

# Somerton Resident Steering Group meeting: Wednesday 6 December 2023, 17.30

## Attendees

**NCH:** Pravin De Silva, Rebecca Sluman, Phillip Lott

**Oxford Architects:** Terry Lai, Tony Mullins

**Residents:** Janine Clarke, Linda Clarke, Gwyneth Mcloughlin Johnson, Danny Davis, Paul Jenkins, Carol Williams

**Councillors:**

## Introduction

Rebecca advised the group that the meeting was being recorded, there were no objections.

## 1 Actions from previous minutes

1.1 There were no actions from the previous meeting

## 2 Project Plan

2.1 Prav advised that we have received pre-application comments from Newport City Council (NCC), however these took time to get, therefore there is a delay in the programme. We will now look to submit planning permission in March 2024. We will look to hold the community consultation event in January 2024 along with the submission to Welsh Government

## 3 Design Update

### Regeneration

3.1 Surveys to be carried out in 2024, will be further bat surveys which can take place between May – August and reptile surveys in either April, May or September.

3.2 We received the formal pre-application feedback from NCC on the 3<sup>rd</sup> November

- Steps on junction of Chepstow Road and Aberthaw Road are welcomed, they will increase permeability . They will need to be well lit, landscaped and over looked
- The proposed green spaces will provide visual amenity and bio-diversity areas

- The public open space offers real potential to be a useful area. It should enable better integration of the Hope Centre and the primary school into the wider site
- Need to consider how to prevent nuisance parking on the open space, use landscaping to ensure this doesn't happen
- Proposed massing and scale of the flats and the houses appears to be acceptable
- Proposed car parking spaces are acceptable due to sustainable location

Points picked up by NCC that we are looking into:

- Position of some of the houses to ensure parking is within the curtilage of the properties
- Further develop landscape strategy and review the public open space
- Green infrastructure is key to any development in Newport
- Review the pedestrian policy from the green link from the houses to the public open space, to ensure they have priority

3.3 We had a meeting with NCCs Leisure and Parks Department and the Sustainable Urban Drainage (SuDS) SAB to discuss the proposals for the public open space and to discuss our drainage strategy

3.4 We also talked about purchasing land that belongs to NCC on Acacia Avenue, this will be taken to the Minister Cabinet briefing to discuss

3.5 We had a Secure by Design meeting with Newport East Neighbourhood Inspector to go through the plans for Acacia Avenue. We had lots of good feedback and will change a few items to ensure we are designing a scheme that is safe and secure for the new residents

3.6 Prav explained that we can claim grant via the Welsh Government for achieving a gold standard secure by design certificate for this scheme

3.7 Tony went on to explain the flats next to the green open space will consist of:

- 6x 1bed 2 person flats over 3 floors. They will have an open plan kitchen, dining and living area
- There will be South-east and South-west facing balconies
- There will be external bin and bike stores
- There will be access from the pavement to one of the ground floor flats. There will be a communal entrance to the other 5 flats
- There will be South-west facing shared amenity space
- Windows will overlook the public open space for natural surveillance

3.8 Tony showed some street elevation designs of how the houses could look on Acacia Avenue

3.9 Tony showed a plan of the public open space and play area for younger children

3.10 We will be working on developing this plan and looking at the security of the play area and ensuring there is boundary planting around the whole area to stop cars / electric scooters and off road bikes from accessing this area

## Refurbishment

3.26 Prav advised that we are working with our internal colleagues to understand the best solutions for the properties that are going to be refurbished and our Assets team are carrying out similar works in a property in Rogerstone, so this will be used as the pilot property and no pilot works will be carried out in Somerton

3.27 Prav explained that we submitted an application for funding from Welsh Government, which we have been successful in getting for 9 empty properties in Somerton. We will be working with NCC to look at other funding opportunities to bring the other empty properties back in to use

## 4 Communications

4.1 We will look to hold a community consultation event in January 2024, which will focus on the designs and plans for Acacia Avenue (Area 1)

4.2 We are looking to submit The Welsh Government pre-planning submission in January 2024

## 5 Any Other Business

5.1 A resident said that it is good to see some progress on designs and those that don't come to the meetings feel like it is dragging. Prav explained that there is so much going on and lots of factors that contribute to our plans but we are getting there and by getting a planning application in, in March 2024 is in sight.

5.2 A resident said that the designs and plans for Acacia Avenue look good and hopefully people will get on board as we go through the phases

## 6 Next Meeting

Time and Date of Next Meeting

Wednesday 10th January 17.30 - Hybrid Meeting