and CS0025**

Question / Response	Officer Response
Please accept this correspondence as a formal objection to the candidate site planning applications referenced above on the basis of a number of material considerations that I believe significantly impact the well-being of Bassaleg and the surrounding environment. I would like to ensure that Newport County Council Planning Department carefully considers these factors before making any decisions that could have lasting consequences on the village that I have lived in for nearly 50 years. For simplicity and ease of reading, I have compiled my thoughts under a number of relevant headings. Please do not assume any sort of priority in this ordering, it is purely as they came to mind. **General Village Capacity** The village of Bassaleg is already bursting at the seams in terms of populus, with recent significant expansions to the Secondary school to accommodate other recent developments, which has been a 2 year project, impacting on the traffic somewhat. My understanding is that both of these proposed sites would have access via Penlan Road/Griffin and therefore circa 350 extra cars would be accessing this lane and also passing Bassaleg school entrance every day, which is unimaginable in terms of additional risk and congestion. We do not have a local doctor's surgery in the village and are served by Chappelwood Surgery, which is approximately 1 mile away, yet can take 40 minutes to get to in a typical morning. As you will be no doubt aware, the primary road through the village forms the main arterial route between Newport and Caerphilly and a number of villages and towns in between. The main road through Bassaleg suffers a complete gridlock every workday morning, compacted by the several pedestrian crossings that serve the local schools. Adding further dwellings to this village can only serve to exacerbate this already significant issue. **Wildlife Implications:** As a frequent user of the countryside, the proposed developments pose a significant threat to local wildlife The potential destruction of habitats and disruption of established ecosystems is a real concern as badgers are frequently seen in the area where the application has been submitted. The woodland above is called Badgers Wood for a reason. **Access and Safety** The road that would service these developments is principally a lane and has one way passing at some points. It already serves as a 'rat-run' for drivers trying to avoid the congestion through Bassaleg and becomes severely congested whenever there is an issue on the M4, which is frequent.	Comments are noted. Comments will be considered as further detailed assessments of the Candidate Sites are ongoing. Candidate Sites are assessed under the Candidate Site Assessment Methodology, which can be found published on the Council's website. This document outlines the thorough process of assessing the suitability of all Candidate Sites. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. The Candidate Site Assessment Methodology will consider matters such the impact of flood risk and potentially damaging operations on ecological assets for each Candidate Site. Flood risk, ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. Site suitability would also assess the provision or loss of formal leisure, community and environmental or play space, access to facilities and the protection and enhancement opportunities for environmental features. This includes protection and/or enhancements of public rights of ways. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new of community facilities are also assessed, such as schools and educational facilities.

Question / Response	Officer Response
Comment Number: PS 0262 • [REDACTED] • Customer Number: 01063	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS-XXXX 1. Support for sites: No comment to make in support for the candidate sites.	Noted.

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS-XXXX Objection for sites 8. All following comments relate to CS-0010 Penylan Road, CS-0025 The Griffin, CS-0026 Gloch Wen, CS-0054 Tredegar Park Golf Club All of the above sites are located around the villages of Bassaleg and Rhiwderin and any further building would significantly change the character of the area. The villages are too small for further developments of this size and the infrastructure is not in place to be able to cope with further population, traffic and utility and service requirements. The traffic passing through and around the area is already a problem with all roads often at a standstill, speeding traffic using housing estates as 'rat runs' and roads in poor repair due to a lack of funding for the upkeep. The public transport to the area is poor and unreliable and air pollution caused, especially by the stationary traffic is of concern especially with two schools within the village, furthermore, the target purchasers would possibly have more than one vehicle causing an ever increasing need for vehicles to be parked on the paths and highways causing obstructions. The flood risk would increase for the whole area. There is already a high risk to existing housing and all of the above proposed sites are already subject to flooding on a regular basis. In addition, the safe route to school which should encourage walking rather than using transport, is often impassable due to bad weather and flooding. All of the proposed sites are greenfield sites and using any of the sites would mean the loss of agricultural, pasture and grazing land. There is ancient woodland around the boundaries of the proposed site in Rhiwderin along with an Iron Age Hillfort and these must be protected areas. In addition there are ecological aspects to be taken into consideration as there are established habitats for badgers and bats within the proposed site areas. It is highly likely that the site proposers are not residents in the vicinity of the proposed sites or of Newport, so will be completely unaware of the true impact these proposed sites will have on residents, neither will they take into consideration the style of housing they wish to build and will not blend in with the village ambience. There are not enough school places for current requirements and the recent increase in capacity of the local high school has already contributed to ever increasing traffic problems. A new school, which would be required with any future house building, would exacerbate traffic and road problems to an intolerable level.	Noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Flood risks would be assessed in detail, in line with the appropriate and relevant policies, such as TAN15. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed

Question / Response	Officer Response
Comment Number: PS 0275 • [REDACTED] • Customer Number: 00431	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025**
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. Yes - Comments set out below relating to the following two candidate sites ref numbers CS-0010 Land off Penylan Road and CS-0025 Land at the Griffin Candidate Sites CS-0010 Land off Penylan Road and CS-0025 Land at the Griffin I wish to object to the proposed development of the above two sites for the following reasons and request that they be removed from the LDP Candidate Site Register. Neither of the above sites meets the requirements of Chapter 6 of the Preferred Strategy which identifies a spatial approach which supports a balance of development on previously developed and greenfield land. To deliver this, the Preferred Strategy proposes to carry forward existing allocations and commitments, as well as identifying new sites for development on the edge of defined urban and village boundaries. The above sites sit outside the defined village boundary of Bassaleg and have always been used and identified as agricultural land which effectively form a 'green wedge' between urban and rural development. Both sites, could be regarded as piecemeal development as they are isolated and if approved would create a precedent for further requests by development which would be difficult to resist. The impact of this would be to threaten the current green wedge and protected countryside which exists between the existing distinct local village communities. Both sites are neither of the scale or intensity to provide the necessary improvements to infrastructure i.e. highways, foul and storm water drainage etc which will be required should planning permission be granted. Vehicular access to both sites would be along the Griffin and Penylan Road which in part is a 'safe route to school' and as such already heavily trafficked at school hours and also used as a 'rat run to Cardiff' due to the inadequacy of the Forge Road / Junction 28 M4 Road Improvement works. The Griffin in part is narrow and has no existing footpath provision and offers little potential either to increase the width of highway or provide new footpaths to the proposed development. Despite substantial improvements at Bassaleg School the new buildings are already at pupil capacity as are the existing local Primary Feeder Schools.	Noted. Comments will be considered as further detailed assessments of the Candidate Sites are conducted. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs, location and sustainable travel will be assessed in further detail as part of the Candidate Site process.

Question / Response	Officer Response
Comment Number: PS 0286 • [REDACTED] • Customer Number: 00740	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
I wish to comment on the candidate Site Register for the Graig Area of Newport CS-006 Land at Gloch Wen; CS-0010 Land off Pen-y-Lan Road; CS0025 land at the Griffin [redacted]; CS-0054 former Tredegar Park Golf **CS-006 Land at Gloch Wen** This is agricultural land and green space and was proposed in the previous local development plan in 2012, at that time, Welsh Water commented that flows generated by the proposed development would overload the Public Sewage system and that the existing water supply network was unlikely to supply the development. South Wales Fire and Rescue Service advised that there was a need for the provision of an adequate water to the site. These observations are still relevant today and would be relevant to the proposed sites in Bassaleg and Rhiwderin. There is also a Scheduled Ancient Monument on this proposed site. **CS-0010 Land off Pen-y-Lan Road** A green field agricultural site which would have access from Pen-y-Lan Road. It is a country lane used as access to Cardiff. Utilites, Water, sewage, electricity, gas would have to be provided for the site. Can we afford to the loss of Agricultural land to urban development? **CS0025 land at the Griffin [redacted]** A green field agricultural site next to Bassaleg Comprehensive school I have seen livestock in this field and the Utilites issue would still apply. **CS-0054 former Tredegar Park Golf club Phase 2** This development is phase two of the Carnegie Court Development and I see no issue with this proposal There are over 400 proposed residential properties with these candidate sites which would substantially increase the local population which would increase the traffic at morning and afternoon commutes to the Newport, Bristol, and Cardiff areas and with air quality issues already noted on Caerphilly Road in Bassaleg as it at present takes traffic from the Caerphilly Area, this would not be helpful in the reduction of particulates and carbon monoxide and Nitrogen dioxide reduction along Caerphilly Road. It would also put pressure on the local GP service as there is only one GP practice at ChappelWood Rogerstone for the Rogerstone, Bassaleg/Rhiwderin area, and it is very difficult to get a dental appointment in the area There would also be pressure on the local Pentrepeth primary School and Bassaleg Comprehensive School with the potential increase of children numbers with this size of the proposed development. I feel that the Land at Gloch Wen, Pen-y-Lan and the Griffin should not progress to the deposit stage of the replacement local development plan.	Assessment of Candidate Sites are ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. Matters such as the impact or potentially damaging operations on ecological assets such as nature reserves for each Candidate Site. Ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites. Candidate Site assessments consider the proposals ability to meet the requirements of the National Sustainable Placemaking Outcomes of the PPW and the Strategic Placemaking Principles of the Future Wales. The ability of the site to deliver against well-being goals will also be taken into account. This means matters such as neighbour amenity, which concerns noise, odour, light and/or dust pollution are taken into account. Air quality is also considered, which includes looking onto the location of a site in relation to an AQMA or AQMA buffer, and whether an AQIA have been submitted, along with proposals for appropriate mitigations.

Question / Response	Officer Response
Comment Number: PS 0291 • [REDACTED] • Customer Number: 01304	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**
To whom it may concern, I would like to formally submit my objection to the proposed RDLP Rhiwderin candidate site. My reasons for this objection are:- 1. The presence of ancient woodland around the boundaries of the proposed candidate site and the likely damage that would occur during the construction of this new development. 2. Adding more traffic to an already very busy Caerphilly Road which serves not only the Bassaleg and Rhiwderin communities but also Machen, Bedwas, Caerphilly and beyond. The road is already very busy and at peak capacity during rush hour periods with the new Bassaleg School extension but with also many HGVs coming from Machen quarry - travelling through the village and Bassaleg will be further impacted by additional dwellings making journey times impossible and increasing the risk of accidents. 3. Schools, Doctors and other services that serve this area are already at capacity and again more dwellings would have a detrimental effect to these services. 4. The flooding that occurs in Rhiwderin during heavy periods of rain from mountain and hillside run-off would get worse and impact not only this proposed new development but also surrounding properties as natural soak aways and culverts would be compromised. 5. The junction to turn into Rhiwderin is a death trap! - you have to sit in the middle lane facing speeding on coming HGVs and alike before making the right turn manoeuvre- more dwellings in this small village will increase the risk of a traffic accident at this junction. 6. Concerns to any potential impact to the wildlife at the proposed site. Previously the Rhiwderin allotments had to physically move to make way for the Gloch-Wen housing development which reduced the greenfield areas for wildlife and protected species. If this New candidate site goes ahead then again the nature and wildlife in the area will be further eradicated, and once again we are loving more areas of natural beauty for pleasure, pastimes and wellbeing.	Objections are noted. Matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology.

Question / Response	Officer Response
Comment Number: PS 0294 • [REDACTED] • Customer Number: 01141	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**
I am writing to register my objection to the recently released RDLP candidate register site. I am referring specifically to the areas CS-0010, CS-0025, CS-0026, CS-0054 I am a resident of Bassaleg The road infrastructure in my opinion will simply not support further traffic congestion. In order to get to a regular 9:10 appointment at the RGHospital we are leaving home at 8am to travel a distance of 2.8 miles. I remember attending a previous public meeting in 1989 on the then Pentrepoeth plan. I raised the issue of Air Pollution as a major concern then. Bassaleg School is sited next to major roads any plan which increases traffic flow and pollutants must be challenged. NPPF (last updated in July 2019) has provisions which talk directly about air pollution. paragraph 181 states that "planning policies and decisions should sustain and contribute towards compliance with relevant limits values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and accumulative impacts from individual sites in local areas. There was in the media, a tragic case where the coroner for the first time cited air pollution as a direct cause of death. Public Health England published in 2019 a clean air generation of children If not already considered perhaps Newport Council could produce their risk assessments to address the above concerns.	Noted. The assessment of Candidate Sites is ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail as part of the Candidate Site process. Air quality is considered in these assessments. This includes looking onto the location of a site in relation to an AQMA or AQMA buffer, and whether an AQIA have been submitted, along with proposals for appropriate mitigations. On the topic of the NPPF, this is an English Planning Policy Document which cannot be applied to Wales. Planning Policy Wales is the national planning guidance which has policies relating to air quality and air pollution, and will be taken into account as part of the assessments. Air quality assessments for Newport can be found in the Council's website.

Question / Response	Officer Response
Comment Number: PS 0295 • [REDACTED] • Customer Number: 00970	**Ward: Graig • Candidate Site Ref: CS-0026**

Question / Response	Officer Response
I wish to submit my objections to plans to build on the land by Gloch Wen Farm Rhiwderin. Please can you confirm you have received this. **OBJECTIONS TO NEWPORT CITY COUNCILS REPLACEMENT LOCAL DEVELOPMENT PLAN - LAND NEAR TO GLOCH WEN FARM** I wish to object to the above plan and would like my reasons as below noted:- I live locally [redacted] and do not believe this particular strategy to build over 160 houses on this piece of land has been though out very well and wish to reject this plan for the following reasons:- **LACK OF INFRASTRUCTURE** Rhiwderin is a small village which has increased in housing numbers and residents but has no infrastructure to support the residents. There are no local shops, chemists, Dr Surgeries, Post Office, library, public toilets or garages nearby. Within the surrounding area residents struggle to enrol their children into nursery's and schools. I am unable to locate a dentist since I have moved within the Village, they are full to capacity. There is limited sustainable transport links and infrastructure to support walking and cycling in the Village. The Village only had two small Pub/Restaurants locally within walking distance from the proposed location. **PRESSURE ON SERVICES** Primary and Comprehensive Schools within the local vicinity are currently full to capacity and any new houses built will need to be able to gain a school place. Bassaleg Comprehensive is the 2nd largest school in South Wales. Bassaleg has recently taken numerous children from Marshfield area new housing estate. I do not think Bassaleg Comprehensive would have any capacity for further children. Traffic surrounding the School is gridlock during peak times. Dr's and Dentist surgeries are all up to capacity. **TRAFFIC CONGESTION** I currently have a twenty to thirty minute journey to travel only three or four miles out of Rhiwderin Village along the A468 Caerphilly Road and through Bassaleg to get onto the M4 Motorway due to traffic congestion. This happens daily from 07:50am each day to 09:30am and 2:30pm - 3:30pm each day when it is impossible to travel due to the volumes of vehicles on the road. The congestion is nothing to do with the 20 mile per hour limitations and is purely down to volume of traffic on the road and congestion. To add to this would be horrific. With additional households potentially having one or two cars or	Noted. The assessment of Candidate Sites is ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail as part of the Candidate Site process. The Candidate Site Assessment Methodology will consider matters such as the impact of potentially damaging operations on ecological assets for each Candidate Site. Site suitability would also assess the provision or loss of formal leisure, community and environmental or play space, access to facilities and the protection and enhancement opportunities for environmental features. Flood risks would be assessed in detail, in line with the appropriate and relevant policies, such as TAN15. Neighbour amenity, which concerns noise, odour, light and/or dust pollution will also be assessed further as the assessment progresses.

Question / Response	Officer Response
Comment Number: PS 0303 • [REDACTED] • Customer Number: 01043	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**
Iam strongly against any form of additional housing in Rhiwderin area as it has no where near the infustructure for any additional dwellings, the road is barely a single tracklane, the sewerage system in the village is on maximum capacity, before the housing was built on the allotments. It floods in heavy rain with the flood water going into the field that is proposed for building, let alone additional traffic, of which the roads are on maximum capacity? additional patients for the local doctors surgery, of which are above maximum capacity? additional pupils for a school that the class numbers are well above government numbers. It seems to me that not alot of thought has gone into this, perhaps waste another couple of hundred thousand pounds, to find out the answer that any normal person with an once of common sense would come to???	Noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. A Candidate Site is a site submitted to the Council by an interested party (e.g. developer or landowner) for potential inclusion as an allocation in the Replacement Local Development Plan. Candidate Sites are assessed under the Candidate Site Assessment Methodology, which can be found published on the Council's website. This document outlines the thorough and robust process of assessing the suitability of all Candidate Sites. This process is part of National Planning Policy and matters such as (and not limited to) access/traffic, infrastructure, flood risk and access to facilities are all considered in the assessment of these sites. Every step of assessing the Candidate Sites must be evidence-based. Assessments cannot be conducted on solely common sense.

Question / Response	Officer Response
Comment Number: PS 0310 • [REDACTED] • Customer Number: 01352	**Ward: Graig • Candidate Site Ref: CS-00026**

Question / Response	Officer Response
1. Unique and Irreplaceable Beauty: Special landscaped areas often possess unique and irreplaceable beauty, characterized by diverse flora and fauna. Building on these areas would result in the permanent loss of their aesthetic value and the destruction of the distinctive landscapes that make it special. 2. Loss of Natural Habitat: Special landscaped areas often serve as crucial habitats for a variety of plant and animal species. Building on this area would disrupt or destroy these habitats, leading to the displacement or extinction of wildlife populations and a loss of biodiversity. This loss of natural habitat can have cascading effects on the overall ecosystem functioning and resilience. 3. Impact on Recreation. Building on these areas would reduce or eliminate the opportunities for outdoor recreation, such as hiking, bird-watching, or photography. This would not only impact the quality of life for local residents. 4. Environmental Sustainability: Special landscaped areas often contribute to environmental sustainability by providing ecosystem services such as carbon sequestration, water filtration, and climate regulation. Building on these areas would compromise these services, potentially exacerbating climate change impacts, diminishing water quality, and reducing the resilience of the surrounding ecosystem. 5. Public Access and Enjoyment: Special landscaped areas are often open to the public, allowing people to connect with nature, find solace, and improve their physical and mental well-being. Building on these areas would restrict or eliminate public access, depriving individuals and communities of the benefits and enjoyment they provide. 7. Precedent for Future Development: Allowing building on special landscaped areas sets a dangerous precedent, potentially opening the door for further development and encroachment on other protected areas. This can undermine the integrity of conservation efforts and erode the trust of the public in the preservation of natural and cultural heritage. 8. Alternative Development Options: Instead of building on special landscaped areas, alternative development options should be explored, such as revitalizing existing urban areas, repurposing underutilized buildings or brownfield sites, or focusing on sustainable and environmentally friendly designs that minimize the impact on natural landscapes. 9. Long-term Consequences: Building on special landscaped areas may provide short-term gains in terms of housing or economic development but can have long-term consequences for the environment, quality of life, and cultural heritage. The irreversible loss of these unique areas would be felt for generations, undermining the sustainability and resilience of the community and	Comments are noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology.

Question / Response	Officer Response
Comment Number: PS 0326 • [REDACTED] • Customer Number: 01363	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0052, CS-0053, CS-0058, CS-0062, CS-0065**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 7. I support the sites on the eastern side of Newport [all have good transport links, with minimal impact on the environment] - CS-0062, CS-0065, CS-0058, CS-0052, CS-0053	Noted.
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 8. I object to any development in the following two site CS-0010 and CS-0025 for the following reasons - Increased noise and light pollution, Air pollution, increased traffic and more vehicles on the local roads plus higher levels of C02, huge impact on the local wildlife, protected woodlands, archaeological impact [iron age fort] and poor road access [the roads are not wide enough to accommodate any more vehicles from the tenants living in the proposed new properties]. Also, I have two streams in the land around my property [one from the underground reservoir, one from a natural spring], which regularly flood all the fields and roads [especially the field by Bassaleg school [CS-0025] - the land will not be able to take the volume of water and will cause major drainage and flooding issues.	Noted. Comments will be considered as further detailed assessments of the Candidate Sites are conducted.

Question / Response	Officer Response
Comment Number: PS 0327 • [REDACTED] • Customer Number: 01378	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin**

Question / Response	Officer Response
I'm very concerned at the prospect of planning permission being considered for the land behind Gloch Wen Farm in Rhiwderin Village. My concerns include: It's a greenfield site. We shouldn't be losing it to housing when there are plenty of brownfield sites in other areas of Newport. There is ancient woodland on/around the site. This needs to be protected. I have seen evidence of badgers and bats in those fields. Both animals have been seen in gardens around Gloch Wen, and there are setts in the fields. Since the houses were built on the allotments behind the Tabernacle Chapel, there has been frequent flooding in Rhiwderin, near the chapel. The chapel itself has been flooded too. Further building and a loss of the flood plain would risk flooding to houses in Harlech Drive and Caernarvon Drive too. The amount of traffic on Caerphilly Road is already a problem, even with Laurel Road being used as a cut through. Leaving Rhiwderin or Bassaleg between 7.30am and 9am is nigh on impossible without sitting in stationary traffic. This is causing a deterioration of air quality, particularly near the Friendly Fox Pub and the Ruperra Pub. Both these locations are near schools, meaning our children have poor air quality whilst walking to school. More houses, and therefore more cars are just not acceptable. The local primary school is fully subscribed. Local children are having to travel outside the village because there's no space for them to attend their nearest school. The doctors' surgery at Chapelwood isn't coping with the number of patients now- getting an appointment is challenging. More people in the area is ridiculous! Bassaleg and Rhiwderin are NOT suitable for further development, as I feel there are significant issues as mentioned above.	It is important to understand that a Candidate Site does not equate to a planning permission. Planning permission is a separate process, separate from the Assessment of Candidate Sites. Assessment of Candidate Sites are ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. Matters such as the impact or potentially damaging operations on ecological assets for each Candidate Site. Ecology and ecological enhancement are key assessments which will be evaluated to determine the suitability of all Candidate Sites.

Question / Response	Officer Response
Comment Number: PS 0332 • [REDACTED] • Customer Number: 01381	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026**

Question / Response	Officer Response
I enclose my objections regarding the proposed houses being considered on the land in Rhiwderin and Bassaleg. Reference CS-0026, CS-0010 and CS-0025. I fully understand the need for new houses in the South Wales vicinity however below are my concerns with regards to the impact on the community, woodland and green spaces and infrastructure if these houses are granted. Unfortunately, Rhiwderin and Bassaleg do not have the facilities to accommodate more houses. It is not possible to find a dentist near Rhiwderin or Bassaleg and with the houses built in Jubilee Park it is becoming extremely frustrating trying to get any medical appointments at the local doctors surgery at the Chapelwood practice in Rogerstone. This word of course worsen with any extra houses especially the amount of houses that are being proposed. The road leading from Caerphilly road into Rhiwderin can become extremely congested with parked cars from the church and community centre. As this road floods on a regular basis and with the pressure of extra traffic on this road this would have a huge impact on the local community and safety of residents. The traffic in Rhiwderin and Bassaleg has got worse since living in the area. This has recently got worse due to the amount of traffic now coming from the direction of Caerphilly the change in speed limit and the increase in capacity in Bassaleg Comprehensive. The traffic has had an impact on travelling to and from work and trying to get to medical appointments on time. With an increase in houses and therefore cars the road structure and safety and of children walking to school will have a detrimental impact. The loss of green spaces and important ancient woodland would also have an impact on the residents of Rhiwderin and the community. These fields are used with fellow dog walkers and for children exploring. As you would imagine there are many animal habitats in the woodland proposed for CS-0026. These woodland and green spaces need to be protected for future generations. To see these animals affected I believe would have a negative impact on the eco structure of the local area. In these woodlands there are bats, owls, badgers and sparrow hawks to name but a few that frequent the field and trees on the proposed site. Please take the time to consider these objections.	Noted. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new of community facilities are also assessed, such as schools and educational facilities. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. Site suitability would also assess the provision or loss of formal leisure, community and environmental or play space, access to facilities and the protection and enhancement opportunities for environmental features.

Question / Response	Officer Response
Comment Number: PS 0336 • [REDACTED] • Customer Number: 01384	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
Objections to the following Candidate Site Register additions in Graig. 1. CS-0010 Land off Penylan Road; 2. CS-0025 Land at The Griffin; 3. CS-0026 Land at Gloch Wen; 4. CS-0054 Former Tredegar Park Golf Course Dear Sir/ Madam, Having lived in the Graig Community for over forty years, I have witnessed the gradual decline in green spaces and woodland, eroded by rapid house building. When I moved here, the two villages of Bassaleg and Rhiwderin were a haven, away from the noise and pollution of modern life. Now, due to overdevelopment, they have turned into part of yet another urban sprawl. These two villages have had, I would suggest, more than their fair share of development in a relatively short space of time. We have had allotments that had been used for their purpose for over a hundred years, bulldozed and built on. Replacements were put in place, but actions such as these, caused a huge amount of upset and angst amongst local residents, leaving a lot of bad feeling some of which is still prevalent today. Green fields have been built on, mature hedgerows ripped up, and mature trees hacked to the ground. Newport City Council has a brilliant record in their recycling agenda. It's admired by a lot of councils nationwide and is to be applauded. But NCC needs to go even further and put the Environment at the heart of its local planning. The Environment as we know it at the moment, is under threat from overdevelopment and bad decisions made by various bodies. It affects the local population in a number of ways, including mental health. Therefore, I must object to the site register proposed additions for more development in the Graig community. Some of my reasons are as follows :- 1. Most of the applicants are not residents of the area, so have no idea of the stresses and strains that more development will cause to the environment, infrastructure and standard and quality of living. 2. Our schools are full to capacity and, with the addition of more development, it equals more children and more overcrowding. 3. Our local Health Centre, Chapelwood at Rogerstone, is under strain because of overpopulation and overdevelopment both in Graig and Rogerstone. 4. The local road system has reached saturation point. Vehicles are now using every available side road as a 'rat run', causing anxiety for the residents that live in them. The pollution caused by so many vehicles cannot be good for us! Even the local narrow country lanes that many, many people use for a chance to get out and walk for exercise, are now used as 'rat runs', putting people in danger.	Objections have been registered. Assessment of the Candidate Site are ongoing, and matters raised will be assessed in further detail as the process progresses under the Candidate Sites Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues.

Question / Response	Officer Response
Comment Number: PS 0338 • [REDACTED] • Customer Number: 01386	**Ward: Graig • Candidate Site Ref: CS0010, CS0025**

Question / Response	Officer Response
CANDIDATE SITE REGISTER COMMENTS (SECTION 8 OF PRO-FORMA - OBJECTIONS) Please find below my comments in objection to the above proposals. I have chosen not to use the pre-scribed pro-forma as it is an excessive document (this and the fact that it was very difficult to locate and is likely to deter individuals from commenting, which is disappointing). I trust that my comments will, however, be given all due consideration and request confirmation of such by email to the above address before 20 December 2023. **General:** In recent years the following housing developments have been approved in and around Bassaleg: Rhiwderin Village, Carnegie Court, Jubilee Park. This has resulted in the destruction of agricultural land and leisure ground, exacerbated already extremely severe traffic congestion and put significant pressure on infrastructure, not least GP services **CS0025 - Land at the Griffin & CS0010 land off Penylan Rd** **Objections:** Traffic congestion at peak times in and around this area is already unacceptable. to the extent that travel between certain times is impossible with residents forced to either significantly restrict movement at those times or spend an intolerable length of time stuck in heavy traffic. The developments noted above have only made this worse. With most homes now owning at least two cars, new housing would make this problem significantly worse. The A468 is the only main route through Bassaleg; it is currently barely able to cope with traffic volume and it would be totally unacceptable to progress development plans which. will without doubt make this even worse. **Air Pollution:** Bassaleg is in close proximity to the M4 which is also under severe strain due to traffic volume. In consequence, air pollution will already be significant in surrounding residential areas. This will have been exacerbated by the imposition of pollution-generating 20mph zones in certain areas. Any increase in traffic volume will further degrade air quality and this will impact on the health of local residents, resulting in additional pressure on already struggling GP services. **Noise pollution:** This is on the increase due to traffic volume and more vehicles will add to this. **Destruction of grazing and agricultural land:** The housing plans have no regard for the need to preserve such land in the interests of ecology and animal husbandry and will result in harmful urban sprawl. **Devaluation of property:** Bassaleg is currently a village and is one of the few residential areas in Newport which retains a bucolic feel. Additional homes will result in a sprawling, unattractive.	Noted. The assessment of Candidate Sites is ongoing. Candidate Sites assessed under the Candidate Site Assessment Methodology, will consider matters such as (but not limited to) access, sustainable travel, infrastructure, flood risk and access in further detail as the plan progresses. These matters raised will be assessed in further detail at these next stages. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage. Air quality is considered, which includes looking onto the location of a site in relation to an AQMA or AQMA buffer, and whether an AQIA have been submitted, along with proposals for appropriate mitigations. Neighbour amenity, which concerns noise, odour, light and/or dust pollution will also be assessed further as the assessment progresses. Devaluation of property is not a planning consideration and cannot be considered in the assessment of Candidate Sites. The protection and/or enhancement of historic environments, such as the cemetery at the Griffin will be considered as part of these assessments.

Question / Response	Officer Response
Comment Number: PS 0344 • [REDACTED] • Customer Number: 01392	**Ward: Graig • Candidate Site Ref: CS-0026**
Re Objection to proposed LDP Gloch Wen Rhiwderin I refer to the report prepared by Boyer Planning which fails to provide answers pertinent to problems in the local area. **Traffic Congestion** I arrived in Bassaleg 33 years ago with my young family to work in Newport and always experienced extreme traffic congestion at the start and end of the Bassaleg Comprehensive school day as there is only one road through the village. This is Caerphilly Road and is the main arterial route from Newport to Caerphilly. It is also exclusive eastern access for regular heavy haulage to and from the nearby Machen quarry. There have been various building works over time to increase the capacity of the school. However, a new block is in course of completion for an extra 500 pupils. The recently imposed default 20 mph speed limit makes for a perfect storm. Nine years ago I moved to [redacted] and am further affected by extra school traffic to Pentrepoeth Junior and Primary School. Access to Caerphilly Road from Gloch Wen Drive is restricted to a single exit point adjacent to the Rhiwderin Inn and is also subject to an occasional rail link to the quarry nearby. **Flooding** The junction at Harlech Drive and Chapel Terrace suffers deep flooding in wet and wintry weather and several residents have been cut off and forced to park in the inn's car park. An extra 160 homes would exacerbate the situation. **Schooling** Both the above schools have an excellent reputation and are therefore popular. There is a premium on places and new residents already encounter problems gaining placements for their children. A new development would place new families with young children under stress to find suitable alternatives and exert extra pressure on the above traffic congestion. It is no surprise therefore that I strongly object to the proposal,	Noted. The assessment of Candidate Sites is ongoing. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues.

Question / Response	Officer Response
Comment Number: PS 0353 • Newbridge Construction Ltd • Customer Number: 00187	**Ward: Graig • Candidate Site Ref: CS-0054**

Question / Response	Officer Response
Support Candidate Site CS-0054 Newbridge Construction continue to support Candidate Site CS-0054 for 50+ dwellings as a logical extension to the existing Redrow Carnegie Court development as constructed as part of the Committed Housing site H1(12) - Former Tredegar Park Golf Course within the adopted LPD and Proposals Plan. As noted the area identified as part of the Committed Housing site H1(12) extends to c. 9.3ha, and includes flood alleviation measures, open space, environmental enhancements as well as residential development and associated infrastructure works. This extent reflects the planning consents at the site for the provision of 150 dwellings, and is not a reflection of the sites capacity undertaken by Newport City Council, rather the original Outline planning permission. However, following detailed master planning (including the approved Reserved Matters layout for 150 dwellings as part of Redrow's Carnegie Court and the additional land) the developable area of the 'committed' site is 6.9ha. Following the construction of the 150 dwellings as part of the Carnegie Court, it is evident that there is around 1.6 ha of residual land, (subject in part to Candidate Site CS-0054) that would be developable and free from constraints, having been raised from the flood zone via the development of the existing plateau in association with the earlier works. Since the original Candidate Site submission Newbridge Construction, via JBA, have submitted a NRW Flood Map for Planning (FMfP) challenge to confirm the removal of Candidate Site CS-0054 and Redrow's Carnegie Court development from Zone 3. In November 2023, NRW released the most recent updated FMfP mapping which has confirmed the removal of the Candidate Site and adjoining developed land from Zone 3 and being replaced within Zone 2 and no areas or flooding. Evidently, it is now confirmed that there is no significant flooding constraint for the development of Candidate Site CCS-0054. Consequently, it is considered that the additional Phase 2 land at Candidate Site CS-0054 has no significant constraints following the FMfP update and maintains the capacity for an additional 50+ dwellings which would be in accordance with the proposed approach within the Preferred Strategy. Clearly the principle of residential development is established at the site by virtue of the extant planning permissions and the Committed Housing site H1(12). Therefore, the allocation of the additional land (CS-0054) would allow for a sustainable site within the urban area of Newport (the highest settlement on the hierarchy) which accords with PS2 Delivery Strategy as well as provide development in the early stages of the Plan's housing	Support noted

Question / Response	Officer Response
Comment Number: PS 0360 • [REDACTED] • Customer Number: 01401	**Ward: Graig • Candidate Site Ref: CS-Four sites in Bassaleg**
I am writing to lodge my objection to the development of the four sites in Bassaleg as outlined in your plan. The infrastructure in and around Bassaleg will not sustain such additional development and I'm sure many residents have already highlighted the existing problems here, e.g. traffic, overcrowded schools, doctors etc. etc. plus the intrusion into open country side at Rhiwderin, The Griffin and Penylan Road. As a resident of [redacted] my main objection is to the development of phase two of the Old Tredegar Park Golf Club at the rear of Carnegie Court, CS-0054 is the additional traffic we will experience in the viscidity. The entrance to this site off Park View has become very dangerous to traffic and to pedestrians. This is made worse between 3 and 3.30 pm when parents, taxis etc wait around the entrance to Whiteheads Sports Club to collect children who walk down from Bassaleg Senior School because of the excessive number of cars waiting around the school itself. When the application was made to demolish the old mortuary at the side of the Ambulance Station to allow additional parking for their staff I suggested it be granted providing there were double yellow lines provided opposite the Ambulance Station to elevate the parking problems experienced there. My point was ignored and the application went ahead. Consequently we still have people parking along that stretch, not only private cars but lately large commercial vehicles as well. Because of these vehicles it is dangerous at times to see cars backing up onto Park View to allow vehicles to leave the site. Also there is a yellow hatched area in front of the station which if people take notice of, shouldn't be driven over. It's there to allow ambulances to leave the station freely in the case of emergency. Often cars drive over the apron in front of the station itself. Please take notice of my points this time as any additional development will cause further problems and danger in this area. Furthermore, any additional traffic entering or exiting this site off Park View will need to be controlled by traffic lights.	Noted. The assessment of Candidate Sites is ongoing. Candidate Sites are assessed under the Candidate Site Assessment Methodology. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail as part of this process.

Question / Response	Officer Response
Comment Number: PS 0361 • [REDACTED] • Customer Number: 01402	**Ward: Graig • Candidate Site Ref: CS-0026**

Question / Response	Officer Response
For the attention of NCC Planning Team. We are writing to object to the proposed site for development at Gloch Wen in Rhiwderin. We have several reasons as to why we object to development at this site they are as follows. **1. CONGESTION.** There is already very heavy traffic on the A468 Caerphilly road through Bassaleg and Rhiwderin and this is greatly increased during peak times starting around 07.30 through the morning rush hour and then again in the afternoon at the end of the school day. The level of traffic is already causing significant safety issues especially around Bassaleg school and the road accessing Pentrepoeth Primary School. Queuing traffic with vehicle engines running greatly increases air and noise pollution in the area especially with the large number of HGV's using this road being caught in the delays. Building the proposed 160 houses on this site could potentially mean another 320 household cars using this road. **2. ACCESS.** With the proposed entry to the site being on Gloch Wen Close this is going to bring unimaginable safety issues with many children in the community especially with the playground and community hall in constant use. Accessing the site is going to bring huge disruption to the area with the Gloch Wen close alone being congested as it is with only 33 houses. People are already having to park cars at the entry to the close as there is not enough parking elsewhere. If this was to be approved the construction traffic would bring significant disruption to the area and put many lives in danger. **3. FLOODING.** Since Gloch Wen Close has been built there has been significant flooding on Chapel Terrace as you enter the village. Building more homes is only going to increase the risk of flooding here and elsewhere as the rainwater will have no where to go. **4. SCHOOLS AND GP SURGERIES.** Both schools and GP surgeries are over subscribed in the area this has been made worse since the building of Jubilee Park. Bassaleg School is already in the process of being extended due the influx of children from Jubilee Park. Another increase in demand will mean families in the immediate area will not be able to have their children in the local schools or use the local GP Surgery. **5. WOODLAND AND WILDLIFE.** Surrounding the proposed site is ancient woodland, development here will have a massive impact on the wildlife in the area with badgers, owls and bats who are all protected animals. The trees themselves are irreplaceable as quoted by Natural Resources Wales. Building houses nearby is going to lead to the woodland area deteriorating if not partially lost and this can't be allowed.	Noted. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Flood risks would be assessed in detail, in line with the appropriate and relevant policies, such as TAN15. Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. The Candidate Site Assessment Methodology will consider matters such as the impact of potentially damaging operations on ecological assets for each Candidate Site. Site suitability would also assess the provision or loss of formal leisure, community and environmental or play space, access to facilities and the protection and enhancement opportunities for environmental features.

Question / Response	Officer Response
Comment Number: PS 0362 • [REDACTED] • Customer Number: 01403	**Ward: Graig • Candidate Site Ref: CS-Rhiwderin and Bassaleg**

Question / Response	Officer Response
We live in the village of Rhiwderin and would like to raise the following concerns regarding the potential candidate sites being considered as part of this plan. **Traffic & safety** The traffic currently in the villages of Rhiwderin and Bassaleg is already a real concern. If we need to be in work in Newport centre by 9am, we need to leave the house before 8am to account for the traffic in both villages. If we use public transport and take the train into Cardiff, we need to allow at least 30-45 minutes for a 5 minute drive to the station. The route to walk to the station is around a 45 minute walk and would not allow us to see our daughter to school. Traffic will be at a standstill from the main roundabout at the front of Bassaleg High school and right back to the Friendly fox pub and at times even to the end of our street at the Rhiwderin Inn. This traffic is built before 8am every morning during term times. As a result of this, traffic will divert past our house and through the lanes to Ochyrwyth and Risca to try and avoid the lengthily waits. This traffic then meets with traffic coming the opposite way and trying to avoid the traffic built up coming from Rogerstone and surrounding areas. The lanes are single track and difficult to pass in which makes considerable issues and delays. Safe walking to school for pupils, both primary and secondary would be impacted. The main rd., Caerphilly rd. is very busy and has heavy traffic such as HGV coming from Caerphilly through to Newport frequently. The foot paths in some areas are very narrow, (from the Ruperra pub past the back of Ffos Y Fran and down to the Friendly fox pub). It's a concern for groups of school children walking too and from school. With added increased traffic of the proposed candidate sites in Bassaleg and Rhiwderin this would only increase. We have found an increased level of traffic using Pentre Tai Rd as a cut through and drivers driving at speed through this narrow winding road which does not have pavements for most of it. This is a safety risk for the many many people who walk their dogs, ride bikes and horses and generally walk in the beautiful countryside. On several occasions I have had to shout and push my child and dogs into hedges to move them out of the path of cars travelling too fast and unable to stop. Adding another 160 homes to this village along with the two other developments proposed in Bassaleg would have serious and worrying impacts on all of the above. **Infrastructure** The Primary and secondary schools in the area are both at capacity. Even with the recent building work in Bassaleg High school, with the new builds in Jubilee Park, the school is over crowded.	Noted. Assessment of the Candidate Sites are ongoing. These sites are assessment under the Candidate Site Assessment Methodology which takes into account the ability of the site deliver against the criteria set out. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Flood risks would be assessed in detail, in line with the appropriate and relevant policies, such as TAN15. Candidate Site assessments consider the proposals ability to meet the requirements of the National Sustainable Placemaking Outcomes of the PPW and the Strategic Placemaking Principles of the Future Wales. This means the assessment takes into account the ability of the Candidate Site delivers against the well-being goals set out by National Policy such as Future Wales. The Well-being of Future Generations (Wales) Act 2015 is taken into account in assessments and throughout the Replacement Local Development Plan process.

Question / Response	Officer Response
Comment Number: PS 0370 • [REDACTED] • Customer Number: 01004	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026**
7. Do you have any comments to make in support of any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 7. I have no comments in to make in support of any of the candidate sites listed.	Noted

Question / Response	Officer Response
8. Do you have any comments to make in objection to any of the sites outlined in the Candidate Site Register? Please support your comment with reasoning and use references to the sites in your comment e.g. CS - XXXX. 8. I have comments to make in objection to 3 of the candidate sites, all located in the Graig ward. a) CS-0010 (Land off Penylan Road, Bassaleg). This site is located off a rural road with no pavements and the speed limit on this road is the National Speed Limit. The road is often used as a rat run for people travelling from Bassaleg/Rhiwderin to Cardiff. This means there are safety concerns for prospective residents on the site who would wish to walk or cycle, contrary to part I of the council's preferred strategy PS10 (Sustainable Transport). If a pavement were to be installed, the council would have to either narrow the road, and therefore create a safety concern for motor vehicles, or Remove boundary hedges alongside the road to create a pavement, which - In my view - is in contradiction to the council's preferred strategy policy PS3 (Sustainable Placemaking and Design). Additionally, the road also would struggle to accommodate a local bus, and I can't see any suitable way of accommodating one. The size of the development will also mean that the use of a minibus would also likely be unsuitable, which I feel contradicts parts iii and iv of PS10 b) CS-0025 (Land at the Griffin, Bassaleg). This site is located about 400m from CS0010. As such the concerns that are applicable above apply here as well. c) CS-0026 (Land at Gloch Wen, Rhiwderin) The site is located adjacent to Rhiwderin behind Harlech Drive and Caernarvon Drive. I feel this site is also unsuitable owing to the local geography. If the site were to be developed for housing, I cannot see any suitable way of connecting it to the existing footprint of Rhiwderin. There are 3 houses at Gloch Wen with a shared driveway which is wide enough for only one car at a time which makes it unsuitable for vehicular access without removing one or two of the existing houses. There is also not really any suitable access of Harlech Drive or Caernarvon Drive either. The only way you could access the site from there would be to find an existing gap and remove trees/hedges and constructing a structure to stop vehicles getting stuck on the existing steep slopes - which contains an existing stream. This, I feel, is contrary to PS3. Additionally, there are no local shops in Rhiwderin. Additionally, I have some concerns regarding candidate site CS-0054 (Land at the former Tredegar Park Golf Course). The existing site is an expansion of the current Carnegie Court development, which already has around 150 houses. Whilst the site is a better option for development, I feel that a proposal for 60+ is a bit on the high side. Although Bassaleg roundabout was upgraded by a project by the Welsh Government, it still gets clogged up with traffic	Assessment of Candidate Sites are ongoing. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail.

Question / Response	Officer Response
9. Do you have any further comments to make on any aspect of the Preferred Strategy? Please provide any further comments below. I do not have any further comments at this time. **OTHER COMMENTS:** 8 cont. I have some additional concerns and questions that I wish to raise: • Traffic during school run. During the school run to/from Bassaleg School and Pentrepoeth School, Bassaleg and Rhiwderin gets very congested. This isn't a new problem, as I have known the traffic to be bad at these times - even as far back as 2002, when I was still in primary school. This is one of the reasons why there is concerns with air quality through Bassaleg, which I understand the council is aware of. My big concern is that if candidate sites CS-0010, CS-0025 and CS-0026 are included as sites in the RLDP, it will only exacerbate this situation. • I also have concerns about how existing services are going to cope with the extra demand of these new developments, particularly around health services. I have had many residents raise concerns with me in the past about getting GP appointments at Chapelwood surgery. The surgery largely serves Graig and Rogerstone, and both areas have seen their populations grow but have not had new infrastructure in place to cope with the increased demand in local health services. One question I have is will the council make it a condition for any new development to include the provision of new services, including - but not limited to - health services and will these be included as a mandatory provision in the terms of any planning permissions granted for new developments where the exiting services will be unable to cope with the new demand?	Noted Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new of community facilities are also assessed, such as schools and community facilities.

Question / Response	Officer Response
Comment Number: PS 0372 • [REDACTED] • Customer Number: 01410	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
I am writing to formally submit my objections in the strongest possible terms, to the following sites being included in the Candidate Sites register for the upcoming Replacement Local Development Plan: CS-0010 (Land off Penylan Road, Pentrepoeth); CS-0026 (Land at Gloch Wen, Rhiwderin, [redacted]); CS-0025 (The Griffin, Bassaleg [redacted]); CS-0054 (Land at the north east and east of the former Tredegar Park Golf Course (Phase 2)) My reasons for objections are as follows: 1 - I live in Rhiwderin Village. The traffic trying to get out of the village is absurd. Caerphilly Road gets blocked from Forge Road, along Caerphilly Road, and up to the railway crossing regularly. In order to get out of the village, it is necessary to leave at least 45 mins - 1 hr earlier than would have been necessary before the expansion of the village. This has an impact on the wellbeing of families as parents have to leave work earlier; some parents have to now employ childcare as the need to leave ever earlier increases. It is bad for the environment with noise pollution and air pollution affecting children walking to school. The road network here cannot cope with further development. I have video evidence of this which I can provide if necessary. 2 - Trying to access GP appointments is laughable. Further development to this area will only worsen this situation. 3 - Dentist appointments - see above. 4 - National Rail - This is with regards to only CS-0026 (Land at Gloch Wen) I live beyond the railway line on Caernarvon Drive in Rhiwderin. Since the old allotments site was developed, and the initial surveys for that were carried out, the number of trains running along this line have increased four fold. There was only one train running on this line per day, however, this has now increased to three and occasionally four trains per day. The increase in trains will be hugely exacerbated by further development this side of the railway track. 5 - Again, with regards to only CS-0026 (Land at Gloch Wen). This land runs directly along ancient woodland at the boundary. According to Natural Resources Wales "Planning Policy Wales recognises the significant value of ancient woodland and makes provision for their protection against damage or loss. We advise that planning permission should be refused if development will result in the loss or deterioration of ancient woodland, given that ancient woodland is irreplaceable unless there are wholly exceptional reasons" I have included a screenshot of the boundary in question, and where the ancient woodland is situated. In conclusion, the above reasons, and the fact that Newport has so many unoccupied dwellings within its City Centre and brownfield sites that can be developed, means that the sites listed should not be included on the Candidate Sites register for inclusion in the	Noted. Assessment of the Candidate Sites are ongoing. Matters such as (and not limited to) access, sustainable travel, infrastructure, flood risk and access to facilities be assessed in further detail as the assessment of Candidate Sites continues

Question / Response	Officer Response
Comment Number: PS 0374 • [REDACTED] • Customer Number: 01412	**Ward: Graig • Candidate Site Ref: CS-0010, CS-0025, CS-0026, CS-0054**

Question / Response	Officer Response
I am writing to formally register my objections to the candidate sites being used for housing in the Newport RLDP: • CS-0010 (Land off Penylan Road). • CS-0025 (Land at The Griffin). • CS-0026 (Land at Gloch Wen). • CS-0054 (Former Tredegar Park Golf Course). My reasons for objection are as follows: 1. The local Bassaleg road infrastructure is already unable to cope resulting in access issues. I live in Bassaleg and regularly take 20 to 30 mins to get through the village to Bassaleg roundabout by the Secondary School at 8.30am, even longer to get to J28. On particularly bad traffic days this has meant I have missed trains to work and had to personally pay for a second train ticket at a later time. It is not unreasonable to expect to drive the 1 mile through Bassaleg in under 10 minutes but this is rarely possible during peak times. The secondary school has already taken an earlier start to try to alleviate the traffic issue. Most children walk to school, but it is down to sheer volume of traffic that it is so bad. Further housing in the area would make the commute totally unacceptable. 2. Air pollution: In addition, with Graig park right next to the road and many children walking their safe route to school through Bassaleg, the increased traffic would also further pollute the air and risks the health of our children. I would be interested to know if any air quality studies had recently been done at peak times in the village and how close the air would currently be to legal or safe limits. Any new housing would further negatively impact the air quality. Having Asthma I see this as a serious health issue for my family. 3. Access to local services: Chapelwood surgery has been my family Drs for over 40 years, however I have seen first hand the strain the services are under. I have had numerous times in the past year when I've been unable to get a routine appointment for my children or I and had to ring back each day in the hope of getting one in two weeks time. Further housing in the area would make this even worse and risks the local health service delivering what it needs to local families such as mine. 4. Reduced green spaces and reduced quality of life: The Covid years have all taught us the value of local community, the value of local green spaces and the value of having nature on your doorstep. To see green fields around a village and to watch the wildlife that inhabits them brings huge benefits to a local community such as Graig and to my family of young children. This would be vastly reduced by the proposed building sites. 5. Significant brown field sites exist: In a city the size of Newport, with significant vacant high street shops and former vast industrial	Noted. Infrastructure requirements such as service connection, highway access, infrastructure capacity/needs and sustainable travel will be assessed in further detail. This includes evaluating the impact on drainage, and the impacts of flood risk. Neighbour amenity, which concerns noise, odour, light and/or dust pollution will also be assessed further as the assessment progresses. Air quality is considered, which includes looking onto the location of a site in relation to an AQMA or AQMA buffer, and whether an AQIA have been submitted, along with proposals for appropriate mitigations Accessibility to facilities such as schools and health services are evaluated. This means that the provision of new or no loss of community facilities are also assessed. Site suitability would also assess the provision or loss of formal leisure, community and environmental or play space, access to facilities and the protection and enhancement opportunities for environmental features. The Candidate Site Assessment Methodology will consider matters such as the impact of potentially damaging operations on ecological assets such as the protection of Ancient Woodlands for each Candidate Site. Policies are present to encourage the development of brownfield land. However, it is important to understand that the Council can only assess sites that are submitted for assessment. If sites are not submitted for Candidate Site Assessment they cannot be considered for the process. The Local Council have also undertaken an Urban Capacity Study (published on the Council website) which explains that the readily