Main discussion matters

1. Housing requirement - Is there a sound rationale for the identified housing requirement of 10,350 new homes over the Plan period?

   • Does the demographic and economic-led housing forecast (SD55 NLP Assessment of Housing Requirements Paper) provide a robust and credible basis for setting the Plan’s housing requirement?
   • Does the Experian Business Strategies economic growth forecast of 7,400 new jobs created in Newport between 2011 and 2026 provide a suitably reliable and authoritative basis for estimating economic growth over the Plan period?
   • Does the evidence constitute a rational basis for departing from the 2008-based WG population and household projections, having regard to the factors identified in PPW at paragraph 9.2.1?
   • Do the latest WG projections (expected end February 2014) necessitate any adjustment of the identified Plan housing requirement?
   • Would an overestimation of housing need in the Plan lead to problems in terms of implementation and realistic monitoring?

2. Spatial distribution of housing provision and site selection
What rationale underpins the Plan’s approach to the spatial distribution of housing provision over the Plan period? What factors have been balanced in coming to this view?

Is there a sound rationale for the level of reliance on brownfield land to deliver the housing requirement?

What evidence demonstrates that all housing allocations are soundly based on a methodical, consistently applied, robust and objective site selection process, taking into account considerations concerning site suitability, availability and deliverability?

Do the housing allocations and policies provide a sufficient range and choice of housing sites and opportunities across the Council’s area, in locations consistent with the objectives of the Plan? Is the Plan sound as regards the approach taken to new housing provision in settlements outside the main Newport urban area?

What risks or problems has the Council identified associated with the level of reliance on brownfield sites – and how does the Plan seek to deal with these?

3. Land supply

What evidence demonstrates that the allocated sites are capable of yielding the identified housing target?

Does the Plan identify with sufficient clarity how it makes provision for 11,622 units in order to deliver the Plan requirement of 10,350 units – have dwelling completions on large sites from 1.4.11 to 30.9.12 (518 units) been excluded from the H1 existing commitments site schedule?

How have questions of housing mix and density on allocated sites been approached? What assumptions regarding this are reflected in the identified allocated site capacities?

On what basis has the anticipated yield of each site been calculated?

Have significant site-specific constraints (eg: flooding; ecological or environmental constraints; topography; access/infrastructure requirements) been properly taken into account in each case? What evidence demonstrates this?

Is policy H1 sufficiently clearly worded as a housing site allocation policy? Are the anticipated total capacities/unit yields for each site identified in policy H1 intended to operate as maxima, or simply best estimates? Does policy H1 need to be clearer on this?

Attendees

Newport City Council
Welsh Government (244)
Redrow Homes Ltd (134)
Home Builders Federation (136)
Oak Court Estates Ltd (207) Agent: Mango Planning & Developments Ltd
Newbridge Estates & John Family (321) Agent: Boyer Planning
Richard Herbert (1117) Agent: Boyer Planning
Pontymister Development Ltd (1418) Agent: Boyer Planning
St Modwen Developments Ltd (1466) Agent: Savills
Mrs A Binnersley (1501) Agent: Asbri Planning
Mrs H E Murray (1666) Agent: Boyer Planning
Mr Robert Davies MBE (2049) Agent: RPS Group plc
Mr Mark Williams (2062) Agent: Geraint John Planning
AB Asset Management Ltd (2070) Agent: Geraint John Planning
Newbridge Estates Ltd (2072) Agent: Boyer Planning
Mr R T Crellin (2074) Agent: Burges Soloman
Mr Hugh Spence (2125) Agent: C Architecture
Mr Stephen Jones (3074) Agent: Asbri Planning
Mr & Mrs J Harris (3206) Agent: Derek Prosser Associates
Nednil Ltd (3211) Agent: WYG Group Ltd
Mr Jon Matthews (3220) Agent: Carolyn Jones Planning Services
Walters Land (Rogerstone) Ltd (3520) Agent: Savills
The Rooney Family Trust (3842) Agent: Asbri Planning
Redrow Homes Ltd (3985) Agent: Geraint John Planning