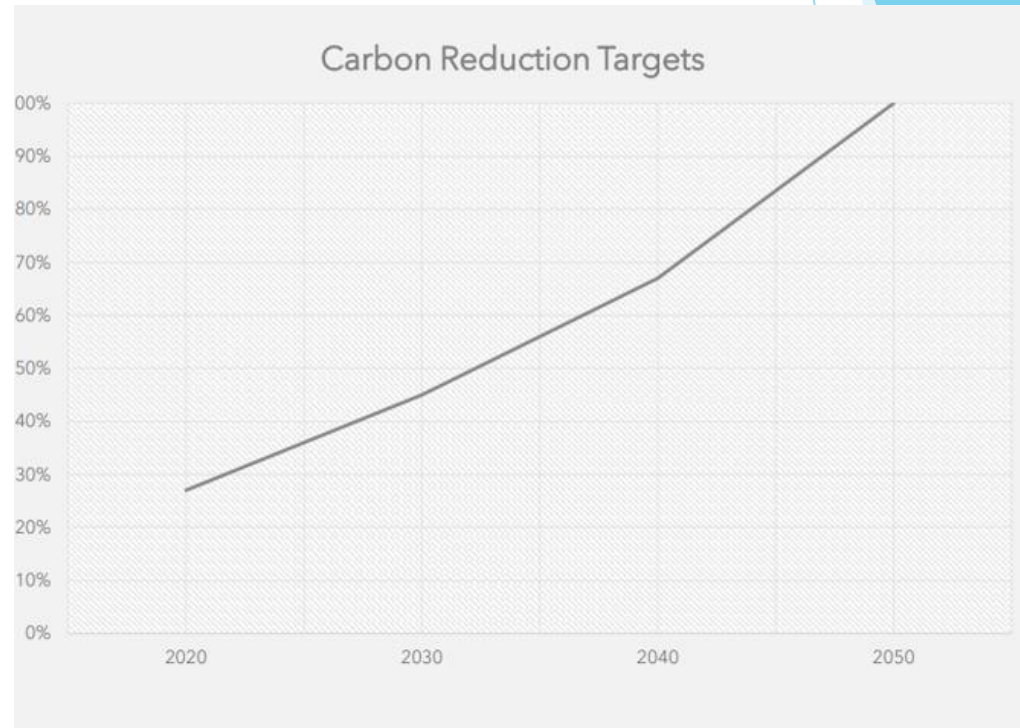


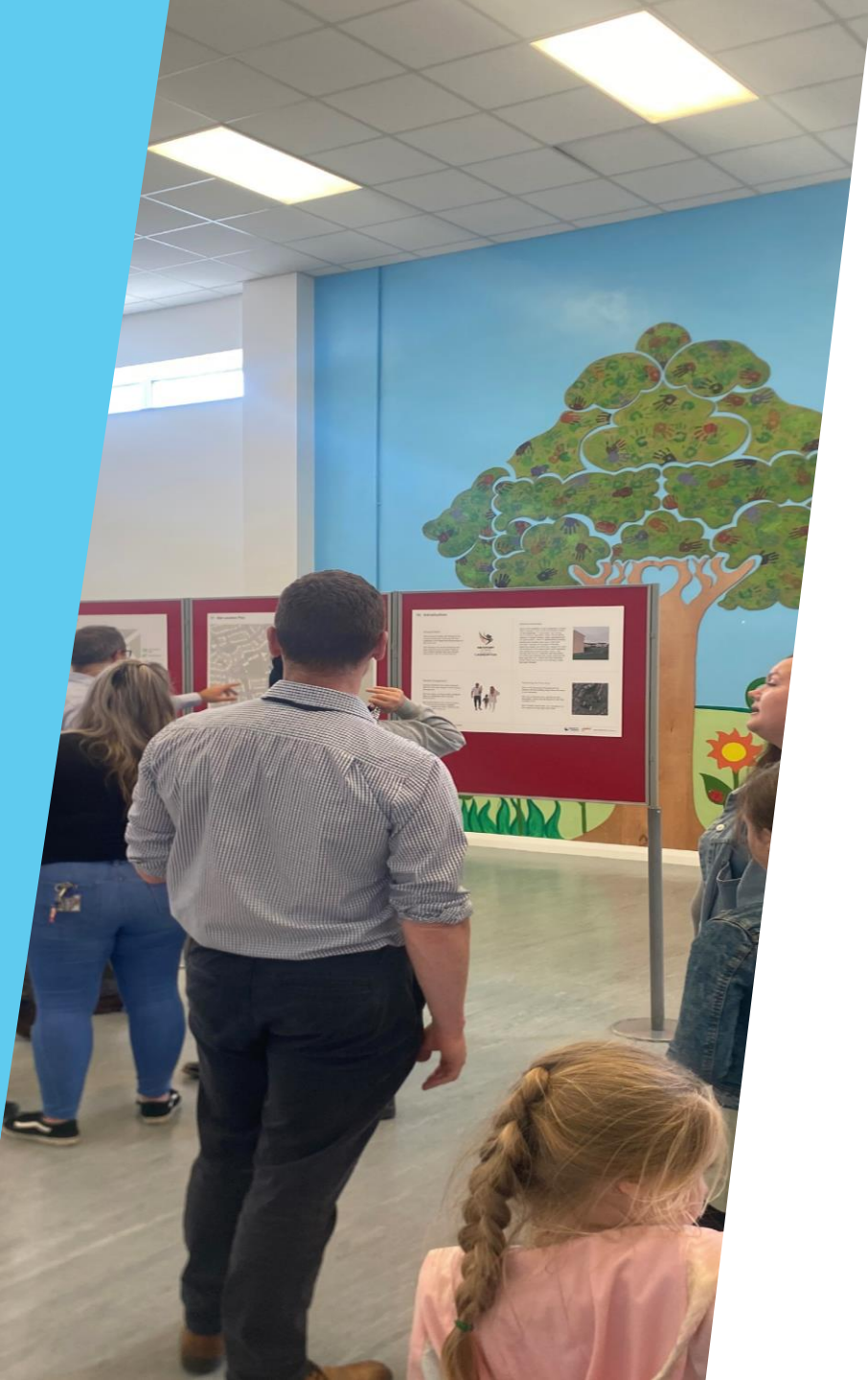
Alway Resident Meeting

1st March 2023

Wider Context

- ▶ One of Newport Council's Local Development Plan's key objectives is to ensure adequate supply of housing. To meet this objective, there is a target to deliver approximately 10,350 new homes between 2011 and 2026.
- ▶ There are circa 9370 people on the waiting list for social housing in Newport (2021-22)
- ▶ The Newport Housing Prospectus (22/23) confirms there is a need for 200no. 1 bedroom properties within the east region of Newport, which includes Alway.
- ▶ The Welsh Government has set targets for net zero carbon emissions by 2050 with a cut of 63% by 2030, 89% by 2040. The houses proposed are Net Zero Carbon therefore will assist in reaching these targets.



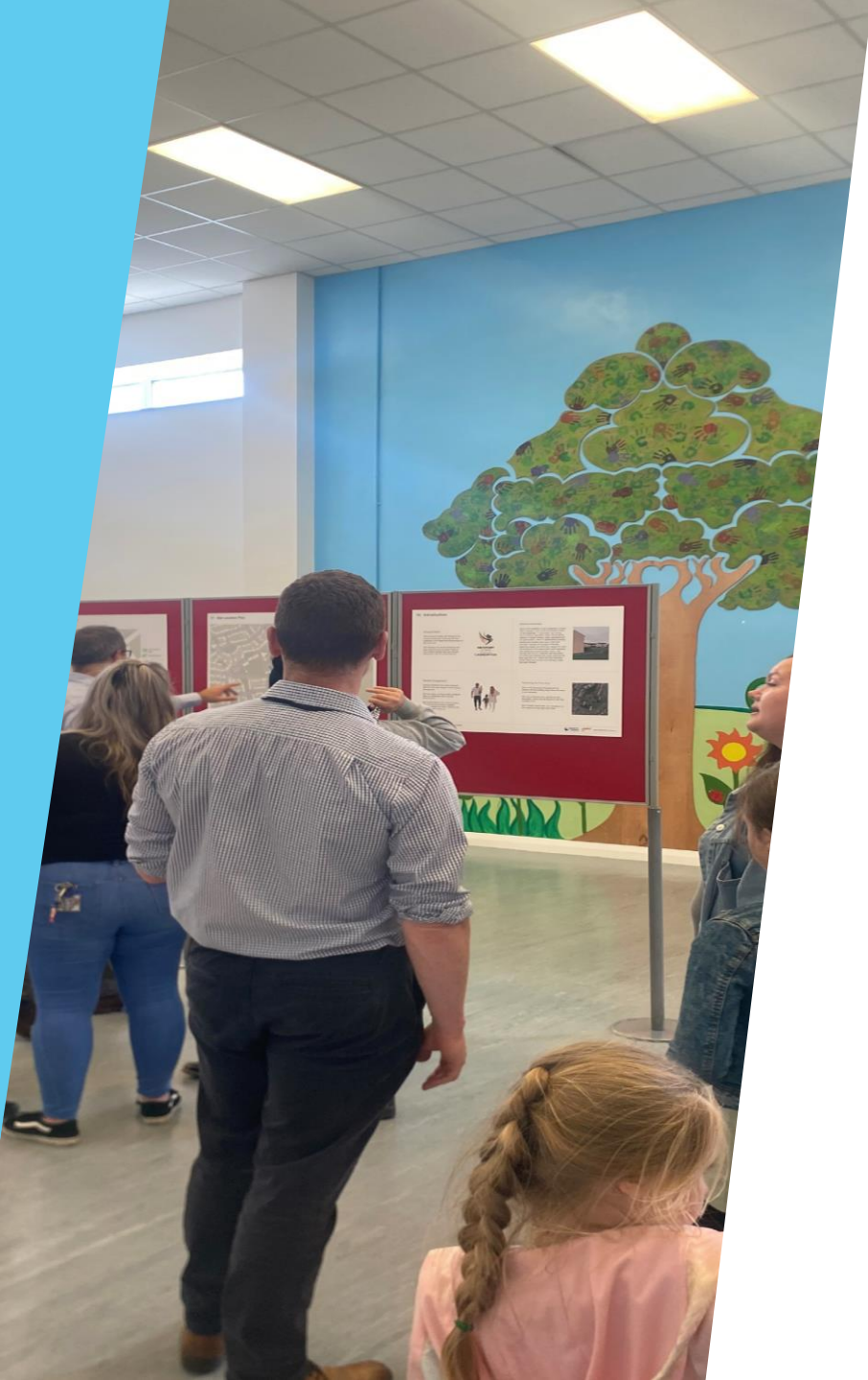


Our Work to date in Alway

- ▶ In 2020-2021 we carried out an options appraisal, which reviewed the options of doing nothing, major refurbishment or regeneration, which is demolishing existing homes and building new ones.
- ▶ The work included carrying out surveys of homes, exploring design and technical options for both refurbishment and regeneration and engaging with residents to find out their views.
- ▶ This process led NCH to consider that demolition of homes and building new ones would be the best approach and we are now looking to take this work forward.

Our Work to date in Alway

- ▶ In 2022 and 2023 we progressed more detailed drawings for the proposals at Penkin Hill and Aberthaw Road.
- ▶ We arranged 1-1 visits with the residents directly affected by our proposals to discuss their housing needs, ensure that they were informed of the processes involved and the likely timescales.
- ▶ We held a Public Engagement Event on the 7th of September 2022 to present the drawings to the wider community in Alway.
- ▶ We held a second Public Engagement Event on the 29th November 2022 to present the updated scheme following the comments we received during the first event. This included information explaining how we had addressed issues raised at the first event.
- ▶ We advanced the Statutory Pre-Application Consultation between the 9th November and 7th December 2022 to get feedback from local residents, Councillors and Statutory Consultees (i.e. Welsh Water, NRW etc).
- ▶ We submitted Planning Applications for both developments in early February 2023.



Concerns Raised



Privacy and Overlooking



Density of the proposed development



Replacement of Play Area



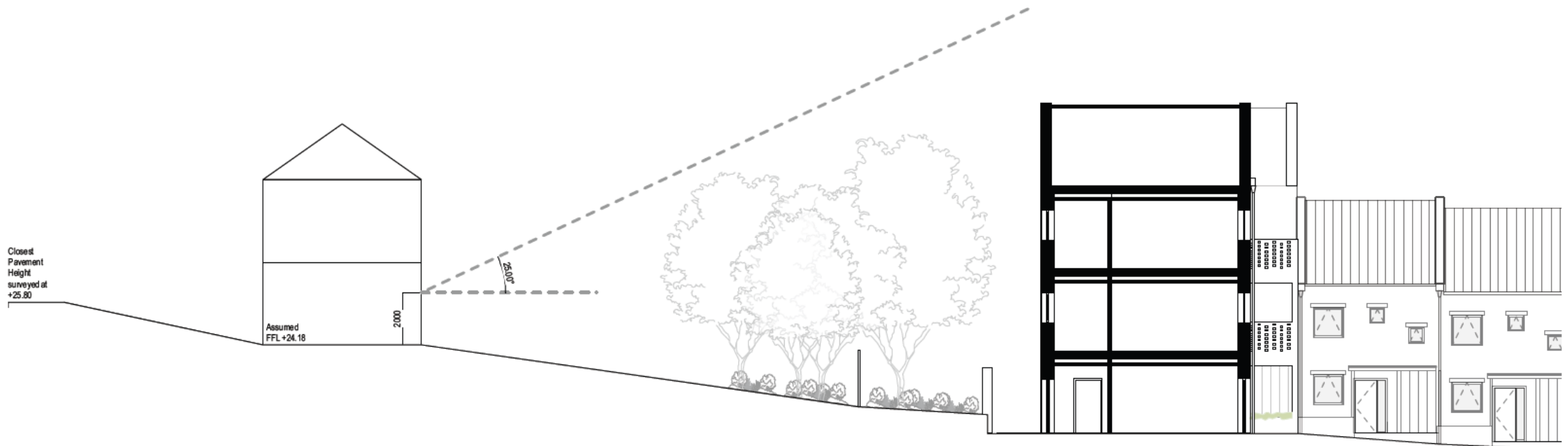
Car Parking

Site Layout



Privacy and Overlooking

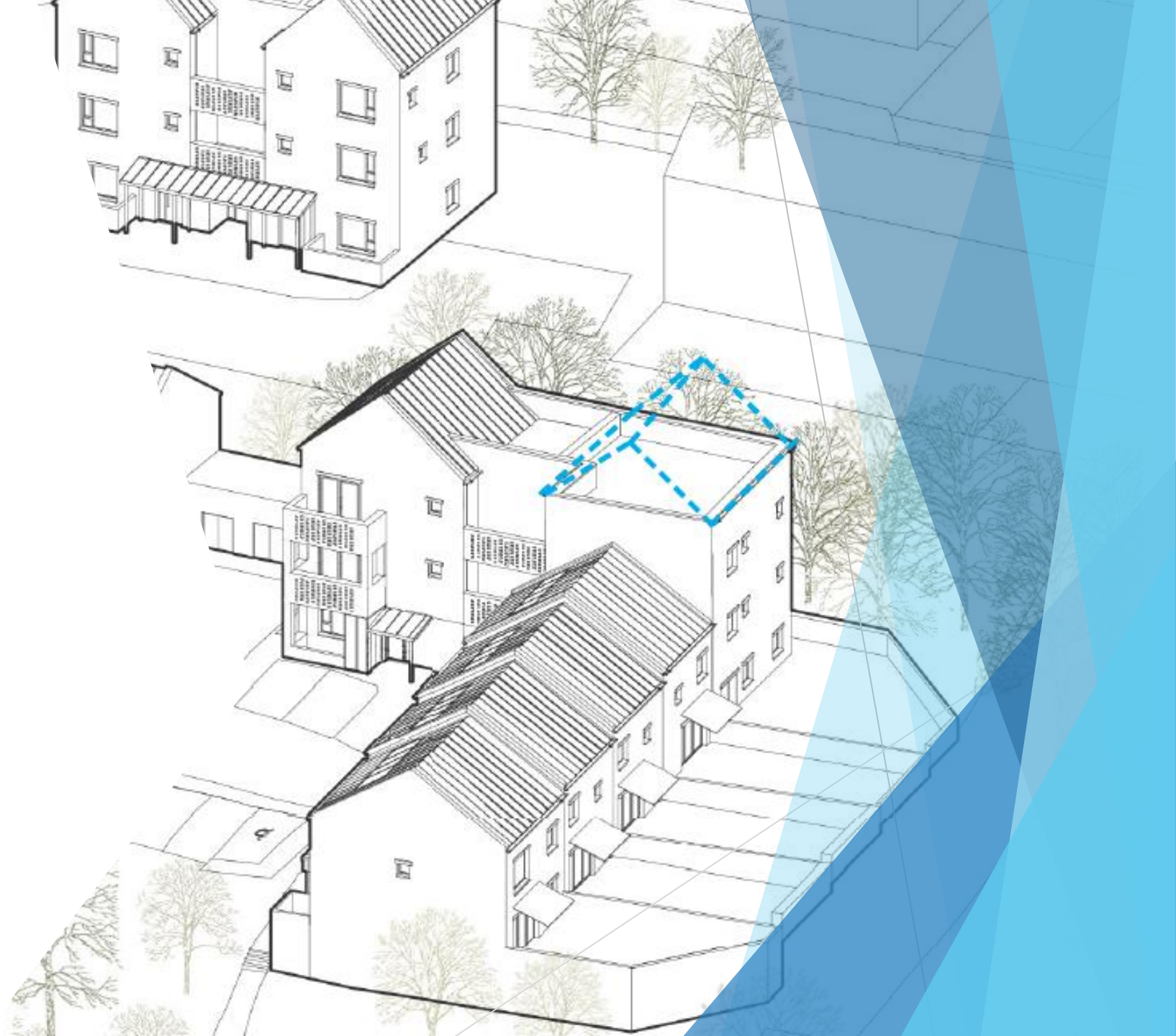
- Cross section of the site demonstrating that the proposals will not impede upon the right to light of residents
- Existing trees will further soften this relationship
- The overall height of the block is similar to the height of the properties on John Ireland Close due to the change in site levels.



25 deg. Test - Section Diagram through Property at John Ireland Close and Unit Type F at the north-west corner of the site.

Privacy and Overlooking (Continued)

- ▶ The residential block is 23.8m away from the properties on John Ireland Close (beyond 21m minimum distance)
- ▶ Despite compliance with the planning requirements, we have changed the roof pitch to reduce the height of the block further.



Replacement Of Play Area

- ▶ Newport City Council have agreed that in order for NCH to build new homes on Penkin Hill, NCH will pay a financial contribution towards a new replacement Play Area in Alway.
- ▶ We have advanced extensive consultation with Newport City Council, South Wales Police, Local Community Groups, Alway School and advanced an online survey to consider where the play area should be provided.
- ▶ Newport City Homes don't manage play areas so it will be the Council who will build and manage the new facility.
- ▶ Liswerry Ponds is considered a good location to serve Alway as a whole - it will provide a new high quality play facility for a range of ages.
- ▶ Other smaller, more local areas were considered, however these were not supported by the police.

Density of the proposed development

Penkin Hill

- ▶ 26 x 1 Bed Flats
- ▶ 6 x 2 Bed Flats
- ▶ 7 x 2 Bed Houses
- ▶ 1 x 3 Bed House
- ▶ **Total = 40 Units**

Planning policy

Future Wales National Planning Policy states:

‘New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations’

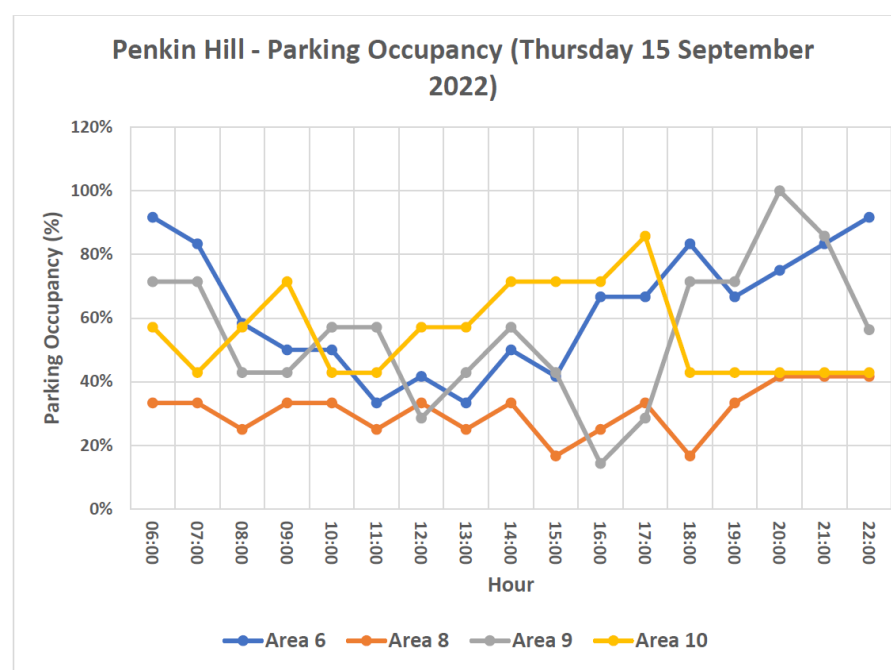
We are providing 57 dwellings per hectare which meets requirements.

Car Parking

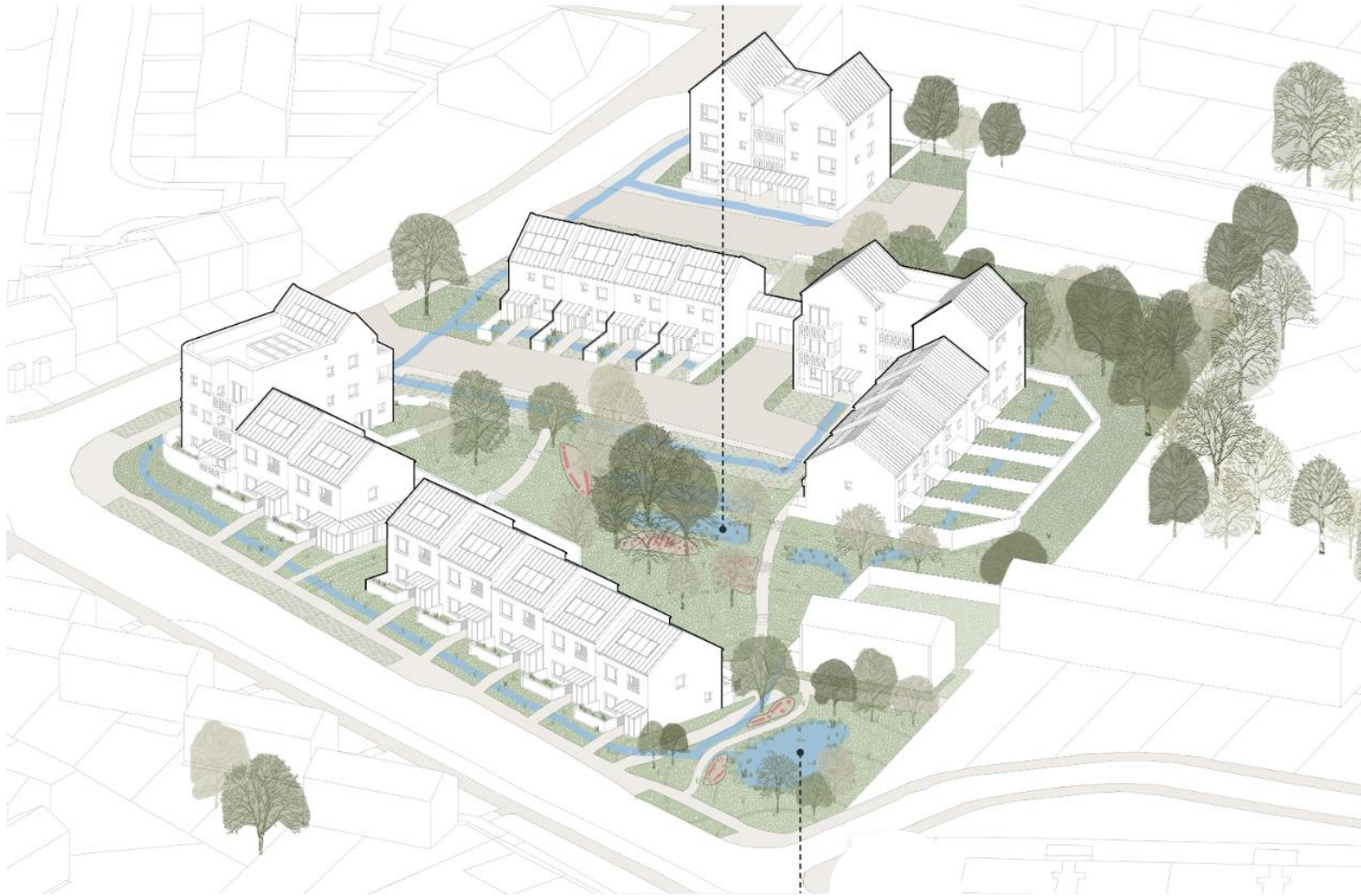
- ▶ Our proposals meet requirements set by Planners.
- ▶ Proposals comprise 41 car parking spaces:
 - ▶ 1 space per 1 bed property,
 - ▶ 1 space per 2 bed property, and
 - ▶ 2 spaces for the 3 bed house.
 - ▶ 10% of the spaces will have Electric Charging Points
- ▶ Welsh Government are seeking to reduce reliance on the private car through increased Active Travel - Local Authorities are required to consider this when making decisions.
- ▶ We've advanced a Transport Statement including a parking survey of local parking availability to accompany the planning application which will be considered by Newport City Council as part of the planning application.

Parking Beat Survey

- ▶ The parking beat survey assessed the number of car parking spaces available between 6:00 and 22:00 on Thursday 15th September.
- ▶ Confirms that there is availability within the wider area to accommodate parking.



SUDS and Ecology



- New developments are required by Welsh Government to provide surface water drainage called 'Sustainable Urban Drainage Systems' (SUDS).
- This is to reduce run off into existing drainage through natural means
- It also promotes biodiversity and improves the street scene by incorporating green spaces.
- The blue areas highlighted where the runoff will flow. Rainwater is expected to only collect in the water basin 1 in every 100 years.