



**NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION**

**HEARING SESSION 13**

**ALTERNATIVE HOUSING SITE**

**LAND OFF B4288 PENTREPOETH ROAD, PENTREPOETH**

**Harmers Limited  
3871/ARM/caj  
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The main discussion matters are:

- On what basis is the allocation contended to be needed in order to make the Plan sound? What evidence supports this argument?
- Is the site free from constraints and deliverable?
- Would allocation of the site fit with the plan strategy? What principle factors lead to this view?

Submissions have been made on behalf of Redrow Homes to Hearing Sessions 2 and 3 to demonstrate that the allocated /committed housing sites will not deliver the LDP housing requirement. Redrow Homes consider that the LDP is not sound because it does not allocate a sufficient range and choice of housing sites in order for the LDP strategy to be delivered. The Council have issued a list of Action Points arising from Sessions 2 and 3 on Housing Provision and Delivery which will be subject to further discussion at an additional Hearing Session. If following this Hearing Session , the Inspector considers that there is a requirement to allocate additional sites in order to make the plan sound then it is considered that the land at Pentrepoeth (approximately 10 ha/250 units) should be allocated for residential development in the LDP.

The site forms part of a larger area which has been identified for residential development in previous plans – the approved Gwent Structure Plan 1987, the Second Alterations approved in 1990 and a draft Pentrepoeth Local Plan approved for consultation in May 1989. The site also forms part of a larger area which was subject to a planning application in the mid 1990s for a development of 500 houses which included the eastern section of a bypass for Bassaleg. The application and an associated application for a Bassaleg bypass was subject to a planning appeal for non determination by the former Newport Council. The Planning Inspector recommended approval but was dismissed by the Secretary of State in 1997 primarily on the grounds of prematurity. However the Secretary of State's decision letter in paragraph 11 considered the physical impact of the development and other environmental issues dealt with by the Inspector and accepted the Inspector's conclusion that "*there would be no objection to the proposal on grounds of traffic generation, the protection of both surface and foul water interests, or the loss of agricultural land.*

The site was also promoted by Redrow Homes through the Unitary Development Plan process and submissions were made to the UDP Inquiry with regard to access, the effect on the surrounding highways, the sustainability of the location of the site and the impact on the landscape.

The site is proposed to be accessed by means of a priority junction on Penylan Road together with a new footway along Penylan Road. The site is within 400 m distance of a range of facilities including a secondary school, a community hall, bus stops and a public house. Many more additional facilities are within 800m including a primary school and a range of shops.

The submitted landscape evidence to the UDP Inquiry demonstrated that the site is visually enclosed by rising land and woodland and is visually separated from Tredegar Park to the west and that there are no significant landscape features of importance that would prevent development of the site.

The Planning Inspector was satisfied that the UDP housing allocations provided a sufficient range and choice of dwellings and there was no requirement to make additional residential allocations. However in considering the site at Pentrepoeth the Planning Inspector accepted that it is free from constraints and deliverable. In paragraph 3.78 of his report he states the following:

*“On the evidence available to me it appears that there are no insurmountable barriers to the provision of a safe access and adequate infrastructure to serve the site or of making any necessary improvements to the local road network. Given its proximately to local services and bus routes the site is in a sustainable location”.*

He also stated in paragraph 3.79 of his report the following:

*“The inward facing nature of the landform means that development on the site would not be widely visible from the open countryside to the south-west...”*

He also recommended the deletion of the green wedge designation which covered this site.

He also stated in paragraph 3.81 that *“I acknowledge that in the past Pentrepoeth has proved to be a popular location for new housing and that planned housing sites in that area will be completed before the end of the plan period”*. However he was satisfied that the housing allocations in the Plan provide a sufficient range and choice of dwellings and did not recommend that the land at Pentrepoeth should be allocated. It is a reasonable assumption that if the land at Pentrepoeth had been allocated in the UDP the site would have been completed by now unlike many of the allocated sites which failed to be delivered in the UDP period.

The Council state that the release of the land at Pentrepoeth would be contrary to the Council's strategy of accommodating growth in Newport within the urban area and within the defined eastern expansion area. They also state that their strategy follows the search sequence approach advocated in paragraph 9.2.8 of Planning Policy Wales. However, whilst this may be the case, paragraph 9.2.10 of Planning Policy Wales states *“The exception to this principle will be where previously developed sites perform so poorly in relation to the criteria listed in paragraph 9.2.9 as to preclude their use for housing (within the relevant plan period or phase) before a particular greenfield site”*. The evidence that has been submitted to the Examinations Sessions 2 & 3 on Housing Provision and Housing Delivery demonstrate that many of the sites allocated/committed in the LDP have performed poorly over a considerable length of period and as a consequence have not been delivered and are unlikely to be delivered at the rate

anticipated by the Council to the end of the LDP period. In this situation it is considered necessary to allocate additional green field sites in order to ensure that the LDP dwelling land will be met. The allocation of the land at Pentrepoeth (10 ha/250 dwellings) would not significantly change the strategy of the LDP which would still be heavily reliant on the use of previously developed land. Whilst the site is not previously developed land it is in a sustainable location as recognised by the UDP Inspector.

In conclusion, if it is decided that there is a requirement for the Council to allocate additional sites to meet the LDP dwelling requirement it is considered that the site at Pentrepoeth should be allocated in the LDP to make up the shortfall in housing land supply.

One of the Council's Action Points arising from Housing Session 3 is to introduce effective monitoring indicators and triggers to identify and respond to any significant failure to deliver housing at the required rate during the lifetime of the Plan. Consideration should be given to allocating reserve sites if there is a failure to deliver the housing requirement. Therefore if it is not considered appropriate to allocate the site immediately then an alternative is to allocate the site as a reserve site which would come forward if the trigger for meeting the housing target is not met.

