

NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

STATEMENT OF COMMON GROUND

1.1 The following statement has been prepared between Newport City Council, Welsh Government and Gallagher Estates.

Matters Agreed

1.2 Llanwern Village H1(3) has planning permission for 1,100 dwellings. As the second largest site within the Newport Local Development Plan ("the Plan"), it is acknowledged that the delivery of the site is fundamental in helping Newport to reach its housing target of 10,350 dwellings by 2026.

1.3 Evidence received throughout the public examination process highlights a significant concern from a number of major housing developers to build on this site whilst an allocation for a Gypsy/Traveller transit site remains on adjacent land at the Former Ringland Allotments.

1.4 The Council and Gallagher Estates consider that the evidence suggests that the presence of a transit site in close proximity to the Llanwern Village development will lead to significant uncertainty with regard to delivery rates. It is agreed between the Council and Gallagher Estates that the presence of the transit site will pose a risk to the delivery rates at Llanwern Village. Due to the size of Llanwern Village and the reliance on this strategic housing allocation to help meet Newport's housing target, the risk level is increased. The risk level is believed to be significant.

1.5 It is agreed by all parties that there is a strong need for the Plan to proceed in the wider interests of the area to which the Plan related. The Council and Gallagher Estates agree that the most appropriate way forward would be to remove the risk to the delivery of Llanwern Village and therefore strongly advocate that the Ringland Allotment Gypsy/Traveller transit site allocation is removed from the Plan. The Council and Gallagher Estates believe that the removal of the allocation will significantly increase the certainty that Llanwern Village will develop 1,100 dwellings by 2026. The Welsh Government has no objection to the proposed removal of the allocation subject to an appropriate monitoring indicator and trigger.

1.6 It is acknowledged that there is a need for up to seven transit pitches that the Council should provide during the Plan period indicated in the Gypsy and Traveller Accommodation Assessment (January 2010 ("GTAA")). Therefore a new site, capable of meeting Newport's Gypsy and Traveller transit requirement will need to be found and delivered within a reasonable time to meet this need. In accordance with the Council's evidence (SD106 Fordham Report), it is proposed that the Council will identify and obtain planning permission for a new transit site by the start of 2019 with the aim of constructing and completing this site by the end of 2019. This site will be capable of meeting the demand of up to seven pitches in Newport as required during the Plan period and in accordance with the GTAA.

1.7 The Council and Gallagher Estates suggest that the delivery of the transit site would be addressed via a policy commitment in an adjusted Policy H15 and complemented by a

monitoring indicator and target. The suggested wording proposed by the Council and Gallagher Estates is below:

H15 Gypsy and Traveller Transit Accommodation

IN ACCORDANCE WITH ASSESSED NEED, THE COUNCIL WILL IDENTIFY AND DELIVER A SUITABLE GYPSY AND TRAVELLER TRANSIT SITE FOR UP TO 7 PITCHES BY THE END OF 2019.

5.30 Some Gypsy and Traveller families still have a nomadic style of living and the Council must provide transit sites for their use. Occupants at these locations will be allowed to pitch for a set number of weeks per year as determined by the Council, for which a fee will be payable in advance. A Newport Gypsy and Traveller Accommodation Needs Assessment was completed by Fordham Consultants in January 2010 and up to date information such as the annual caravan count, informs the Council that up to 7 pitches are required during the plan period.

5.31 This policy commits the Council to identifying and proving a suitable gypsy and traveller transit site for up to 7 pitches by the end of 2019 which will accommodate this need.

Monitoring Indicator:

CORE AND LOCAL INDICATORS	SOURCE OF INFORMATION	MONITORING TARGET	TRIGGER POINT
LOCAL – Need for Gypsy/Traveller transit site	NCC Planning Policy	Provide a site capable of accommodating Newport’s need of up to 7 pitches by the end of 2019.	Failure to identify a site by the start of 2018. Failure to obtain planning permission by the start of 2019.

1.8 It is agreed between the Council and Gallagher Estates that this approach is considered to be justified and sound for the following reasons:

(a) The above further policy commitment and monitor/indicator combined with existing proposed plan policies would amount to there being a coherent suite of planning policies in place including:

(i) Policy H17 that provides a framework for consideration of gypsy and traveller accommodation proposals;

(ii) A permanent residential site allocation policy H16 for residential gypsy and traveller accommodation, which provides for the immediate need required within the Newport administrative boundary; and

(iii) A monitoring framework at Section 12, which allows the plan to be monitored and reviewed and would be supplemented by the additional monitoring indicator for a transit site as above. This framework includes a number of options for action should a trigger point arise, including a review of the policy itself or a plan review if required.

(b) It allows the Council to understand, evaluate and fully address the housing needs of their area in accordance with Planning Policy Wales (PPW).

1.9 It is also agreed by the Council and Gallagher Estates that the inclusion of a new policy commitment to gypsy and traveller transit site provision as set out above would also help to ensure that the policy approach is robust.

1.10 It is acknowledged that in the Conwy County Borough Council Plan the proposed approach outlined in this Statement of Common Ground was found to be sound. It is understood that in Conwy good progress has been made in implementing the approach, illustrating the soundness of the approach.

7 October 2014

Newport City Council

Welsh Government - Planning Division

Gallagher Estates