

From: Emma Harding [mailto:emma@asbriplanning.co.uk]
Sent: 24 April 2018 10:00
To: Geraint Roberts (Principal Planning Officer)
Subject: FW: CONIN 18/0293
Importance: High

Hi Geraint

I hope all is well.

Please find attached an updated site location plan and site layout plan.

The location plan has been updated following comments from Planning Policy who requested that the Phase 1 apartments are excluded from the red line. Following discussion with policy it was agreed that the red line would be adjusted but the blue line would still include this area. The revised site area is approximately 5ha.

As such the density of the proposal is 206 dwellings/ site area 5ha = 41 dwellings per hectare. As such the density of the proposed development remains in accordance with planning policy.

The site layout plan has been updated to note the location of the affordable housing. Following further direct discussions between the applicant (Pobl Group) and the Council's Affordable Housing Officer it was agreed that the layout would be tweaked so the affordable housing is spread across the site. Following discussion with the Council's Affordable housing officer the layout now shows a total of 60 units which are DQR compliant which equates to a total of 29% being affordable. A total of 31 units are social rented with the remainder 29 units being intermediate with a neutral tenure. As such the level of affordable housing is in accordance with planning policy. Although this is the case it should be noted that the planning fall back only has provision for 15% affordable housing which was accepted by the LPA. As such the provision provided on this application is a betterment and will go further to addressing housing need in Newport.

Please let me know if you require anything further.

Kind Regards

Emma

Emma Harding – Senior Planner MRTPI

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From: Geraint Roberts (Principal Planning Officer) [<mailto:GeraintN.Roberts@newport.gov.uk>]
Sent: 16 April 2018 15:18
To: Emma Harding
Cc: Sally Davies (Strategy & Development Manager)
Subject: FW: CONIN 18/0293

Hello Emma

I've had a quick look and couldn't find a plan showing the location of the affordable units.

If you can clarify on the other points our Housing Manger raises in relation to neutral tenure and intermediate housing units it would be helpful to me.

I presume we are being offered 15% of the units on neutral tenure and that these are fully TAN 2 compliant?

From: Sally Davies (Strategy & Development Manager)
Sent: 13 April 2018 08:31
To: Geraint Roberts (Principal Planning Officer)
Cc: Alun Lowe (Planning Contributions Manager); Lindsay Christian (Senior Planning Officer (Policy)); Susan Hall (Senior Planning Officer (Policy))
Subject: CONIN 18/0293

Hi Geraint with regard to the above named application I am unable to find a plan showing the location of the affordable housing. There is reference by the applicant that 15% affordable housing is being provided which they are equating to 31 units, with a reference to social rented accommodation rather than neutral tenure. There is then a reference to intermediate housing units which I assume are not TAN 2 compliant and therefore for our purposes market housing.

If I have missed the plan showing the location of the 15% "social rented" units perhaps you could identify it for me or otherwise I would be grateful to receive this from the applicant. I note that the 15% is below the requirement for St Julian's but this is predicated on the existing extant permission having this level of affordable and I assume my policy colleagues will comment on this.

Many thanks
Sally

Sally Davies (Mrs)
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