

**NEWPORT CITY COUNCIL
LOCAL DEVELOPMENT PLAN EXAMINATION**

HEARING SESSION 11: EASTERN EXPANSION AREA

Prepared by Boyer Planning on behalf of Newbridge Estates Ltd (2072), The John Family (321), Mr R.A.I. Herbert (1117) and Mrs H.E. Murray (1666)

Background

1. We are conscious that the Council are preparing further information on housing supply in relation to matters that arose during the initial sessions. Importantly this includes producing an updated and accurate table H1. This is plainly required in order to allow us to comment further on the delivery of Llanwern and the Eastern Expansion area in detail. However, given the discussions during Hearing Sessions 2 and 3, we felt that it would be useful to set out a number of points of clarification in relation evidence that exists regarding delivery.

Question 2: What evidence demonstrates that H1(3) and H1(47) will deliver the anticipated level of housing during the plan period.

2. We await the Council's clarification on the number of dwellings required to the east of Newport. However, we believe that the overall number of dwellings from these two proposed allocations has reduced based on the Council's revised H1 table to around 3300 dwellings during the plan period.

3. However, allocations H19 and H55 must be considered in the over number of dwellings at this location and would potentially increase the requirement to 3,665 dwellings in this strategic direction for growth. This requires at least 300 dwellings to be completed on the four sites in the 12 years between April 1st 2014 and the March 2026. Given the evidence that exists we consider there is little prospect of this being achieved in the short to medium term which will increase the requirement in the long term.

4. Indeed, based on the evidence we believe that a cautious approach must be taken towards the contribution that these sites will make over the 12 years remaining of the plan period (2014 to 2026).

5. In that regard, we list below the only firm evidence in relation to delivery:

- **Lack of delivery to date** – allocations H3 and H47 have been in the JHLAS for 8 years and contributed around 120 dwellings despite inflating the supply since 2006. This contributed towards the failure of the UDP to meet its requirement and the failure of strategic allocations to deliver around 3,000 dwellings, instead reliance was placed on windfall sites;
- **Historic trends** – There is no recent evidence of single large scale locations in Newport delivering at the levels required. Rather when completion rates have been around 700 dwellings in the past, it has been based on a wide range and choice of sites and locations. Of note Afon Village is a large brownfield site (albeit on the north western side of Newport) and developed at an average rate of 95 dwellings per annum;
- **Lack of Commitments** - detailed planning permission exists for only 354 dwellings (307 from Persimmon / Charles Church and 47 from St Modwens application reference 13/1250). Savills have confirmed that the St Modwens application is "*testing the market*". Given this lack of detailed permissions, it is not possible that the annual requirement for

300 dwellings will be met for some time which will significantly increase the residual requirement;

- **Lack of stated interest** - unlike at Alcan (H1(54)), there has been no further stated interest from developers that operate locally;
- **Allocations H16 (i and ii)** - given the existence of allocations H16 (i and ii) and evidence provided to the examination, sites H3, 19 and 55 will be reclassified into category 3(ii) within the 2014 JHLAS.

6. We await the further baseline information being prepared by the Council before commenting further on delivery. However, the available evidence can only suggest a cautious approach towards delivery is required.

Boyer Planning
April 2014