

Our ref: JCR/JG/2158

Your ref:

20 March 2014

Gallagher Estates  
Gallagher House  
Gallagher Way  
Gallagher Business Park  
Warwick  
CV34 6AF



For the attention of Spencer Claye Esq

Dear Sirs

## **LLANWERN VILLAGE, NEWPORT - PROPOSED CONTINGENCY SITE FOR GYPSY AND TRAVELLER PITCHES**

### **1.0 Introduction**

- 1.1 Rawlins and Madley have been asked by Gallagher Estates to comment upon the proposal by Newport City Council to allocate the former Ringland Allotments as a contingency site for gypsy and traveller pitches in the emerging Newport Local Development Plan (LDP).
- 1.2 We have been asked in particular to give our view upon the impact that the proposed allocation would have upon the recently consented Llanwern Village Development that will comprise 1,100 dwellings, and which will form a substantial part of the Council's overall housing allocation for Newport, up to 2026.

### **2.0 Rawlins and Madley**

- 2.1 Rawlins and Madley are a firm of Chartered Surveyors specialising in the sale, acquisition and appraisal of residential development land. Jeremy Rawlins, who has prepared this report, is a Fellow of the Royal Institution of Chartered Surveyors and a Registered Valuer. He has been in practice in South Wales since 1978, and has specialised in residential land and development for the last 25 years.

### **3.0 Background**

- 3.1 It is recognised that the Housing Act 2004 and Welsh Government circular 30/2007 together with Planning Policy (Wales) November 2012, require local authorities to assess the needs for gypsy and traveller accommodation, and where appropriate, to introduce policies in their LDP's to reflect such need.
- 3.2 The need for a contingency site as part of the emerging LDP, together with the suitability and deliverability of the proposed site in planning and highway terms have been addressed by your planning consultants. As such we confine our comments to the potential impact that the proposed allocation would have upon the Llanwern Village Development.

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#### 4.0 Discussion

- 4.1 For ease of reference, the proposed site allocation for gypsy and traveller pitches is shown highlighted pink on the attached layout drawing which also identifies the 1,072 dwellings that will comprise the Llanwern Village Development.
- 4.2 The proposed allocation lies at the junction of the A48 (Southern Distributor Road) and Cot Hill. This forms the principal access to the Llanwern Village Development. Normally housing developers would anticipate, and indeed planning authorities would often require, that such land is used to make a positive statement in terms of landscape and visual impact. The proposed allocation would not only result in the ability to make such a statement being lost, but moreover create a visual impact at the gateway to this important housing site that is bound to have a negative influence.
- 4.3 To propose locating a site for gypsy and traveller pitches in such close proximity to, and at the gateway of a newly consented housing scheme is a rarity, and as such there is little evidence of the impact that this would have upon the demand from potential developers. It is however the general perception in the minds of the house buying public that will be a prime concern to housebuilders contemplating development.
- 4.4 In order to gauge the response of such a proposal, we have canvassed the views of the five plc housebuilders currently building in South Wales, together with a number of regional housebuilders. These included Barratt, Persimmon, Taylor Wimpey, Bellway, Redrow, Llanmoor Homes and Waterstone Homes. Without exception, all of the housebuilders to whom we have spoken indicated that an allocation of this type in the proposed location would have a significant bearing upon how they appraised Llanwern Village as a suitable development opportunity.
- 4.5 Responses varied, but at best the housebuilders say that they would have to factor in a significant discount to their figures to reflect the additional risk and the reduced rate of sale. Others indicated that they would not be interested at all in acquiring a development land parcel in this location given the potential impact of the proposed allocation.
- 4.6 Whilst there has been some improvement in sentiment, the new homes market in South Wales is still relatively fragile. All of the major housebuilders remain risk adverse and any factors that may mean that the saleability of their product or margins may be compromised are viewed extremely seriously.
- 4.7 Clearly the reason that housebuilders are so nervous about factors such as this, is the impact it will have upon their ability to sell houses. In our opinion this would not only result in reduced selling prices, but also in the rate of sale being far slower. Both factors are of prime significance in appraising development opportunities.
- 4.8 It is recognised that much of the house buying public's concern is based upon perception, but this alone is sufficient to deter a prospective purchaser presented with an opportunity to buy a new house that potentially might be injuriously affected by the impact of a traveller's camp, as opposed to a new house in a location that will definitely not be affected. It is for this reason that a housebuilder would understandably be extremely cautious about investing many millions of pounds in a development that could be perceived in this way.
- 4.9 Allocating a site for gypsy and traveller pitches in this location would run the risk of increasing tensions between the settled and traveller communities, whereas the whole essence of plan making should be to reduce such tensions.

## 5.0 Conclusion

5.1 The need to accommodate the gypsy and traveller population is entirely recognised, as is the Council's responsibility to identify suitable sites for this purpose. It is essential that members of this group are not marginalised in any way, but it is felt that the subject proposal is inappropriate because:

- It does not meet the required planning criteria in terms of need.
- It is constrained by topographical, technical and highway issues.
- There is a very real risk of damaging delivery of much needed new homes, both private and affordable, which form an important part of the City Council's Housing Strategy.

Should any matters arise once you have had the opportunity of considering this brief report, please do not hesitate to let us know.

Yours faithfully

*Rawlins and Madley*

**RAWLINS & MADLEY  
CHARTERED SURVEYORS**



Period	freq	2p	3p	4p	5p	inf	tot
1	1	6	4	30	10	14	65
2	1	12	14	7	2	0	18
3	0	0	6	7	2	1	16
4	0	1	8	7	2	6	28
5	6	0	0	10	0	7	26
6	2	0	9	6	1	10	27
7	0	0	13	6	0	0	20
8	1	2	4	18	1	0	23
9	1	6	10	7	1	0	27
10	1	4	11	11	0	0	27
11	2	0	4	10	0	6	26
12	1	1	6	3	0	0	16
13	1	1	2	6	0	6	16
14	1	4	11	15	2	6	41
15	1	7	10	0	0	2	21
16	1	4	11	15	2	6	41
17	2	1	7	4	0	0	14
18	1	0	16	3	0	0	20
19	2	1	7	4	0	0	14
20	0	1	5	7	0	0	13
21	0	4	1	5	0	19	25
22	1	5	8	17	0	0	46
23	0	2	9	6	0	0	16
24	2	1	7	7	0	0	17
25	4	1	6	10	0	10	27
26	4	0	18	9	0	0	31
27	2	2	0	17	0	14	42
28	4	8	29	17	0	18	76
29	1	0	15	6	0	17	39
30	2	0	0	0	0	12	17
31	0	0	18	4	0	0	22
32	2	1	26	6	4	0	38
33	2	0	0	0	0	0	26
34	2	0	0	10	5	2	0
35	4	0	0	5	0	0	9
36	1	0	0	3	0	15	35
37	0	0	4	15	0	0	19
38	0	0	0	9	10	0	0
39	2	0	0	10	0	0	19
40	2	0	5	10	0	10	27
Totals	44	60	341	342	39	246	1072



## Testing Layout

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ARCHITECTURE | URBAN DESIGN | MASTERPLANNING | INTERIOR DESIGN | CDM CO-ORDINATION | PROJECT MANAGEMENT | VISUALISATION

SCALE @ AC  
DATE  
DRAWN  
CHECKED

1:1250  
May 20  
CBM  
CBM

CLIENT	Gallagher Estates
JOB TITLE	Llanwrnyn Village, Newport
DRAWING TITLE	Testing Layout
DRAWING NO.	C1684 / 015 rev A

## INFORMATION

REVISIONS

REVISIONS

**idp** ARTNERSHIP  
MIDLANDS