NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

Hearing Session 4: Affordable Housing

10.00am Friday 4 April 2014

Council Chamber, Civic Centre, Newport, South Wales NP20 4UR

Main discussion matters

1. Site development viability assessment

- Does the viability assessment undertaken (based on a notional 1 hectare site free from constraints) provide an adequate basis for assessing ability to deliver affordable housing, given the heavy reliance of the housing strategy on brownfield sites with remediation requirements? What evidence suggests that this is so?
- Is the viability assessment founded on reasonable assumptions as regards land values?
- Is the assumed cost of £5,000 per unit for other section 106 contributions a reasonable estimation of the likely other costs levied? Does the available evidence support this, or does it point to a minimum default assumption of £10,000 per unit, as asserted by others?
- Have additional works costs been adequately factored in? Is the build cost estimation flawed in this respect? Does this render the 30% affordable housing target unsound?
- Are the build cost estimates associated with building regulations Part L and fire sprinklers realistic?

2. Selection of a uniform affordable housing target.
• What evidence supports a uniform authority-wide affordable housing target of 30%?
• Does this approach reflect the findings of the Plan evidence base, and will it maximise affordable housing delivery?
• What is the rationale for not pursuing the 40%/30%/10% three way split option? Is there adequate justification for this?
• Is there adequate justification for not seeking an affordable housing contribution from sites of less than 0.33ha/10 dwellings within the settlement boundary, given the aim of maximising affordable housing provision?
• Is policy H4 sufficiently flexible to reflect variations in development viability according to specific site circumstances and changing economic conditions?