Main discussion matters

1. Expected housing delivery rate

- What is the year-by-year trajectory of housing numbers (ie new units per annum) that the Plan seeks to deliver through the Plan period? Does the intended delivery rate vary during different phases of the Plan?
- What is the rationale for this delivery trajectory; and what evidence suggests that it is realistic?
- Does this trajectory fit with the phasing of development for individual allocated sites as set out in the Delivery and Implementation Table (pp133-136)? If not, why not? Does this undermine the consistency, coherence and effectiveness of the Plan?

2. Evidence that the Plan’s sites will deliver.

- What evidence demonstrates that the Plan’s allocated sites can be relied upon to deliver the right mix and numbers of units through the Plan period (ie in accordance with the delivery rates sought)?
- What assessment has been undertaken of likely development trajectories for each allocated site, taking into account factors such as:
  - land condition and remediation/site preparation requirements;
- site infrastructure requirements;
- acquisition, scheme design and approval process;
- developer’s sales expectations and construction/completion rate intentions, where a developer is in place?
- A high proportion of the housing anticipated to be delivered is on sites already having planning permission. What development progress has been achieved to date on each of these sites? Does this provide confidence that housing at an appropriate rate will be delivered on these sites?
- What evidence is available to demonstrate that a 5 year housing land supply can be maintained, given the housing delivery rate sought by the plan and the heavy reliance on sites which are already available for development?
- What flexibility measures are built into the Plan to enable an appropriate response if allocated sites fail to deliver housing at the anticipated rate?

**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 Bintersley (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 Solomon  
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