



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 | | | | | | |
|---|----------------|---------------------------------------|------|----------------|------|----------------------------------|
| | Proposed homes | 5 Year Land Supply (TAN 1 categories) | | Beyond 5 years | | Homes completed since last study |
| | | 1 | 2 | 3 | 4 | |
| 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 | | Hectares | U/C | Categorisation | | | | | | | |
|-----------|--------|----------|---|----------------|------------------|----------------|----------|-------|-----------------|------|------|------|------|------|-------|-------|
| | | | | | Since Last Study | Total Capacity | | | Units Remaining | 2019 | 2020 | 2021 | 2022 | 2023 | Cat 3 | Cat 4 |
| 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 | Tredeggar 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 Tredeggar 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 |

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