

Our ref: ACC/LC

8th June 2012

Robin Williams
Managing Director
Asbri Planning Ltd
1st Floor, Westview House,
Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff CF23 8RS

Dear Robin,

Phasing of Development – Glan Llyn, Former Llanwern Steelworks Site, Newport

I understand that you require an indication of likely housing completions on the above site in the context of the overall housing land supply in Newport, which will be a matter for discussion in forthcoming appeal proceedings which you are involved in.

I can confirm that a start has been made on the Glan Llyn site, where Persimmon/Charles Church are developing the first phase in conjunction with Fairlake Homes (as RSL).

Planning permission for this first phase allows for a total of 307 units. Due to current market conditions and technical issues which involve substantial ongoing site preparation works, it is difficult to foresee the completion of this phase within a 5 year period.

As such my estimation of completions on the site are as follows:

	Persimmon	Charles Church	Fairlake
• 2012	30	20	5
• 2013	30	20	10
• 2014	30	20	15
• 2015	30	20	15
• 2016	10	20	0
	<u>130</u>	<u>100</u>	<u>45</u>

Beyond 2015 future phases may be underway and other house builders involved. Various factors however will prevent any significant levels of completions within the 5 year period, including completion of subsequent stages of the Queens Way link road and other infrastructure and site works requirements.

I would therefore dispute the figures being put forward by Newport City Council in the context of the 2011 Joint Housing Land Availability Study which suggest that 600 completions could be achieved on the site in the years 2011 to 2016.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Crompton', written in a cursive style.

Andrew Crompton
Regional Land Director