

From: Lindsay Christian (Senior Planning Officer (Policy))
Sent: 01 May 2018 09:33
To: Geraint Roberts (Principal Planning Officer)
Cc: Sally Davies (Strategy & Development Manager); Alun Lowe (Planning Contributions Manager)
Subject: FW: CONIN 18/0293

Dear Geraint

I would like to make an additional comment on this application. The application site now covers a smaller area than the extant permission but it must be noted that the affordable housing in total for the 227 units is 26%, which is greater than the policy requirement of 20% and is therefore welcomed. This is in line with paragraph 4.8 of the affordable housing SPG, which states 'Where sites are sub-divided, the Council will seek to secure an appropriate amount of affordable housing, as if the whole site were to be developed. Where a site is adjacent and related to a previously developed site, subsequent developers will be expected to make provision to reflect the numbers on the combined parts of the site.'

I hope that clarifies the situation.

Regards

Lindsay

Lindsay Christian
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From: Lindsay Christian (Senior Planning Officer (Policy))
Sent: 25 April 2018 14:21
To: Geraint Roberts (Principal Planning Officer)
Subject: RE: CONIN 18/0293

Dear Geraint

The clarity over policy compliant density and affordable housing is welcomed.

Regards

Lindsay

Lindsay Christian
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From: Geraint Roberts (Principal Planning Officer)
Sent: 25 April 2018 14:02

To: Lindsay Christian (Senior Planning Officer (Policy))
Subject: FW: CONIN 18/0293
Importance: High

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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