

**NEWPORT CITY COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY
APRIL 2012**

**BETWEEN NEWPORT CITY COUNCIL LPA AND THE STUDY GROUP:
HOME BUILDERS' FEDERATION
LINC CYMRU
DWR CYMRU / WELSH WATER
MELIN HOUSING ASSOCIATION
FAIRLAKE HOUSING ASSOCIATION
ST. MODWENS (REGARDING LLANWERN SITE)
SAVILLS (REGARDING LLANWERN SITE)**

DECEMBER 2012

CONTENTS

- 1 Summary
- 2 Housing Land Supply
- 3 Commentary
- 4 Monitoring data
- Appendix 1 - Site Schedules
- Appendix 2 - Past Completions Data
- Appendix 3 - Previous Land Supply Data

1.0 SUMMARY

- 1.1 This is the Newport City Council Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1st April 2012. It replaces the report for the previous base date of 2011.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process September 2012. 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://wales.gov.uk/topics/planning/planningstats/housinglandinwales/?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 past building rates method set out in TAN 1 Newport City Council has **7.0 years** housing land supply.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Richard Price - Home Builders Federation
- Lindsay Christian – Newport City Council
- Mark Hand – Newport City Council
- Elise Coalter – Linc Cymru
- Rhidian Clement – Dwr Cymru/Welsh Water
- John Millard – Melin Housing Association
- Rhys Parry – Fairlake Housing Association
- R Skelston – St Modwens (regarding Llanwern site)
- Tim Gent – Savills (regarding Llanwern site)

Report production

- 1.5 Newport City Council issued draft site schedules and site proformas for consultation on 31 August 2012 for a period of 5 weeks until 8 October 2012. Comments were provided by the HBF and other parties within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on (date).
- 1.6 Following the initial consultation those respondents who had raised concerns were contacted directly and as a result all matters were agreed and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) 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 past building rates methodology because as at 1 April 2012 there was no up-to-date adopted development plan covering the Newport City Council area.

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	Under construction	1	2	2*	3(i)	3(ii)	Homes completed since last study
Total	11761	226	328	2511	0	8083	613	406

2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	2910
Public	
Housing Association	155
Total	3065

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

2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total
57	27	33	40	35	192

2.5 The overall **total 5 year land supply** (large + small sites) is **3257** (3065 + 192)

Table 3 – 5 Year Land Supply Calculation (Past Building Rates Method)

A	Total Previous 10 Year Completions (2002-2012)	4668
B	Average Annual Completions	467
C	Total 5 Year Land Supply	3257
D	Land Supply in Years (C / B)	7.0

3.0 MONITORING DATA

3.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3ii Categories				Completions 2011 – 2012			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	675	15	3255	83	1443	18	3677	82	0	0	361	100
2012	410	13	2655	87	1715	20	6981	80	9	2	362	98

Table 5 - Sites subject to flood risk constraints (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3ii Categories				Completions 2011 – 2012			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	2168	55	112	3	4288	61	90	1	0	0	0	0
2012	1457	48	112	4	4704	54	90	1	242	60	0	0

Table 6 – Completions by House Type – 1 April 2011 to 31 March 2012.

- 140 (38%) houses completed
- 231 (62%) apartments/flats completed
- 0 other (e.g. bungalows) completed

Appendix 1 – Site Schedules

07/0031	PENMAEN WHARF	0	160	160	0.83	0	0	0	0	0	0	160	0
TOTAL		176	2226	1784	40.62	60	103	143	175	200	245	2520	613

LPA Ref No	Address	Units Built				U/C	2013	2014	Categorisation			3 (i)	3 (ii)
		Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining				2015	2016	2017		
NEWPORT (EAST)													
05/0287/F	ADJ. 10 TRASTON LANE, NEWPORT	0	21	21	1.33	0	0	21	0	0	0	0	0
07/1590	ADJ HARTRIDGE HIGH	0	100	100	2.54	0	0	0	30	30	30	10	0
04/0295	CLARENCE PLACE, FORMER ARTS COLLEGE	66	66	0	0	0	0	0	0	0	0	0	0
NPT UDP	EASTERN EXPANSION AREA	0	1100	1100	44	0	0	0	50	50	50	950	0
335/69	FARMWOOD CLOSE, LAND ADJ	0	108	108	2.3	10	0	0	0	0	0	98	0
NPT UDP	FORMER LLANWERN STEELWORKS	0	3693	3693	108	0	50	100	100	118	152	3173	0
11/0146	GLAN LLYN - GREENARCES	7	178	171	0	8	35	35	35	35	23	0	0
11/0147	GLAN LLYN - PARKLANDS	3	129	126	0	14	30	30	30	22	0	0	0
09/886	FORMER ROBERT PRICE	0	122	122	1.32	4	30	30	30	25	0	0	0
11/0383	FORMER FLOORS 2 GO	0	10	10	0.12	0	0	10	0	0	0	0	0
11/0335	FORMER WESTFIELD SCHOOL	9	24	15	0	15	0	0	0	0	0	0	0
09/0874	HURRANS GARDEN CENTRE	0	60	60	1.96	0	8	15	15	15	7	0	0
10/0876/O	FORMER DURHAM ROAD SCHOOL	0	45	45	0.9	0	20	25	0	0	0	0	0
03/1531/RM	GLEBELANDS (H9), USK RIVERFRONT	0	153	153	2.83	0	0	0	0	0	0	153	0
NPT UDP	HERBERT ROAD	0	50	50	2.02	0	0	0	0	0	0	50	0
05/1038/O	LAND ADJACENT TO PORTSKEWETT STREET	0	117	45	0.51	0	0	0	0	20	25	0	0
00/0311/F	LAND FRONTING RIVER NORTH OF SPYTTY PILL (H2)	25	307	0	0	0	0	0	0	0	0	0	0
08/0869	NEWPORT ATHLETIC CLUB	0	472	472	3.73	0	0	0	0	0	0	472	0
08/1434	RODNEY PARADE, USK RIVERFRONT	36	480	394	0.82	0	30	30	30	30	30	244	0
09/0907	LAND AT REAR OF 1-13 CAERLEON ROAD	0	11	11	0.06	0	0	11	0	0	0	0	0
09/1211	CORPORATION HOTEL	16	16	0	0	0	0	0	0	0	0	0	0
TOTAL		162	7235	6685	172.38	51	203	307	320	345	317	5150	0

LPA Ref No	Address	Units Built				U/C	2013	2014	Categorisation			3 (i)	3 (ii)
		Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining				2015	2016	2017		
NEWPORT (ROGERSTONE/BASSALEG)													
10/0896	EGLWYS PARC, VIADUCT WAY	24	82	58	0	58	0	0	0	0	0	0	0
11/0449	GLOCH WEN	0	40	40	3.19	22	18	0	0	0	0	0	0
03/1763	FORMER TREDEGAR PARK GOLF COURSE	0	150	150	5.2	0	0	0	0	50	50	50	0
TOTAL		24	272	248	8.39	80	18	0	0	50	50	50	0
TOTALS		371	10485	9288	250.01	194	328	552	570	634	632	8048	613

**Residential Land Availability Schedule for Newport City Council
 Sites for 10 or more units as at 01.04.2012
 Sites with Planning Permission or in Adopted Plans**

HOUSING ASSOCIATION, PRIVATE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	Categorisation					3 (i)	3 (ii)	
							2013	2014	2015	2016	2017			
NEWPORT EAST														
04/1173/O	LYSAGHT INSTITUTE	0	176	100	4.86	0	0	50	50	0	0	0	0	0
08/0551	THE SEVEN STILES, LLISWERRY ROAD	0	23	23	0.3	0	0	10	13	0	0	0	0	0
11/0843/F	TURNER STREET	0	32	32	0	32	0	0	0	0	0	0	0	0
TOTAL		0	231	155	5.16	32	0	60	63	0	0	0	0	0

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	Categorisation					3 (i)	3 (ii)	
							2013	2014	2015	2016	2017			
NEWPORT WEST														
NPT UDP	BIDEFORD ROAD - PHASE 3, MAESGLAS	0	35	35	1.08	0	0	0	0	0	0	0	35	0
TOTAL		0	35	35	1.08	0	0	0	0	0	0	35	0	0

**Residential Land Availability Schedule for Newport City Council
 Sites for 10 or more units as at 01.04.2012
 Sites with Planning Permission Subject to Section 106**

PRIVATE SECTOR

LPA Ref No	Address	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	Categorisation					3 (i)	3 (ii)	
						2013	2014	2015	2016	2017			
08/1445	ROMAN LODGE HOTEL, PONTNHIR ROAD	13	13	0.17	0	0	0	0	0	0	13	0	
05/0244	21 KELVDON STREET	24	24	0.25	0	0	0	0	0	0	24	0	
08/0342	SHOWROOM GAER PARK SERVICE STATION, BASSALEG ROAD	14	14	0.12	0	0	0	0	0	0	14	0	
05/0510	KINGS HOTEL, SOMERTON ROAD	32	32	0.22	0	0	0	0	0	0	32	0	
03/0760	TY DU WORKS, TREGWILYM ROAD	10	10	0.41	0	0	0	0	0	0	10	0	
09/0733	SAINSBURYS (EXISTING SITE)	140	140	2.1	0	0	0	0	0	50	90	0	
09/1243	BANKSIDE COVERACK ROAD	38	38	0.49	0	0	0	0	20	18	0	0	
10/0847	FORMER PIRELLI WORKS, CORPORATION ROAD	0	200	200	10.5	0	0	0	0	50	50	100	0
TOTAL		271	471	203.76	10.5	0	0	0	20	118	233	100	

Appendix 2 – Past Completion Data to 31 March 2012.

Year	Number of Homes completed on		
	Large Sites	Small Sites	Total Completions
2002-2003¹	-	-	376 (9 months) 501 (12months)
2003-2004	-	-	340
2004-2005	-	-	425
2005-2006	-	-	438²
2006-2007³	-	-	525
2007-2008	571	57	628
2008-2009	582	27	609
2009-2010	362	33	395
2010-2011	361	40	401
2011-2012	371	35	406

Appendix 3 – Previous Land Supply

Year	5 year supply – Number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*			
2008	38	3608	0	5.3	7864	160
2009	155	3123	0	4.6	8180	160
2010	275	2510	0	3.5	8524	160
2011	452	3293	0	4.25	7421	399
2012	226	2839	0	7.0	8696	613

¹ Due to the change in the study base date from January to April in 2006/7 a 9 month total has been taken in 2002 so that the past build rate is based on the previous 10 years – April 2002- March 2012.

² Updated to reflect inaccuracies in previous studies.

³ Completions for 2007 are for a 15 month period from 1 January 2006 to 31 March 2007.