Hearing Session 3- Housing Delivery

Delivery of Llanwern Village

March 2014
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Client
Gallagher Estates

LPA reference
Newport City Council- Local Development Plan Examination

March 2014
1. Introduction

1.1 This Statement has been prepared on behalf of Gallagher Estates, the owners of land at Llanwern, Newport (see Site Plan at Appendix 1).

1.2 Gallagher Estates is one of the largest strategic land companies promoting and developing residential and mixed use schemes throughout the UK. Gallagher Estates is not a house builder, but plays a unique role as master developer, bringing together all aspects of the development process.

1.3 This enables Gallagher Estates to bring forward strategic development opportunities, through all stages of the development process including site assembly, master planning, planning promotion and negotiation, through to the delivery of serviced land to the market place.

1.4 This statement has been prepared to assist the Planning Inspector at the forthcoming Hearing Session 3- Housing Delivery.
2. **Background**

2.1 The principle and acceptability of developing the site for housing was initially established in the adopted Newport Unitary Development Plan (UDP) 1996-2011 (adopted May 2006,) as part of the growth strategy for the City. Policy H1 (54) allocates the site for 1,100 houses on 44 ha of land.

2.2 Planning permission (LPA Ref: 06/0845) was subsequently approved for ‘Residential development (up to 1,100 dwellings) and provision of primary school, village centre, public open space, landscaping and associated infrastructure works’, 1st October 2009.

2.3 Recently planning permission to extend the time limits of planning permission 06/0845 (LPA Ref: 13/0806) has been issued, dated 5th March 2014. Therefore planning permission for the allocated 1,100 dwellings remains extant.

2.4 The City’s growth strategy is being carried forward into the current Local Development Framework process, with the site included as a commitment within the submitted Local Development Plan (Housing Site LDP Ref H3: Llanwern Village).

2.5 The site remains a key part of the Council’s housing strategy during the Plan Period which can deliver much needed housing, which in turn will provide substantial economic and social benefits to the wider community.
3. Housing Delivery

Site Details

3.1 The site is greenfield land covering 44ha. The site is bisected by Cot Hill which links the village of Llanwern to the Southern Distributor Road. There are no site specific constraints which would prevent the delivery of 1,100 dwellings at this location.

Housing Delivery

3.2 Gallagher Estates are continually engaging with the Local Planning Authority in relation to the submission and approval of Reserved Matters and Discharge of Condition applications.

3.3 In relation to the original planning consent (LPA Ref: 06/0845) the following have been approved:

- Discharge of Condition 21- Ecological Management Plan (LPA Ref: 13/1223). Approved 16th January 2014
- Discharge of Condition 35- Details of work and mitigation in relation to candidate Regional Important Geological and/or Geomorphological Site (LPA Ref: 13/0990). Approved 16th January 2014.

3.4 As a consequence of the above approved conditions the new planning permission (LPA Ref: 13/0806) refers to these already approved details.

3.5 A required Design Code has been prepared for the site and has presented to the Design Commission for Wales Design Review (November 2013). This was at the request of the LPA. This has now been submitted to the LPA for approval (Submitted: 11th March 2014).

3.6 Gallagher Estates have also been engaging with other related Council departments and Authorities (e.g. Highways and Welsh Water) with regard to technical development matters and approvals (e.g. s278, s38 and s104 agreements) with the aim to commence development at the earliest opportunity.
Housing Delivery Trajectory

3.7  The following housing delivery trajectory is agreed for the next five years provided the Ringland Allotment site is not allocated as a contingency Gypsy and Traveller Site.

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3.8  If the Ringland Allotment contingency Gypsy and Traveller site is allocated through the LDP examination Gallagher Estates confirms that this will significantly impact on the delivery of housing on the site.
Appendix 1: Site Location Plan
N.B The built form outline is indicative at this stage and may be subject to change at detailed planning.

### Developer

**GALLAGHER ESTATES**

**PROPOSAL**

**LLANWERN VILLAGE**

### Key

**INDICATIVE MASTERPLAN**

(Figure 4.1)

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