



Newport City Council

Joint Housing Land Availability 2018

**Between Newport Local Planning Authority and the Study Group:
Home Builders' Federation and Study Group Members**

June 2018

Contents

1. Summary.....	3
2. Housing Land Supply	4
Appendix 1 – Final Site Schedule	5
Appendix 2 – Past Completion Data	6
Appendix 3 – Previous Land Supply Data	7

1. Summary

- 1.1. This is the Newport City Council Joint Housing Land Availability Study (JHLAS) for 2018 which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 2017.
- 1.2. The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
<http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> .
- 1.3. Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Newport City Council has 5.6 years housing land supply.

Involvement

- 1.4. The housing land supply has been assessed in consultation with:
 - Home Builders' Federation
 - Other Study Group members

Report Production

- 1.5. Newport City Council issued draft site schedules and site proformas for consultation between 30th April – 11th May 2018. Comments were provided by the HBF and other parties within this period. A Study Group meeting was held on 24th May 2018 to try and resolve disputes concerning a number of sites. Following discussions at the meeting, agreement was reached on all the disputed sites and a Statement of Common Ground (SoCG) was prepared and following consultation with the Study Group, it was submitted to the Welsh Government in June 2018. This JHLAS report has been prepared on the basis of the SoCG.

2. Housing Land Supply

- 2.1. The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2. The land supply has been calculated using the residual methodology, based on the Newport City Council Local Development Plan 2011 – 2026, adopted January 2015.

Table 1 – Identified Housing Land Supply

Housing Land Supply (base date to base date plus 5 years) – Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	8687	551	3250	602	4284	951

- 2.3. Five year land supply breakdown (i.e. Categories 1 and 2):

Private	3403
Public	0
Housing Association	398
Total	3801

- 2.4. Small Site Supply – the contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
50	55	37	55	53	250

- 2.5. The overall total 5 year land supply (large and small sites) is **4051** units (3801 + 250)

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted LDP)	10,350
B	Completions from start of plan period to JHLAS base date (large and small sites)	4600
C	Residual Requirement (A-B)	5750
D	5 Year Requirement (C/number of years of plan period remaining x 5)	5750/8*5= 3593.75 (3594)
E	Annual Need (D/5)	3594/5 = 719
F	Total 5 Year Land Supply (from para 4.5)	4051
G	Land Supply in Years (F/E)	5.6

Appendix 1 – Final Site Schedule

Residential Land Availability Schedule for Newport City Council - Post Meeting
Sites for 10 or more units as at 01.04.2018
Sites with Planning Permission, S106 or Adotped LDP

PRIVATE SECTOR - Planning Permission

App	LDP	HLA Ref	Address	Ward	Units Built		Units Remaining	Hectares Remaining	Categorisation							
					Since Last	Total			U/C	2019	2020	2021	2022	2023	Cat 3	Cat 4
					Study	Capacity										
08/1333	H1		465 Adj. McReadys Ponthir Road	Caerleon	27	56	0	1.39	0	0	0	0	0	0	0	0
07/0386	H56		1375 Opposite Belmont Lodge	Caerleon	0	122	122	6.92	0	0	0	0	0	0	0	122
14/0800	H41	97(D)	Trinity View	Caerleon	1	16	4	0.28	1	1	2	0	0	0	0	0
11/1269	H13		1365 Allt-Yr-Yn Campus	Allt-Yr-Yn	19	125	16	1.32	16	0	0	0	0	0	0	0
14/0363	H39		1366 Former Bettws Comprehensive	Bettws	6	224	0	0.53	0	0	0	0	0	0	0	0
07/0540	H14	1014 (A)	Monmouthshire Bank Sidings - Redrow	Pillgwenlly	81	421	32	3	32	0	0	0	0	0	0	0
13/1172	H14	1014 (B)	Monmouthshire Bank Sidings - Llanmoor	Pillgwenlly	20	85	24	2	11	13	0	0	0	0	0	0
05/1644	H40	1271(A)	Westmark - Old Town Dock	Pillgwenlly	0	154	90	0.68	0	0	0	0	0	0	0	90
14/0609	H58		1674 Panasonic	Tredegar park	35	250	0	3.27	0	0	0	0	0	0	0	0
13/1303	H54	1626 (A)	Jubilee Park - Bellway Homes (Parcel H2)	Rogerstone	43	134	0	4	0	0	0	0	0	0	0	0
14/0150	H54	1626 (B)	Jubilee Park - Taylor Wimpey (Parcel H1/2)	Rogerstone	29	144	0		0	0	0	0	0	0	0	0
13/0900	H54	1626 (C)	Jubilee Park - Barratt Homes (Parcel H3 and small part of H5)	Rogerstone	17	125	0		0	0	0	0	0	0	0	0
16/0564	H54	1626 (E)	Jubilee Park - Barratt Homes (Parcel H5)	Rogerstone	23	34	0		0	0	0	0	0	0	0	0
16/0486	H54	1626 (F)	Jubilee Park - Bellway Homes (Parcel H6 & part H8)	Rogerstone	21	92	71		32	9	30	0	0	0	0	0
16/0467	H54	1626 (G)	Jubilee Park - Barratt Homes (Part Parcel H8)	Rogerstone	28	81	53		53	0	0	0	0	0	0	0
16/0984	H54	1626 (H)	Jubilee Park - Taylor Wimpey (Parcel H4)	Rogerstone	2	117	83		22	18	43	0	0	0	0	0
17/1071	H54	1626(I)	Jubilee Park - Taylor Wimpey (Parcel H7&H9)	Rogerstone	0	176	176		0	0	35	35	53	53	0	0
11/0381			1647 Shire Hall Pentonville	Allt-Yr-Yn	0	18	1	0	1	0	0	0	0	0	0	0
06/0267	H10		1394 Pencoed Castle	Langstone	0	12	12	9.6	0	0	0	0	0	0	12	0
07/1590	H19		1554 Land at Hartridge High School	Ringland	0	65	65	2.54	0	0	0	0	0	0	0	65
08/0565	H38		1295 Lysaghts Village (Orb Works)	Lliswerry	131	559	52	6.02	52	0	0	0	0	0	0	0
06/0471	H47		1599 Glan Llyn (Remainder) Former Llanwern Steelworks	Llanwern	0	3214	3214		0	20	100	180	180	180	0	2554
13/1250 &	H47	1599 (C&D	Glan Llyn (St Modwen) Former Llanwern Steelworks	Llanwern	46	151	0		0	0	0	0	0	0	0	0
15/1475	H47	1599 - E	Glan Llyn (Bellway) Former Llanwern Steelworks	Llanwern	68	182	91		25	25	41	0	0	0	0	0
16/1291	H47	1599 (F)	Glan Llyn (St Modwen) Former Llanwern Steelworks	Llanwern	10	146	136		68	8	40	20	0	0	0	0
10/0847	H4		1142 Pirelli	Lliswerry	100	250	29	3.44	29	0	0	0	0	0	0	0
08/0869			1542 Newport Athletic Club	Victoria	0	472	472	3.73	0	0	0	0	0	0	472	0
08/1434	H37		1270 City Vizion (Rodney Parade)	Victoria	100	340	0	3.98	0	0	0	0	0	0	0	0
05/0287	H23		603 Traston Lane	Lliswerry	0	21	21	0.9	0	0	0	0	0	0	0	21
06/0065	H36		1019 Farmwood Close	Always	0	108	108	2.3	10	0	0	0	0	0	98	0
09/1243	H34		1472 Bankside Coverack Road	Victoria	0	38	38	0.49	0	0	0	0	38	0	0	0
03/1763	H12		1340 Former Tredegar Park Golf Course	Graig	5	150	145	5.2	7	14	36	52	36	0	0	0
07/0137			1331 Pinewood	Always	48	223	12	2.52	12	0	0	0	0	0	0	0
14/0177			1291 53 Crescent Road	Beechwood	0	21	21	0.28	0	0	0	21	0	0	0	0
14/0709			1682 Land & building known as 14-16 Upper Dock Street	Stow Hill	0	10	10	0.03	0	0	0	0	0	10	0	0
14/0355	H1(52)	1271©	Old Town Dock - East Dock Road	Pillgwenlly	0	243	243	11.76	0	0	44	65	65	69	0	0
13/1279	H5		916 Glebelands	St Julians	0	251	251	2.83	20	45	66	60	60	0	0	0
14/0386	H62		1678 Former Queens Hill School	Allt-Yr-Yn	0	92	92	4.18	0	0	0	30	30	32	0	0
15/0376			1712 The Front Page - 14-15 High Street	Stow Hill	0	10	10	0.03	0	0	0	0	10	0	0	0

10/1336			1700 Woodland House	Malpas	0	13	11	0.17	9	2	0	0	0	0	0	
15/0803	H32		1456 Former Sainsburys Site	Shaftesbury	0	140	140	2.1	0	0	0	40	50	50	0	0
15/0629			1741 Olympia House	Stow Hill	0	62	62	0.12	0	0	62	0	0	0	0	0
15/0515			1740 4-5 Market Street	Stow Hill	11	11	0	0.02	0	0	0	0	0	0	0	0
12/0793			1739 40 Stow Hill	Stow Hill	0	25	25	0.17	0	0	0	0	7	18	0	0
15/1007			1732 Ebbw Bridge Club & Institute	Gaer	0	21	21	0.16	21	0	0	0	0	0	0	0
16/0864	H3		1145 Llanwern Village	Llanwern	0	1100	1100	44	0	0	30	65	85	85	0	835
	H15	1271(D)	Victoria Wharf (Edward Ware)	Pillgwenlly	0	93	93	1.16	0	0	0	30	30	33	0	0
17/0038	H43		1308 Portskewett Street - Liberty Grove	Lliswerry	0	92	92	0.34	0	0	0	0	46	46	0	0

Housing Association with Planning Permission

09/0850	H45		1345 Lysaghts Parc	Lliswerry	0	176	100	4.86	0	0	0	30	30	40	0	0
14/1102			1695 Drinkwater Close	Gaer	0	39	39	0.98	39	0	0	0	0	0	0	0
14/0355	H1(52)	1271©	Old Town Dock - East Dock Road	Pillgwenlly	0	45	45	11.76	45	0	0	0	0	0	0	0
15/0819			1724 Land north of and adjacent to 58 Clevedon Road	Beechwood	15	18	0	0.39	0	0	0	0	0	0	0	0
15/1276	H24		1296 30-33 High Street - Phase 2 Griffin Island	Stow Hill	0	16	16	0.06	16	0	0	0	0	0	0	0
16/0195			1767 St Matthew's Church	Victoria	0	14	14	0.138	14	0	0	0	0	0	0	0
16/0669			1762 Ribble Walk	Bettws	12	12	0	0.3	0	0	0	0	0	0	0	0
15/1232			1745 R/O 146-196 Tregwilym Road	Rogerstone	0	29	29	0.84	0	10	19	0	0	0	0	0
16/0788			1778 123 - 129 Commercial Street (Hornblower)	Stow Hill	0	38	38	0.12	0	0	38	0	0	0	0	0
16/0526			1784 Bettws Day Nursery - Don Close	Bettws	0	16	16	0.3	16	0	0	0	0	0	0	0
17/0894			1811 Land South of and Adj to Cot Farm Walk	Ringland	0	44	44	0.8	0	0	44	0	0	0	0	0
17/0431			1556 Durham Road Infants School	St Julians	0	57	57	0.4	0	0	57	0	0	0	0	0

Granted Subject S106

	H51		1141 Whitehead Works	Pillgwenlly	0	529	529	18.62	0	0	60	100	100	100	0	169
16/0786			1805 Land and buildings north east of 71 Forge Close	Caerleon	0	16	16	0.4	0	0	0	0	16	0	0	0

Adopted LDP Site

11/0383	H21		1486 Former Floors 2 Go	Victoria	0	10	10	0.12	0	0	0	0	0	0	10	0
08/1445	H31		1461 Roman Lodge Lotel, Ponthir Road	Caerleon	0	10	10	0.17	0	0	0	0	0	0	10	0
	H53		949 Bideford Road	Gaer	0	35	35	1.08	0	0	0	0	0	0	0	35
	H55		1690 Jigsaw Site	Llanwern	0	200	200	7.8	0	0	0	0	0	0	0	200
12/1087	H59		1635 24 Crawford Road	St Julians	0	10	10	0.19	0	0	0	0	0	0	0	10
	H61		1691 Former Postal Exchange	Allt-yr-yn	0	70	70	0.2	0	0	0	0	0	0	0	70
	H63		1692 Telford Depot	Liswerry	0	60	60	1.6	0	0	0	0	0	0	0	60
	H64		1693 Uskside Paint Mills/Coverack Road	Victoria	0	53	53	0.2	0	0	0	0	0	0	0	53
10/0519	H57		1501 Treberth Crescent	Ringland	0	58	58	0.66	0	0	10	30	18	0	0	0
					898		8687		551	165	757	758	854	716	602	4284

Appendix 2 – Past Completion Data

	Number of homes completed on		
Year	Large Sites	Small Sites	Total Completions
2010/2011	361	40	401
Completions during plan period			
2011/2012	371	35	402*
2012/2013	332	71	403
2013/2014	339	50	389
2014/2015	540	55	595
2015/2016	871	37	908
2016/2017	897	55	952
2017/2018	898	53	951

*updated to reflect inaccuracies in previous studies

Appendix 3 – Previous Land Supply Data

Year	5 year supply – number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2010/2011	452	3293	4.3	399	7421
2011/2012	226	2839	7.0	613	8696
2012/2013	505	2664	7.4	225	7615
2013/2014	744	3300	9.2	915*	6830*
2014/2015	426	4250	6.3	140	5958
2015/2016	526	3745	5.9	760	5148
2016/2017	790	3520	6.1	602	4535
2017/2018	551	3250	5.6	602	4284

*amended to rectify past error