

**NEWPORT CITY COUNCIL**  
**LOCAL DEVELOPMENT PLAN (2011 – 2026) EXAMINATION**

**HEARING SESSIONS 2: HOUSING.**

**Submission prepared by R E Phillips & Partners, Chartered Surveyors on behalf of Pontymister Developments Limited (1418).**

This written submission supports previous representations made by Boyer Planning throughout the Plan process on behalf of Pontymister Developments Limited which remain in place and should be considered in conjunction with this submission. We are not proposing to attend Hearing Session 2 but anticipate making further representations in relation to programmed site specific sessions at a later stage in the Plan examination.

We are a firm of Chartered Surveyors established in Newport in 1960 that operates mainly in the Newport and South East Wales area, managing Clients' landholdings and promoting sites for development, contributing over 2500 residential units during that period from single plots to sites of over 150 units. We specialise in assembling land, securing planning permission for various uses and bringing sites forward that are immediately available, often with access and services constructed in advance so that development can proceed without delay.

In relation to the matters raised to be addressed at the Sessions we would like to draw particular attention to our significant concerns over the supply of housing land and its delivery:

- We are very concerned over the delivery rates expected from sites to the east of the city, in particular Llanwern and the sites to the north of the railway line (Eastern Expansion Area, Woodland Site and the High School site). Generally large sites take a long time to come forward due to delays involving land ownership and assembly, extinguishment of existing easements, complex planning agreements and conditions that need to be discharged, development of infrastructure connections and remediation of the land itself. The locations are often unattractive initially as early dwellings are isolated from community facilities and public transport links. It takes several years for a critical mass of dwellings to be built and occupied before any sense of community evolves and the development becomes attractive to prospective purchasers. The sites allocated to the east of the city will be required to deliver significant numbers of dwellings over the remainder of the plan period and they are not yet delivering the required numbers. In our experience, there is a lack of interest in this part of Newport and the sites are located in very close proximity to Gypsy and Traveller Sites which will adversely affect the marketability of the sites. We understand that 4 of the 6 national housebuilders operating in Newport have stated that they are not interested in developing in this area and another has committed to not building homes on areas of flood plain which precludes their acquiring some of the other sites allocated for development;
- Traditionally when Newport has achieved high levels of housing completions it has been on a range of sites of varying sizes and types across the city. We do not consider that this range exists within the LDP, rather it is concentrated to the east

and City centre and on larger sites which do not provide an opportunity for smaller builders or for development to be sustainably located in and around existing communities;

- We are concerned over the constrained sites that are within policy H1, many of which have been around for some considerable time and are most likely to remain undeveloped;
- There is a lack of readily available and viable small sites for local housebuilders and self-builders (not just volume builders); this is evidenced by the growing number of individuals who are purchasing existing properties, demolishing them and constructing a single new dwelling in its place (2 such dwellings are currently being constructed within 100 metres of each other between the junction of Ridgeway and Risca Road, Newport).
- There is a shortage of land available to suit all communities. There are settlements and communities outside of the main urban area that require additional housing to accommodate their natural growth. It is not sustainable to expect people to move from north west of the Newport area to Llanwern, it is more likely that people will move to Cardiff / Caerphilly or even Monmouthshire. Historically people in Newport tend to live on the east or west side and would not naturally choose to move from one side of the city to the other. Concentrating development on one side of the city will stifle natural growth on the other.
- There is a shortage of genuine new build executive housing in Newport that is required to attract employers and managers needed to boost employment levels. Consideration should be given to the allocation of a small number of sites suitable to accommodate high quality individual dwellings capable of satisfying this demand.

R E Phillips & Partners.  
March 2014.