



Newport City Council

Joint Housing Land Availability 2019

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

June 2019

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1. Summary

- 1.1. This is the Newport City Council Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 2018.
- 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 5.2 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 23rd April – 10th May 2019. Comments were provided by the HBF and other parties within this period. The Study Group agreed the majority of sites within the site schedule at the consultation stage. Three organisations raised queries on the schedule, which involved seven sites. Given the small number of parties involved, a Study Group meeting was not considered necessary this year and further negotiations were conducted via email to reach an agreed position on the contested sites. There were no objections to this approach from the Study Group. 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 2019. 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	8346	548	2942	602	4254	660

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

Private	2927
Public	0
Housing Association	563
Total	3490

- 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

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
55	37	55	53	51	251

- 2.5. The overall total 5 year land supply (large and small sites) is **3741** units (3490 + 251)

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)	5311
C	Residual Requirement (A-B)	5039
D	5 Year Requirement (C/number of years of plan period remaining x 5)	$5039/7*5= 3599$
E	Annual Need (D/5)	$3599/5 = 720$
F	Total 5 Year Land Supply	3741
G	Land Supply in Years (F/E)	5.2

Appendix 1 – Final Site Schedule

Residential Land Availability Schedule for Newport City Council - Post Consultation Agreed Schedule

Sites for 10 or more units as at 01.04.2019

Sites with Planning Permission, S106 or Adotped LDP

PRIVATE SECTOR - Planning Permission

App	LDP	HLA Ref	Address	Ward	Units Built Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	2020	2021	Categorisation			
												2022	2023	2024	Cat 3
07/0386	H56		1375 Opposite Belmont Lodge	Caerleon	0	122	122	6.92	0	0	0	0	0	0	122
14/0800	H41	97(D)	Trinity View	Caerleon	1	16	3	0.28	3	0	0	0	0	0	0
11/1269	H13		1365 Allt-Yr-Yn Campus	Allt-Yr-Yn	16	125	0	1.32	0	0	0	0	0	0	0
07/0540	H14	1014 (A)	Monmouthshire Bank Sidings - Redrow	Pillgwenlly	32	421	0	3	0	0	0	0	0	0	0
13/1172	H14	1014 (B)	Monmouthshire Bank Sidings - Llanmoor	Pillgwenlly	24	85	0	2	0	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	90
16/0486	H54	1626 (F)	Jubilee Park - Bellway Homes (Parcel H6 & part H8)	Rogerstone	61	92	10		10	0	0	0	0	0	0
16/0467	H54	1626 (G)	Jubilee Park - Barratt Homes (Part Parcel H8)	Rogerstone	53	81	0		0	0	0	0	0	0	0
16/0984	H54	1626 (H)	Jubilee Park - Taylor Wimpey (Parcel H4)	Rogerstone	55	117	50		25	25	0	0	0	0	0
17/1071	H54	1626(I)	Jubilee Park - Taylor Wimpey (Parcel H7&H9)	Rogerstone	0	176	176		11	35	45	45	40	0	0
11/0381			1647 Shire Hall Pentonville	Allt-Yr-Yn	0	18	1	0	1	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
07/1590	H19		1554 Land at Hartridge High School	Ringland	0	65	65	2.54	0	0	0	0	0	0	65
08/0565	H38		1295 Lysaghts Village (Orb Works)	Lliswerry	46	559	6	6.02	6	0	0	0	0	0	0
06/0471	H47		1599 Glan Llyn (Remainder) Former Llanwern Steelworks	Llanwern	0	3214	3214		0	50	160	180	180	180	2464
15/1475	H47	1599 - E	Glan Llyn (Bellway) Former Llanwern Steelworks	Llanwern	69	182	22		22	0	0	0	0	0	0
16/1291	H47	1599 (F)	Glan Llyn (St Modwen) Former Llanwern Steelworks	Llanwern	85	146	51		48	3	0	0	0	0	0
10/0847	H4		1142 Pirelli	Lliswerry	29	250	0	3.44	0	0	0	0	0	0	0
08/0689			1542 Newport Athletic Club	Victoria	0	472	472	3.73	0	0	0	0	0	0	472
05/0287	H23		603 Traston Lane	Lliswerry	0	21	21	0.9	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
03/1763	H12		1340 Former Tredegar Park Golf Course	Graig	27	150	118	5.2	51	30	37	0	0	0	0
07/0137			1331 Pinewood	Always	12	223	0	2.52	0	0	0	0	0	0	0
14/0177			1291 53 Crescent Road	Beechwood	0	21	21	0.28	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	10	0	0
14/0355	H1(52)	1271©	Old Town Dock - East Dock Road	Pillgwenlly	0	243	243	11.76	0	0	10	50	50	50	83
13/1279	H5		916 Glebelands	St Julians	20	215	195	2.83	110	45	40	0	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
15/0376			1712 The Front Page - 14-15 High Street	Stow Hill	0	10	10	0.03	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	0	0	0	140
15/0629			1741 Olympia House	Stow Hill	0	62	62	0.12	62	0	0	0	0	0	0
12/0793			1739 40 Stow Hill	Stow Hill	0	25	25	0.17	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
16/0864	H3		1145 Llanwern Village - Remainder	Llanwern	0	1015	1015	44	0	0	20	100	100	100	695
		1145A	Llanwern Village - Phase 1	Llanwern	0	85	85		2	28	55	0	0	0	0
	H15	1271(D)	Victoria Wharf (Edward Ware)	Pillgwenlly	0	93	93	1.16	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	0	0	92
	H51		1141 Whitehead Works	Pillgwenlly	0	529	529	18.62	0	0	100	100	100	100	129
17/1081			1574 1 Llanthwy Road	Allt-Yr-Yn	0	12	12	0.1	8	4	0	0	0	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
14/1102			1695 Drinkwater Close	Gaer	39	39	0	0.98	0	0	0	0	0	0	0
14/0355	H1(52)	1271©	Old Town Dock - East Dock Road	Pillgwenlly	45	45	0	11.76	0	0	0	0	0	0	0
15/1276	H24		1296 30-33 High Street - Phase 2 Griffin Island	Stow Hill	16	16	0	0.06	0	0	0	0	0	0	0
16/0195			1767 St Matthew's Church	Victoria	14	14	0	0.138	0	0	0	0	0	0	0
15/1232			1745 R/O 146-196 Tregwilym Road	Rogerstone	0	29	29	0.84	29	0	0	0	0	0	0
16/0788			1778 123 - 129 Commercial Street (Hornblower)	Stow Hill	0	38	38	0.12	38	0	0	0	0	0	0
16/0526			1784 Bettws Day Nursery - Don Close	Bettws	16	16	0	0.3	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	44	0	0	0	0	0
17/0431			1556 Durham Road Infants School	St Julians	0	57	57	0.4	57	0	0	0	0	0	0
16/0786			1805 Land and buildings north east of 71 Forge Close	Caerleon	0	16	16	0.4	0	0	0	16	0	0	0
17/1120			1820 Site of the King Hotel 76 Somerton Road	Lliswerry	0	25	25	0.2	25	0	0	0	0	0	0
18/1131			1849 Centurian Inn, Heather Road	Beechwood	0	10	10	0.14	0	10	0	0	0	0	0
18/0282			1830 16 Charles Street	Stow Hill	0	16	16	0.07	0	0	16	0	0	0	0

Granted Subject S106

18/0973			1848 Former Robert Price Transport Yard - Corporation Road	Lliswerry	0	62	62	0.45	0	0	30	32	0	0	0
18/1181			1850 Ringland Centre, Ringland Circle	Ringland	0	130	130	2.98	0	0	35	35	35	25	0
09/1243	H34		1472 Bankside Coverack Road	Victoria	0	76	76	0.49	0	0	44	32	0	0	0
18/1233			1852 Land adjacent to 57a Lower Dock Street	Stow Hill	0	17	17	0.05	0	0	17	0	0	0	0

Adopted LDP Sites

08/0551	H8		1415 Severn Stiles	Always	0	23	23	1.62	0	0	23	0	0	0	0	
11/0383	H21		1486 Former Floors 2 Go	Victoria	0	10	10	0.12	0	0	0	0	0	0	10	
08/1445	H31		1461 Roman Lodge Motel, Ponthir Road	Caerleon	0	10	10	0.17	0	0	0	0	0	0	10	
	H53		949 Bideford Road	Gaer	0	35	35	1.08	0	0	0	0	0	0	35	
	H55		1690 Jigsaw Site	Llanwern	0	200	200	7.8	0	0	0	0	25	50	125	
12/1087	H59		1635 24 Crawford Road	St Julians	0	10	10	0.19	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	70	
	H63		1692 Telford Depot	Liswerry	0	60	60	1.6	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	53	
10/0519	H57		1501 Treberth Crescent	Ringland	0	58	58	0.66	0	10	30	18	0	0	0	
					660		8346		548	286	713	715	651	577	602	4254

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
2018/2019	660	51	711

*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
2018/2019	548	2942	5.2	602	4254

*amended to rectify past error