

Newport City Council
Local Development Plan

Council Response to Matters Arising

Hearing Session 2: Housing Provision

&

Hearing Session 3: Housing Delivery



Hearing Session 2: Housing Provision

- 1 **Review and update table in policy H1 of sites contributing to the identified overall housing supply of 11,622 units over the Plan period (ie identified requirement +12% flexibility allowance) in light of current evidence and points discussed during hearing.**
 - 1.1 The submitted LDP (Dec 2013) made provision for 11,622 units within the Plan period. An updated Housing Supply figure was prepared for Housing Session Paper 2 (Page 34), which gave a supply of 11,326. Anticipated delivery rates at Glan Llyn during the Plan period is the principal reason for this change in supply. These amended delivery rates match the rates agreed as part of the most recent JHLAS.
 - 1.2 At Hearing Sessions 2 and 3, site specific housing figures were scrutinised and revisions made to reflect sites which were not going to be delivered within the plan period and changes in site capacity to reflect the latest position in the sites. Table H1 – Housing Commitments and Proposals, has been updated to reflect these changes (see Appendix 1). A detailed overview of each site in Table H1 has been prepared as a basis for demonstrating the deliverability within the plan period and highlighting site specific constraints (details are set out in Appendix 2). The Council maintains its position that the housing sites identified in Policy H1 are deliverable and has progressed with the housing calculations on this basis.
 - 1.3 Updated Table H1 sites give the Council a supply of 9053 units (including 203 units on sites under construction). Including allowances for small sites and windfall sites used in the submitted plan, plus completions from the first two years of the plan period, gives a land supply of 11,366. This represents a shortfall of 256 units against the land supply of 11,622 in the submitted LDP.
 - 1.4 In order to address the shortfall, a review of the different components making up the land supply has been undertaken. Having revisited the windfall allowance and analysed in more detail the types of sites that contribute to the windfall element, the Council considers an allowance of 75 units to be an under-estimation and is proposing to increase the windfall contribution to 95 units per annum. Further details and justification for the increase is set out in response to question 3 of this paper. Based on the updated Policy H1 table and the revised windfall allowance, a land supply of 11,626 is achieved. The table below summaries the components making up the land supply over the plan period:

| Source | Anticipated Supply |
|---|--------------------|
| Total Completions 2011 – 31/03/2013 (All residential completions) | 805 |
| H1 Sites – Units Remaining 2013 – 2026 | 8850 |
| Units Under Construction @ 01/04/13 | 203 |
| Small Sites (below 10 units) for 13 years 2013 – 2026 (41 per annum) | 533 |
| Windfall Allowance (above 10 units) for 13 years 2013 – 2026 (95 per annum) | 1235 |
| Total | 11,626 |

- 1.5 This represents an over provision of 4 units above the submitted Plan position of 11,622 units and also achieves a flexibility rate of 12% over the required 10,350 units.

2 Correct/clarify Policy H1 table's column headings as discussed and simplify "dwellings under construction" table.

2.1 A simplified version of Policy H1 table is attached as Appendix 1.

3 Assess and evidence implications of additional sites identified as commitments for extent of reliance on windfall sites (above 10 units) as a component of overall delivery, demonstrating no resulting "double counting" of units as new commitments and as part of the identified windfall component.

3.1 In order to answer this question comprehensively the Council has undertaken a review of the windfall allowance incorporated in the plan, with a view to establishing an appropriate windfall allowance and checking that no double counting has taken place.

3.2 The 5 year period of April 2006 – April 2011 has been used as a basis for analysing past windfall rates. This is consistent with TAN 1 (para 7.1.5) which notes that a 5 year period provides a sufficient basis for reviewing past windfall trends. The chosen timeframe of 2006 - 2011 also avoids any potential double counting of housing completions as a line had been drawn in terms of which housing commitments (sites with planning permission) were contributing to the land supply in the UDP, which was adopted in 2006. The sites listed below are not identified in the Adopted UDP as a Housing Commitment, Housing Proposal or Housing Site Under Construction. If a longer period is used there is potential for confusion over which sites are windfalls as sites with planning permission got added to each updated H1 table as housing commitments of the UDP with each version of the Plan. The 5 year period of 2006 – 2011 avoids this scenario as the UDP was adopted and the LDP not yet started.

| HLA Ref | Site | Brownfield/ Greenfield | Total Capacity | Units completed within period | | | | |
|---------|--------------------------|---------------------------|----------------|-------------------------------|----------|----------|----------|----------|
| | | | | 2006 /07 | 2007 /08 | 2008 /09 | 2009 /10 | 2010 /11 |
| 1215 | Adj Phillip Street | Brownfield | 21 | 4 | | | | |
| 877 | 556 Corporation Road | Brownfield | 14 | 14 | | | | |
| 1030 | Moorland Avenue | Greenfield | 10 | 10 | | | | |
| 1178 | Priory Drive | Greenfield | 40 | 33 | 7 | | | |
| 1244 | Castleton Nursing Home | Brownfield | 24 | 24 | | | | |
| 1253 | Land off Penmaen Way | Brownfield | 41 | 41 | | | | |
| 946 | Bryngwyn Road | Brownfield | 19 | | 19 | | | |
| 1096 | High Cross | Greenfield | 33 | | 33 | | | |
| 1184 | Prince Street | Brownfield | 28 | | 28 | | | |
| 1250 | Fletchers Garden Centre | Brownfield | 32 | | 32 | | | |
| 1356 | Adj Ringland Circle | Brownfield | 34 | | 34 | | | |
| 1170 | 149a Duckpool Road | Brownfield | 14 | | | 14 | | |
| 1350 | Merlin Studios | Brownfield | 22 | | | 22 | | |
| 1367 | Ringland | Brownfield | 32 | | | 32 | | |
| 1392 | Gunners Club | Brownfield | 24 | | | 24 | | |
| 1278 | Westgate Chambers | Brownfield | 24 | | | | 24 | |
| 1372 | R/O 76-82 Dolphin Street | Brownfield | 11 | | | | 11 | |
| 1386 | Lloyd & Barthrop St | Brownfield | 24 | | | | 24 | |
| 1442 | South 1-10 Ribble Walk | Greenfield | 14 | | | | 14 | |

| | | | | | | | | |
|------|---------------------|------------|------|-----|-----|----|----|-----|
| 1295 | Orb Works | Brownfield | 517 | | | | | 55 |
| 1345 | Lysaghts | Brownfield | 176 | | | | | 76 |
| 1366 | Former Bettws Comp | Brownfield | 229 | | | | | 14 |
| 1398 | 31A Commercial Road | Brownfield | 10 | | | | | 10 |
| 1423 | 53 Fairfax | Brownfield | 13 | | | | | 13 |
| | Total | | 1406 | 126 | 153 | 92 | 73 | 168 |

- 3.3 The above windfall sites contributed a total of 612 units over the 5 year period 2006 – 2011. This provides an average of 122 units per annum. 84% of the completions were on brownfield sites and the remaining 16% on greenfield sites. The greenfield sites were however, situated within the defined settlement boundary (with the exception of the High Cross Site which was linked to the construction of the new Serenau Children’s Centre).
- 3.4 467 units or 21 of the 24 windfall sites came forward on sites of less than 50 units, of which 277 units were on sites between 10 – 25 units. These sites are predominantly located in the main urban area, involving the redevelopment of office, commercial and small scale industrial sites.
- 3.5 There are three sites notable for their size – Orb Works, Lysaghts and former Bettws Comprehensive. All three are brownfield sites in the main urban area, involving the redevelopment of industrial land for the Orb Works and Lysaghts and refurbishment of a comprehensive school for Bettws School. Newport’s school reorganisation programme is nearing its end: impact on future supply from large school redevelopment is therefore considered to be minimal.
- 3.6 Following analysis of the past windfall completions noted above, the Council has reviewed the contribution windfall sites are anticipated to make to the housing land supply. Smaller sites of less than 50 units are considered to continue to be the most common form of windfall site in Newport given its compact urban area and mixture of uses within close proximity to each other. This form of urban churn is anticipated to continue at past rates throughout the Plan period.
- 3.7 Larger scale windfall sites are likely to come forward over the Plan period; however the Council does not want to rely on this to deliver its housing supply because the timing, scale and delivery of these sites is uncertain. Inclusion of past large windfall sites in the future windfall allowance would result in a significant numerical difference and skew the resultant average. The Council’s focus for the delivery of the Plan’s Strategy is through identified Policy H1 sites, such as Glan Llyn, Llanwern Village and Alcan.
- 3.8 The analysis period of April 2006 – April 2011 (5 years) contributed 467 units on sites of less than 50 units, equating to an average of 93.4 units per annum. The Council had previously allowed for a windfall rate of 75 units per annum. On reflection of the above figures and the type and range of windfall sites delivered, the Council consider this to be an under-estimation. In light of past trends and the Plan’s policy approach towards brownfield sites, the Council considers that 95 units per annum should be used as a basis for calculating the windfall allowance. This would contribute a total of 1,235 units over the remaining 13 years of the plan period 2013 – 2026. This represents a net increase of 260 units compared to the 975 units allowed for in the Council’s Hearing Session Paper 2.

- 3.9 The sites added to the H1 table in Appendix 1, Section 5 (highlighted in red), of the Council's submission paper for Hearing Session 2 contribute a total of 449 units, of which 250 units are from the Panasonic Site. These sites equate to the equivalent of approximately 5 years of windfall allowance at 95 units per annum.
- 3.10 The Council does not consider it beneficial to deduct these units from the land supply, particularly the Panasonic Site. The sites are consistent with the Council's strategy and had Panasonic come forward as candidate site as part of the Plan process, it would have been included in the Plan as a Housing Proposal. In the interest of adding clarity to where housing will be delivered in Newport, the Council consider the inclusion of the 449 units should be maintained in the H1 Table. The Council wants to be clear about where housing will be delivered in the Plan period rather than relying on windfall sites over and above the allowance provided for in the land supply figures.
- 3.11 With regards to the issue of double counting, the Council is confident that the windfall allowance of 95 units will be achieved without these sites so there is no double-counting. It is unrealistic to assume that given past trends, no further windfall sites will come forward over the next 4- 5 years. The Council has been successful in securing £14.8million funding as part of the Welsh Government Vibrant and Viable Places Project, which will provide approximately 150 residential units over the next 3 years as part of a £60m investment. None of the sites making up the 449 units have contributed towards the completions recorded for the first two years of the plan period. On this basis the Council does not consider there to be any double counting and it is confident that an average of 95 windfall units per annum will be delivered over the remaining 13 years of the Plan.
- 4 Check and produce evidence confirming flood zone DAM status of all sites relied on to deliver the Plan's housing requirement and demonstrating full compliance with TAN 15 concerning permitting highly vulnerable development and development justification requirements for zones C2 and C1.**
- 4.1 As discussed in Hearing Sessions 2 & 3 the residential allocations, set out in Appendix 3, are expected to be delivered within the Plan period and in line with the levels of flood mitigation as agreed at the planning application stage SFCA or subsequent site specific FCA. The Council considers that the assessments done to date confirm that progression of these sites in line with an agreed level of flood mitigation means that it would be both inappropriate and meaningless to remove these allocations from the Plan. These sites are being progressed in accordance with their extant planning permissions. To remove them from the Plan would artificially adversely affect the housing supply figures.
- 5 Review deliverability evidence in relation to H1(35) East Usk Yard and whether site should be relied on to contribute to housing provision within the Plan period.**
- 5.1 Network Rail has stated that the site will be used for storage during the electrification of the South Wales main line. Following this Network Rail will proceed to develop the site for housing.
- 5.2 In relation to the proximity of the site to the railway line, the Council's Environmental Health section has commented on the issue in relation to noise and vibration (see appendix 4). In summary the Environmental Health section has stated that appropriate assessments would be required on site, and that appropriate conditions to overcome any issues be applied. They have highlighted examples of similar schemes in Newport adjacent

to railway lines, where it has been possible to mitigate against the issue of noise and vibration successfully. This is in accordance with Technical Advice Note 11 which sets out the potential measures which can be employed in order to mitigate against the impact upon noise sensitive uses.

- 5.3 Residential development adjacent railway lines is commonplace, for example a scheme was granted for 9 terrace houses in Marlborough Road, Newport in 2013. The houses are directly adjacent a railway line. The officer report stated that following appropriate noise and vibration assessments noise from the railway did not result in an unacceptable impact on the proposed development. This scheme demonstrates that development adjacent a railway line is feasible. Another similar scheme was recently completed by Redrow Homes in Tremorfa, Cardiff, just off Newport Road.

6 Add policy component to Policy H3 providing local evidence-based minimum density targets(s) for new housing developments.

- 6.1 It is proposed to reword policy H3 and supporting text as follows:

H3 Housing Mix and Density

RESIDENTIAL DEVELOPMENT OF 10 DWELLINGS OR MORE SHOULD BE DESIGNED TO PROVIDE A MIX OF HOUSING TO MEET A RANGE OF NEEDS AND SHOULD BE BUILT AT A DENSITY OF AT LEAST 30 DWELLINGS PER HECTARE. A LOWER DENSITY WILL ONLY BE ACCEPTABLE WHERE IT IS DEMONSTRATED:

- i) PHYSICAL OR INFRASTRUCTURE CONSTRAINTS PREVENT THE MINIMUM DENSITY FROM BEING REACHED ,OR;**
- ii) THE MINIMUM DENSITY WOULD HAVE AN UNACCEPTABLE IMPACT ON DESIGN/CHARACTER OF SURROUNDING AREA ,OR;**
- iii) THERE IS A PARTICULAR LACK OF CHOICE OF HOUSING TYPES WITHIN A LOCAL COMMUNITY.**

A minimum density of 30 dwellings per hectare will ensure development land is used efficiently which will help to create sustainable communities. A lower density will only be acceptable in accordance with the criteria listed above. Lower densities might be acceptable where it can be demonstrated there is a lack of choice of housing types within a local community. In particular, some communities within Newport are dominated by high density housing and a lower form of density would provide greater choice. In demonstrating criterion iii) consideration should also be given to Policy GP2 and how the proposed development will impact on the character or appearance of the surrounding area.

While it may not be appropriate for small sites (of less than 10 dwellings) to provide a range of housing types and densities, the normal pattern should be for a mix of units to be provided. In this way the range and choice of housing opportunities available to people should be made as comprehensive as possible.

- 6.2 As noted within the supporting text, 30 dwellings per hectare has been used as this will help to create sustainable communities. Over 80% of the housing sites within the LDP have planning permission or permission subject to S106, and these sites are achieving a minimum density of 30 dwellings per hectare when the developable area is considered as opposed to the whole site area. Therefore it is considered a reasonable target to include within Policy H3 and it will also be monitored throughout the AMR process.

Session 3: Housing Delivery

- 7 Amend and update delivery and implementation table in Chapter 13 of Plan so as to provide consistent “read across” with tables to table H1, clarifying in Plan text that table is for broad summary indicative purposes.**

7.1 An updated Delivery and Implementation table relating to the housing sites is attached at Appendix 5.

7.2 Clarification text will be added to Paragraph 13.1 of the LDP is proposed to be amended to read:

This Chapter focuses on the delivery and implementation of the land use allocations contained in the retrospective Policies set out in the previous chapters. The information provided is a summary to be used for indicative purposes only and has been provided to fulfil the requirement of Local Development Plan Wales (2005) paragraph 1.21 which emphasises the importance of ensuring that all proposals within the Local Development Plan (LDP) are ‘realistic and likely to be implemented within the plan.’

- 8 Provide evidence to demonstrate that the identified housing land supply is sufficient to deliver housing through the Plan period at a rate consistent with the employment growth-based household forecasts on which the Plan is founded.**

8.1 The table below demonstrates the expected housing completions on an annual basis.

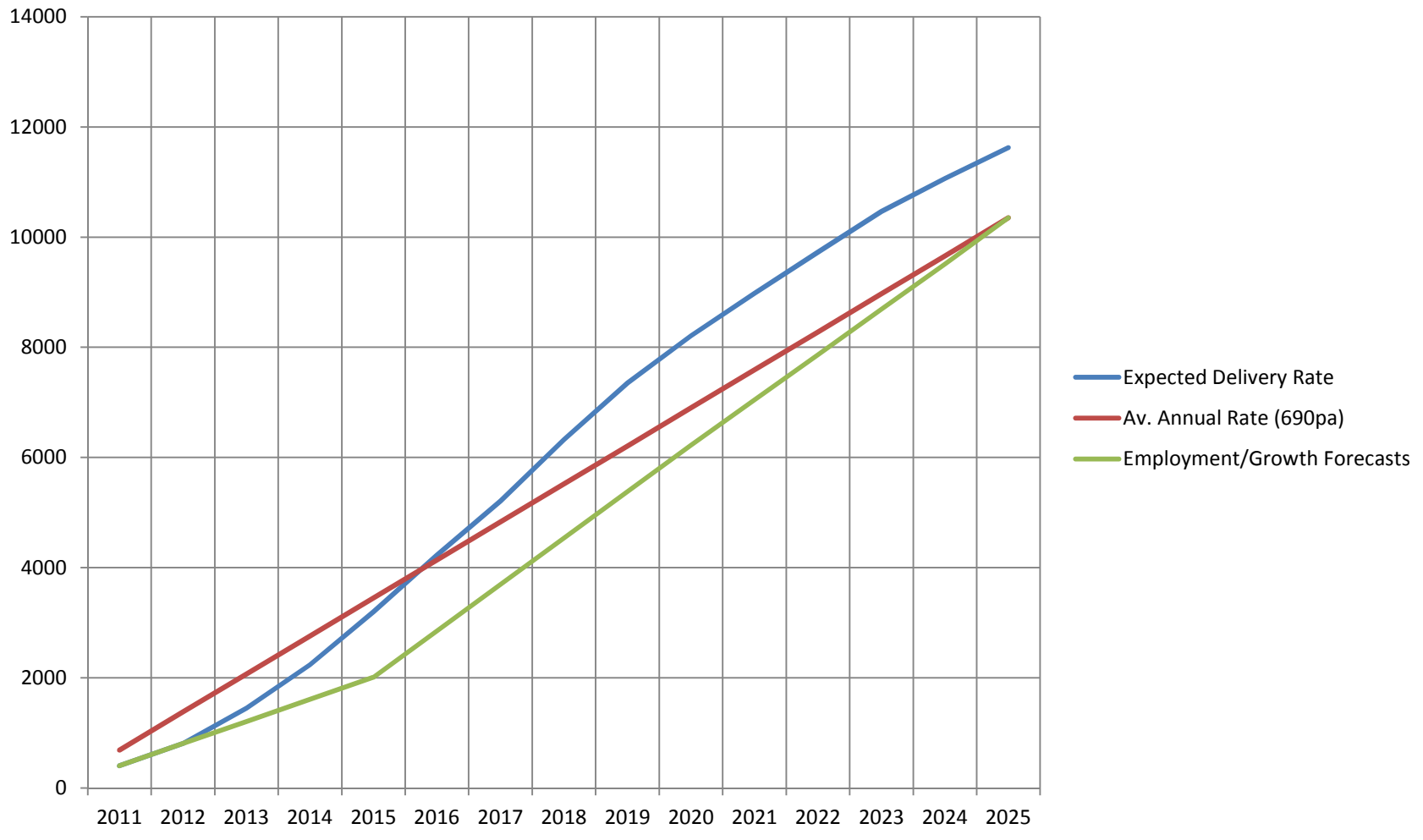
| | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|--------------------|------------|------------|------------|------------|------------|-------------|------------|-------------|-------------|------------|------------|------------|------------|------------|------------|
| Policy H1 Comps | 402 | 403 | 507 | 651 | 829 | 890 | 848 | 976 | 896 | 718 | 631 | 616 | 601 | 464 | 426 |
| Small Sites | | | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 | 41 |
| Windfall Allowance | | | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Total | 402 | 403 | 643 | 787 | 965 | 1026 | 984 | 1112 | 1032 | 854 | 767 | 752 | 737 | 600 | 562 |

8.2 The graph below demonstrates how the expected delivery rate compares to the employment-growth based housing forecasts as well as a flat average of 690 dwelling completions per annum.

8.3 The graph clearly indicates that expected delivery rates are higher than the employment growth-based housing forecasts throughout the duration of the Plan.

8.4 The expected delivery rate exceeds the flat average of 690 dwelling completions per annum in 2016. The flat average is not considered a realistic delivery rate. The employment-growth forecast is considered a more realistic trend as this identifies a slower delivery rate at the start of the Plan, which then increases over time. The slower delivery rate at the start reflects a housing industry recovering from recession. The graph demonstrates that there is sufficient housing land supply in the Plan that will allow housing to be delivered at a rate consistent with the employment growth-based household forecasts.

Expected Housing Delivery Rate against Average Annual Rate (690pa) and Employment Growth-Based Housing Forecasts



9 Provide further information on sites where there have been delays in completing s106 obligation discussions, to show why these sites can be relied upon as delivering part of the Plan's housing requirement.

9.1 The table below sets out the latest position in relation to housing sites subject to a S106 agreement.

| LDP Ref | Site name | Estimated no. of units remaining 2013 – 2026 | Latest S106 position | Council's Comments |
|----------------|--------------------|---|--|--|
| H24 | 30-33 High Street | 24 | Legal Instruction sent on the 16/10/13 (following planning approval on 16/10/13). | This site is confirmed as part of the Vibrant and Viable Places Project. The Council is confident that it will be delivered within the plan period. |
| H26 | Ty Du Works | 26 | S106 Legal Agreement signed on 23/08/13 | Site under construction. |
| H31 | Roman Lodge Hotel | 10 | Original Planning approval (Oct 2009) resulted in protracted legal negotiations due to land ownership issues on the access lane (now resolved); New planning approval (following re-consultation) for the same scheme (June 2013). However, now discrepancy over land ownership of car park i.e. the applicant doesn't own all of it (unresolved). Now in the hands of our legal team. | Resolution of the land ownership issue on the first S106 demonstrates an intention to pursue development of the site by the applicant. |
| H32 | Former Sainsbury's | 140 | Subject to S106; Planning approval in Nov 2009; Legal Instruction 09/11/09; Letter from Council to owner in Aug 2011 seeking to progress the site. Council is now in discussions with GVA Bristol branch with regard the permission | It is acknowledged that progress with this site has been slow. However, Sainsbury's vacated it during the economic downturn at a time when development progress slowed generally. The site is considered to be an attractive development opportunity, in a key riverfront location. The site fits with the Plan's commitment to deliver its housing on brownfield land and should be retained in Policy H1 as the Council is confident that it will be delivered within the plan period. |

| | | | | |
|-----|------------------------|-----|--|--|
| H34 | Bankside Coverack Road | 38 | S106 Legal Agreement signed on 25/11/13 | |
| H54 | Alcan | 930 | S106 Legal Agreement signed on 06/08/13 | |
| H59 | 24 Crawford Street | 10 | S106 Legal Agreement signed on 22/08/13 | |
| H21 | Former Floors 2 Go | 10 | Legal instruction sent on 08/07/11 for 'full' S106 obligations; 14/04/12 - Council agrees a 50% reduction of S106 obligations for a 'time-limited' period; 04/13 – Agent agrees to new terms i.e. 50% reduction; 09/13 - Our Legal team sent draft S106 to agent. A follow up email was sent 02/14 as no response received -no response to date. | |

10 Provide revisited housing land supply trajectories, in light of revised policy H1 tables and evidence on sites coming forward, to demonstrate a 5 year land supply maintained throughout the Plan period (provide calculations with and without windfalls).

10.1 Housing land supply trajectories have been undertaken on the basis of the sites listed in the updated Policy H1 table set out in Appendix 1. A breakdown of the calculations is set out in Appendix 6, however a summary table is provided below. Following discussions during Hearing Session 3 the land supply has been calculated both including and excluding a windfall allowance. As the summary table illustrates, a 5 year land supply is maintained throughout the plan period with the exception of the last 3 years when the windfall allowance is excluded. However, when the windfall allowance is factored in a 5 year land supply is maintained for the plan period.

10.2 The Council maintains its position that for the purposes of this exercise a windfall allowance should be included as it unrealistic to assume that no other housing sites other than those included in Policy H1 will contribute to the land supply or completions for the remaining 13 years of the plan period. It is standard practice to include an allowance for windfalls in the land supply set out in the Plan, it is therefore logical to include it as contributing towards the 5 year land supply for this exercise.

| | Land supply Inc windfall allowance | Land supply Excl windfall allowance |
|---------|--|---|
| 2013/14 | 6 | 5.3 |
| 2014/15 | 6.5 | 5.8 |
| 2015/16 | 6.8 | 6.1 |
| 2016/17 | 6.7 | 6 |
| 2017/18 | 6.5 | 5.8 |

| | | |
|---------|-----|-----|
| 2018/19 | 6.3 | 5.6 |
| 2019/20 | 5.5 | 4.8 |
| 2020/21 | 5.8 | 4.9 |
| 2021/22 | 5.5 | 4.6 |

11 Introduce effective monitoring indicators and triggers to identify and respond to any significant failure to deliver housing at the required rate during the lifetime of the Plan.

- 11.1 The Council has amended its monitoring targets to ensure the Plan can respond to any significant failure to deliver housing. Two related monitoring targets are proposed. One will ensure the Plan maintains a 5 year supply of housing, and the other will monitor the housing delivery rate against the employment/growth forecasts which is in accordance with the Plan's Strategy. Please see below:

| Indicator | Monitoring Target | Trigger Point |
|---|---|--|
| The housing land supply taken from the current Housing Land Availability Study (TAN 1) (2006) | A 5 year supply of land for residential development is maintained throughout the Plan period. | Less than a 5 year supply of residential land is recorded for any year |
| Annual Dwelling Completions – LDP Strategy based on Employment/Growth Forecasts | <p>Deliver 10,350 units over the Plan Period:</p> <p>By 2016 provide 2,008 units.</p> <p>By 2021 provide 6,221 units.</p> <p>By 2026 provide 10,350</p> | <p>Less than 2,008 units by 2016.</p> <p>Between 2016 and 2026, cumulative average annual build rate drops below 832 units per annum for 2 consecutive years (e.g. If 2016 = 732 and 2017 = 932, average of 832 is maintained so trigger not hit).</p> |

Appendix 1 – Table H1

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period | Site Status/Notes as @ 1 st April 2013 |
|---------|----------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|---|
| H1 | Adj. McReadys Ponthir Road | 2.51 | 54 | 0 | 0 | 54 | 0 | Planning permission in place |
| H3 | Llanwern Village | 44 | 1100 | 0 | 0 | 1100 | 253 | Planning permission in place |
| H4 | Pirelli | 10.50 | 250 | 0 | 0 | 250 | 75 | Planning permission in place |
| H5 | Glebelands | 2.83 | 153 | 0 | 0 | 153 | 0 | Planning permission in place |
| H7 | Bethesda Close | 1.01 | 22 | 0 | 0 | 22 | 0 | Planning permission in place |
| H8 | Severn Stiles | 0.30 | 23 | 0 | 0 | 23 | 23 | Planning permission in place |
| H9 | Frobisher Road | 0.51 | 10 | 0 | 0 | 10 | 0 | Planning permission in place |
| H10 | Pencoed Castle | 9.60 | 12 | 0 | 0 | 12 | 0 | Planning permission in place |
| H11 | Laburnum Drive | 0.13 | 20 | 0 | 20 | 0 | 0 | Under Construction |
| H12 | Former Tredegar Park Golf Course | 9.3 | 150 | 0 | 0 | 150 | 30 | Planning permission in place |
| H13 | Alt Yr Yn | 5.7 | 125 | 2 | 5 | 118 | 0 | Under Construction |
| H14 | Monmouthshire Bank Sidings | 11.30 | 575 | 0 | 0 | 390 | 35 | Planning permission in place |
| H15 | Victoria Wharf | 1.16 | 130 | 0 | 0 | 130 | 0 | Housing Proposal |
| H16 | Penmaen Wharf | 0.83 | 160 | 0 | 0 | 160 | 0 | Planning permission in place |
| H17 | Former Hurrans Garden Centre | 1.95 | 60 | 7 | 31 | 22 | 12 | Under Construction |
| H19 | Hartridge High School | 2.54 | 65 | 0 | 0 | 65 | 10 | Planning permission in place |
| H21 | Former Floors 2 Go | 0.12 | 10 | 0 | 0 | 10 | 0 | Subject to S106 |
| H23 | Traston Lane | 0.76 | 21 | 0 | 0 | 21 | 0 | Planning permission in place |
| H24 | 30-33 High Street | 0.06 | 24 | 0 | 0 | 24 | 0 | Subject to S106 |
| H25 | Taylors Garage | 2 | 71 | 0 | 0 | 71 | 0 | Planning permission in place |
| H26 | Ty Du Works | 0.41 | 26 | 0 | 0 | 26 | 0 | Subject to S106 |
| H28 | Church Street | 0.15 | 16 | 0 | 0 | 16 | 16 | Planning permission in place |
| H30 | Rear of South Wales Argus | 2.30 | 82 | 0 | 0 | 82 | 16 | Housing Proposal |
| H31 | Roman Lodge Hotel | 0.17 | 10 | 0 | 0 | 10 | 0 | Subject to S106 |

| | | | | | | | | |
|-----|---|------|------|----|-----|------|------|------------------------------|
| H32 | Former Sainsbury's | 2.10 | 140 | 0 | 0 | 140 | 42 | Subject to S106 |
| H34 | Bankside Coverack Road | 0.49 | 38 | 0 | 0 | 38 | 12 | Subject to S106 |
| H35 | East Usk Yard | 4.63 | 100 | 0 | 0 | 100 | 30 | Housing Proposal |
| H36 | Farmwood Close | 2.3 | 108 | 0 | 10 | 0 | 0 | Under Construction |
| H37 | City Vizion | 3.2 | 464 | 85 | 14 | 315 | 65 | Under Construction |
| H38 | Lysaghts Village (Orb works) | 11.8 | 517 | 77 | 47 | 338 | 25 | Under Construction |
| H39 | Former Bettws Comprehensive | 5.9 | 229 | 78 | 12 | 125 | 0 | Under Construction |
| H40 | Westmark, Old Town Dock | 1.17 | 154 | 64 | 0 | 90 | 0 | Under Construction |
| H41 | Trinity View | 19.4 | 194 | 9 | 1 | 6 | 0 | Under Construction |
| H42 | Black Clawson | 3.5 | 354 | 25 | 38 | 0 | 0 | Under Construction |
| H43 | Portskewett Street | 1.3 | 117 | 0 | 0 | 25 | 0 | Under Construction |
| H44 | Turner Street | 0.65 | 32 | 26 | 6 | 0 | 0 | Under Construction |
| H45 | Lysaghts | 5.8 | 176 | 0 | 0 | 100 | 0 | Under Construction |
| H47 | Glan Llyn | 193 | 4000 | 45 | 10 | 2207 | 441 | Under Construction |
| H50 | Herbert Road | 2.4 | 62 | 0 | 0 | 62 | 19 | Housing Proposal |
| H51 | Whitehead Works | 18.7 | 400 | 0 | 0 | 330 | 120 | Housing proposal |
| H52 | Old Town Dock Remainder | 13.9 | 350 | 0 | 0 | 350 | 0 | Housing Proposal |
| H53 | Bideford Road | 1.1 | 35 | 0 | 0 | 35 | 11 | Housing Proposal |
| H54 | Alcan | 40 | 1064 | 0 | 0 | 930 | 93 | Subject to S106 |
| H55 | Woodland Site | 7.8 | 300 | 0 | 0 | 300 | 90 | Housing Proposal |
| H56 | Opposite Belmont Lodge | 6.92 | 122 | 0 | 0 | 122 | 0 | Planning permission in place |
| H57 | Treberth Crescent | 0.66 | 58 | 0 | 0 | 58 | 58 | Planning permission in place |
| H58 | Panasonic | 7.20 | 250 | 0 | 0 | 250 | 75 | Housing Proposal |
| H59 | 24 Crawford Street | 0.36 | 10 | 0 | 0 | 10 | 0 | Subject to S106 |
| H60 | Parry Drive | 0.33 | 15 | 6 | 9 | 0 | 0 | Under Construction |
| | | | | | | | | |
| | Total number of units contributing to the land supply | | | | 203 | 8850 | 1551 | |

Appendix 2 – Comprehensive Review of H1 Sites – April 2014

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H1 | Adj. McReadys Ponthir Road | 2.51 | 54 | 0 | 0 | 54 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|---|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The agent has confirmed that the site has formally commenced and Octavian Developments are on site. | 2014 |
| 54 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C2 | Planning permission has been implemented. NRW had no objection because the FCA illustrated how the risk and consequences of flooding could be effectively managed. | Pylons across the site. Possible Archaeological interest. Possible Ground Contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2005 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H3 | Llanwern Village | 44 | 1100 | 0 | 0 | 1100 | 253 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | Turley Associates have progressed with the discharging of conditions and design of the site with NCC. During the JHLAs process the agents confirmed the following 5 year projections – 2014/0, 2015/40, 2016/80, 2017/120, 2018/120. | 2015 |
| 120 | 600 | 380 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|-------------------------|
| None | This site is not at flood risk | The site is greenfield. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H4 | Pirelli | 10.5 | 250 | 0 | 0 | 250 | 75 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | Seren Homes have confirmed that they are in the midst of finding a contractor for the site. Once this has been completed (expected April 2014), they will undertake the pre commencement conditions. Then anticipated rates of completion are set out below: | 2014 |
| 75 | 175 | | | Phase 1 – 58 units – 2014-15 Phase 2 – 72 units – 2015-16 Phase 3 – 61 units – 2016-17 Phase 4 – 59 units – 2017-18 The site is being constructed quickly due to the building method of using timber framed units. | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| C1 | Planning Permission has been granted and a FCA undertaken. NRW have no objections for the site subject to the implementation of conditions. | Previous industrial land potential for ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2014 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H5 | Glebelands | 2.83 | 153 | 0 | 0 | 153 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | A current application for 248 units is being considered by the Council. There is however an extant planning permission on the site for 153 units which is reflected in the Plan. | 2015 |
| 51 | 102 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---|
| C1 | Planning Permission has been granted and a FCA undertaken. An updated FCA is currently being undertaken for the current application. | Adjacent to SAC and SSSI, potential to impact on European Protected Species. Potential capacity issues with waste water. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| No S106 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H7 | Bethesda Close | 1.01 | 22 | 0 | 0 | 22 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Agent confirmed that the site is being developed by Llanmoor Homes. They have confirmed that the site commenced on the 1 st March 2014 and they expect to be on site for 18 months. The site is currently being cleared and levelled. | 2014 |
| 22 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---------------------------------|----------------------------|
| None | This site is not at flood risk. | This is a greenfield site. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2012 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H8 | Severn Stiles | 0.3 | 23 | 0 | 0 | 23 | 23 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The site is an RSL led development, which is awaiting WG funding to begin. The anticipated date funding is expected is 2016. The site is cleared and ready for the implementation of a scheme. | 2016 |
| | 23 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---------------------------------|--------------------------------|
| None | This site is not at flood risk. | Potential Ground Contamination |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2008 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H9 | Frobisher Road | 0.51 | 10 | 0 | 0 | 10 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | Site is owned by NRW. There is an intention to develop the site within the plan period but specific dates from NRW have not been given. | 2021 |
| | | 10 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| C1 | Planning Permission has been granted and a FCA undertaken. The site has been assessed as part of the SFCA process which concluded that the site requires mitigation measures to enable development of the site. This was confirmed by NRW in their consultation response to the report. | Potential ground contamination. Access along one narrow street. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2009 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H10 | Pencoed Castle | 9.6 | 12 | 0 | 0 | 12 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The permission requires implementation before November 2014. The agent confirmed that they are In the process of discharging conditions. LBC etc required. The proposed phasing is as follows - construct the road before the buildings, 2014/15, refurbish part of castle, build units, and finalise refurbishing the castle. | 2015 |
| 6 | 6 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|----------------------------|
| None | This site is not at flood risk | This is a greenfield site. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2009 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H11 | Laburnum Drive | 0.13 | 20 | 0 | 20 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The site is currently under construction with units near completion, anticipated finish to the site in 2014. | 2013 |
| 20 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|---|
| None | This site is not at flood risk | The site is a redevelopment of a car park, possible ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| No S106 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H12 | Former Tredegar Park Golf Course | 9.3 | 150 | 0 | 0 | 150 | 30 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | Agents are anticipating submitting the Reserved Matters for the site spring/summer 2014. | 2015 |
| 60 | 90 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C2 | Planning Permission has been granted (under appeal) and a FCA undertaken. The flood defence works have started to be implemented on Tredegar Park. | The Council refused the application at this site. This decision was appealed and the Planning Inspectorate also recommended refusal for the site. However, the Planning Decision Committee for the National Assembly of Wales called in the decision and the final decision was to approve the application on the basis of the wider flood improvements to the surrounding area. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-----------------------------|--|
| Unilateral Undertaking 2006 | A Unilateral Undertaking was signed as part of the appeal process. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|------------|--------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H13 | Allt Yr Yn Campas | 5.7 | 125 | 2 | 5 | 118 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Taylor Wimpey are on site and progressing. | 2013 |
| 97 | 28 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---------------------------------|--|
| None | This site is not at flood risk. | The topography of the site is steep and the design has been set so that some of the units are stepped into the gradient. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2008 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H14 | Monmouthshire Bank Sidings | 11.3 | 575 | 0 | 0 | 390 | 35 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Redrow are on site and progressing well, with the first phase of development either under construction or complete | 2013 |
| 90 | 150 | 150 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---------------------------------|
| Zone B | Development has a small area in Zone B majority of site is not within a flood risk zone. NRW have no objection subject to conditioning a surface water scheme. | Access across railway crossing. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H15 | Victoria Wharf | 1.16 | 130 | 0 | 0 | 130 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | The site is still owned by a bank who are working with a housing developer to progress the site. The temporary car park is still in operation and so the site is not anticipated to be regenerated until the later stages of the plan. There are currently pre application discussions on the site for a residential development. | 2021 |
| | | 130 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|---|
| C1 | Planning Permission has lapsed. SFCA undertaken to ensure the consequences of flooding can be managed. The updated SFCA (March 2014) concluded that significant mitigation is required (>1.0m) and escape routes exceed tolerable limits. The report notes that with adequate warning the evacuation route is achievable. | Temporary use of the car park lapses in April 2016. It is understood that the car park is not being used for a particular reason but a way to raise revenue for a temporary reason. |
| Brownfield/ Greenfield | Where land is allocated for development, an updated or new site-specific FCA will be required, building on the information in this report. This should incorporate additional information on mitigation of residual risk and emergency planning procedures to ensure escape / evacuation for the lifetime of the development. | |
| Brownfield | This was confirmed by NRW in their consultation response to the report. | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H16 | Penmaen Wharf | 0.83 | 160 | 0 | 0 | 160 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The development has not been implemented due to the economic recession. The section 106 agreement has been signed and the developer is confident in the market due to the increase in development in the area e.g. old town dock completion of housing sites and new public house. The site owner has been purchasing land adjacent to the site to enable him to provide a more comprehensive regeneration scheme. | 2018 |
| | 160 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---|
| C2 | When the site was given permission the application was submitted with a FCA. Subsequently the flood risk on the site has been increased to C2. If the application was to lapse and new level of assessment would be required to satisfy TAN 15 in line with current flood risk data. | The site lies adjacent to the River Usk and Southern Distributor Road, therefore there is potential for noise and ecological issues. There is also potential for archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2011 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|------------|-------------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H17 | Former Hurrans Garden Centre | 1.95 | 60 | 7 | 31 | 22 | 12 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Bellway Homes are nearing completion of the entire site. | 2012 |
| 60 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--|
| None | This site is not at flood risk | Possible Ground Contamination Presence of sewer and gas mains on or in proximity to the site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H19 | Former Hartridge High School | 2.54 | 65 | 0 | 0 | 65 | 10 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | The site is owned by NCC and has outline planning permission which will last until 2017. The site is going to go to market in the next few months. The RM will then be submitted once the site has been sold. This site will need to have been progressed to advance the Woodlands Site (Housing Proposal H55) due to its adjacent location. | 2016 |
| | 65 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|---|
| None | This site is not at flood risk | School use adjacent to the site therefore requires noise assessment Protected trees and hedgerows on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|--------------------------------|---|
| Delivery Agreement on the site | The site is owned by Newport City Council and therefore a deliver agreement in place of a Section 106 was required. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H21 | Former Floors 2 Go | 0.12 | 10 | 0 | 0 | 10 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission subject to S106 | The original application for 12 units was not implemented due to landownership issues. This application has overcome all constraints and is waiting for the signing of the section 106 agreement. | 2018 |
| | 10 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---|
| C1 | Planning Permission has been granted and a FCA undertaken. A Stage 3 SFCA has been undertaken for the site because the site was not assessed against the new lifetime of development. Stage 3 SFCA undertaken, mitigation measures would be required for the site to be developable. This was confirmed by NRW in their consultation response to the report. | Site is adjacent to a railway line, but no objections made. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| Not signed | Legal instruction sent on 08/07/11 for 'full' S106 obligations; 14/04/12 - Council agrees a 50% reduction of S106 obligations for a 'time-limited' period; 04/13 – Agent agrees to new terms i.e. 50% reduction; 09/13 - Our Legal team sent draft S106 to agent. A follow up email was sent 02/14 as no response received -no response to date. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H23 | Traston Lane | 0.76 | 21 | 0 | 0 | 21 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The agent has confirmed that the site is to be progressed later this year. It will follow the establishment of development at H1 McReadys. | 2015 |
| 21 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|-------------------------|
| C1 | Planning Permission has been granted and a FCA undertaken with no objection from NRW. Stage 3 SFCA undertaken, mitigation measures would be required for the site to be developable. This was confirmed by NRW in their consultation response to the report. | Located near a SSSI |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2012 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H24 | 30-33 High Street | 0.06 | 24 | 0 | 0 | 24 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | This site is confirmed as part of the Vibrant and Viable Places Project. The Council is confident that it will be delivered within the plan period. | 2018 |
| | 24 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| Zone B | The site is within the city centre, development above shops | The proposal is the conversion of a storage space above shops. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| Not Signed | The site is to be delivered during the next 3 years as part of the regeneration project. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H25 | Taylors Garage | 2 | 71 | 0 | 0 | 71 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Taylor Wimpey are on site and are progressing with all the units at least under construction | 2013 |
| 71 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--|
| None | This site is not at flood risk | Site is adjacent to the M4. Ground contamination due to the previous use as a petrol filling station. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H26 | Ty Du Works | 0.41 | 26 | 0 | 0 | 26 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|-----------------------------|---|------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | Seren Homes confirmed that development has commenced on the site. | 2014 |
| 26 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--|
| None | This site is not at flood risk | Potential for European Protected Species. Ground conditions questioned due to previous use as a school. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H28 | Church Street | 0.15 | 16 | 0 | 0 | 16 | 16 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Current application being considered by the Council, as original application has lapsed. | 2019 |
| | 16 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|---|
| C2 | Planning Permission was granted and a FCA undertaken. However this permission has recently lapsed and the site has been re-designated as flood zone C2 in the latest DAM. The Council is considering a current application for residential development at the site as the permission has lapsed. The Agent has confirmed that they need to evidence the suitability of an evacuation route to satisfy NRW that the development is acceptable. | The site has the potential for ground contamination, noise from adjoining uses and possible archaeological finds. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| Signed | This site is linked to the residential development at Penmaen Wharf; it is the off-site affordable housing contribution. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H30 | Rear of South Wales Argus | 2.3 | 82 | 0 | 0 | 82 | 16 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | Persimmon has confirmed that they are on site demolishing existing buildings and preparing the car parking for the remaining Argus buildings. They are progressing with their discharge of conditions on site and the sales office is present on site. They anticipate 10 units to have been completed in 2014 with 30-40 units per annum. | 2014 |
| 70 | 12 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| Zone B | Planning Permission has been granted with no objections from NRW on flood risk grounds. | Sewer lies across site Site lies adjacent to railway line, noise from nightfreight. Previous use as a railway sidings therefore potential ground contamination |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2014 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H31 | Roman Lodge Hotel | 0.17 | 10 | 0 | 0 | 10 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|---|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission subject to Section 106 | The site is being held up over a legal query over landownership of part of the site. This is being currently considered by the Council. | 2018 |
| | 10 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|-------------------------------|
| None | This site is not at flood risk | Possible Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| Not signed | Original Planning approval (Oct 2009) resulted in protracted legal negotiations due to land ownership issues on the access lane (now resolved); New planning approval (following re-consultation) for the same scheme (June 2013). However, now discrepancy over land ownership of car park this is now being considered by the Councils legal team. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H32 | Former Sainsbury's | 2.1 | 140 | 0 | 0 | 140 | 42 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | The Council is liaising with the land owner's agent to establish the intentions for this site. The site is an attractive development opportunity, adjacent to the city centre. The residential development would meet the plan's brownfield strategy and the constraints on the site are not considered to be insurmountable. | 2018 |
| | 135 | 5 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| Part C1 | Planning Permission has been granted and a FCA undertaken with no objection to NRW subject to the implications of conditions. Stage 3 SFCA undertaken, mitigation measures would be required for the site to be developable. This was confirmed by NRW in their consultation response to the report. | Site is adjacent to SAC. Maintenance of riverside cycle/walkway. Possible Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|---|
| Not signed | Subject to S106; Planning approval in Nov 2009; Legal Instruction 09/11/09; Letter from Council to owner in Aug 2011 seeking to progress the site. Council is now in discussions with GVA Bristol branch with regard the permission |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H34 | Bankside Coverack Road | 0.49 | 38 | 0 | 0 | 38 | 12 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The section 106 was recently signed, therefore indicating a reasonable degree of confidence that the site will be delivered in the near future. | 2018 |
| | 38 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| C1 | Planning Permission has been granted and a FCA undertaken and NRW have no objections subject to conditions. | The site is adjacent to a SAC and European Protected Species. Potential Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H35 | East Usk Yard | 4.63 | 100 | 0 | 0 | 100 | 30 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | The site is not anticipated to come forward until the end of the Plan period as Network Rail, the proposers of the site, require the site for rail related uses until the later phase of the Plan. | 2021 |
| | | 100 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| Part C1 | Stage 3 SFCA undertaken, mitigation measures would be required for the site to be developed. | <p>The site is adjacent to a railway line.</p> <p>The site is a former railway sidings with potential ground contamination.</p> <p>In relation to the proximity of the site to the railway line, the Council's Environmental Health section has commented on the issue in relation to noise and vibration. In summary the Environmental Health section has stated that appropriate assessments would be required on site, and that appropriate conditions to overcome any issues be applied. They have highlighted examples of similar schemes in Newport adjacent to railway lines, where it has been possible to mitigate against the issue of noise and vibration successfully. This is accordance with Technical Advice Note 11 which sets out the potential measures which can be employed in order to mitigate against the impact upon noise sensitive uses.</p> |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H36 | Farmwood Close | 2.3 | 108 | 0 | 10 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The site is currently for sale. The 10 units under construction reflect a legal decision that confirmed that the units represented the implementation of the original planning permission of 54 units. Subsequently there has been a further planning permission, with a signed section 106, for 108 flats which has not been implemented. The LDP does not rely on the figures towards its land supply. | N/A |
| 10 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--------------------------------------|
| None | This site is not at flood risk | The topography of the site is steep. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|--------------|------------|
| Signed 2008. | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H37 | City Vizion | 3.2 | 464 | 85 | 14 | 315 | 65 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Taylor Wimpey are on site and they are completing one (former Robert Price) of the two final phases of development for the site. | 2008 |
| 189 | 150 | 75 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C1 | The planning permission has an agreed FCA, with NRW satisfied with the proposed flood defence works. | The site is adjacent to a SAC and has the potential to affect European protected Species. The maintenance of the riverside cycle/walkway is required. Potential Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|--------------------|------------|
| Signed 2007 & 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H38 | Lysaghts Village (Orb Works) | 11.8 | 517 | 77 | 47 | 338 | 25 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Taylor Wimpey are on site and progressing. | 2010 |
| 214 | 150 | 98 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C1 | The planning permission has an agreed FCA. | The site was a previous industrial site and there is a ground contamination on site. Potential Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|--------------------|------------|
| Signed 2007 & 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H39 | Former Bettws Comprehensive School | 5.9 | 229 | 78 | 12 | 125 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Barrat Homes are on site and progressing into the final phase of the site. | 2010 |
| 180 | 35 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--|
| None | This site is not at flood risk | The site is adjacent to a school, therefore noise would need to be assessed. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|---------------------|---|
| Developer Agreement | The site is owned by Newport City Council and therefore a deliver agreement in place of a Section 106 was required. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H40 | Westmark, Old Town Dock | 1.17 | 154 | 64 | 0 | 90 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|---|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Westmark developers have implemented two out of the three blocks of apartments on site. The piles for the third block has been implemented. | 2007 |
| 64 | 90 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|--|
| C1 | The planning permission has an agreed FCA, with NRW objections satisfied by conditions. | The site is adjacent to SAC and potential for European Protected Species. Possible Archaeology on site. Possible ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2007 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H41 | Trinity View | 19.4 | 194 | 9 | 7 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|---|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | This site is made up of self build units. The remaining 7 units are all that remains of the large scheme. These units are being undertaken by Trinity View developments who are nearing completion. | From 1986 |
| 16 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--|
| None | This site is not at flood risk | Possible Archaeology on site. Site topography is steep. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| - | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H42 | Black Clawson | 3.5 | 354 | 25 | 38 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|---|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Redrow Homes are nearing completion on the site, with only the internal works on a final group of units left. | 2008 |
| 63 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C2 | The planning permission has an agreed FCA. | Potential Ground Contamination. The site is adjacent to a SAC and potential to affect European Protected Species. Potential Archaeology on site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2008 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H43 | Portskewett Street | 1.3 | 117 | 0 | 0 | 25 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The original developer has left the site after completing 72 apartments. Hayward developments have received permission for 25 units subject to a section 106 agreement. | 2015 |
| 25 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|---------------------------------|
| C1 | The planning permission has an agreed FCA, with NRW agreed the terms of flood defence measures. | Potential ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|---|
| Signed 2006 | The signed section 106 is only for the completed flats on site. There is an outstanding Section 106 agreement for the remaining 25 units. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H44 | Turner Street | 0.65 | 32 | 26 | 6 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The site has been completed since the base date. | 2012 |
| 32 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C1 | The planning permission has an agreed FCA. | The site is adjacent to a railway line. Ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2011 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H45 | Lysaghts | 5.8 | 176 | 0 | 0 | 100 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The developer is a RSL currently in the process of negotiating funding for the site. | 2016 |
| | 100 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------------|---|
| C1 | NRW note that a FCA is not required. | Pylons cross the site. Potential for European Protected Species. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H47 | Glan Llyn | 193 | 4000 | 35 | 10 | 2207 | 441 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|---|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission for the overall site. Full Planning Permission for Phase 1 and 50 units of part of Phase 2. | This large site currently has 3 developers on site. Persimmon Homes and Charles Church have been on site since 2012. They are progressing with phase 1 (307 units). St Modwen Homes have submitted Reserve Matters for part of Phase 2 (50 units) and are clearing the site. They are anticipated on site this year with completions over this financial year. | 2012 |
| 410 | 927 | 925 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|---|
| C1 | The planning permission has an agreed FCA | Site is adjacent to Queensway Potential to affect European Protected Species and SSSI. Previous use as steelworks there is ground contamination on site. Water and sewerage capacity Gas pipe on site Potential Archaeology Adjacent to Railway and provision of crossing |
| Brownfield/ Greenfield | | |
| Brownfield | | |
| S106 Status | S106 Notes | |
| Signed 2010 | N/A | |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H50 | Herbert Road | 2.4 | 62 | 0 | 0 | 62 | 19 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposals | The site owner has recently moved from the site. He is now in discussions to sell the land to a housing developer, this is a recent development. The proposed residential development at Glebelands is directly adjacent to the site with similar constraints. It is considered that this site would form a logical extension/neighbour to the wider housing development. | 2018 |
| | 62 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| C1 | Stage 3 SFCA undertaken, mitigation measures would be required for the site to be developable. This was confirmed by NRW in their consultation response to the report. | Previous industrial land, ground contamination. The site is adjacent to a SAC and potential to impact on European Protected Species. Need to maintain the riverside Walk/cycleway. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H51 | Whitehead Works | 18.7 | 400 | 0 | 0 | 330 | 120 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | The Welsh Government has confirmed that the site will be brought forward within the 5 year period. Negotiations and pre-application discussions are on-going. It is envisaged that construction of the first phase of the development will commence in 2015. A developer has been selected to deliver the scheme. A recent press release from the Welsh Government has confirmed that monies have been made available for the residential redevelopment of the site with 50% affordable units and provision of a primary school. | 2015 |
| 30 | 150 | 150 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|---|---|
| Part B | The majority of the site is not in flood risk, with a small line of Zone B to the north of the site | Previous industrial uses site has potential for ground contamination. Site is adjacent to railway line. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H52 | Old Town Dock Remainder | 13.9 | 350 | 0 | 0 | 350 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | Agent for the site confirmed that they anticipate a start in late 2014. Outline planning permission has been submitted to the Council. | 2015 |
| 60 | 150 | 140 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| Zone B | Planning Permission is being sought on the site, screening opinion for 350 units has been undertaken | Previous industrial uses site has potential for ground contamination. Potential Archaeology. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|---------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H53 | Bideford Road | 1.1 | 35 | 0 | 0 | 35 | 11 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | This site has been progressed from the Unitary Development Plan and is the final phase of an implemented social housing scheme. | 2019 |
| | 35 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|-----------------------|---|
| Zone B | The site is in Zone B | The site is adjacent to a railway line. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H54 | Alcan | 40 | 1064 | 0 | 0 | 930 | 93 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | Infrastructure and remediation works have commenced. A reserve matters application for Phase 1 are with the Council (Bellway Homes and Taylor Wimpey). The proposed delivery rates for the sites have been taken from the April 2013 JHLAs process and the agreed rate has been continued through the plan period. This process has therefore noted that a total of 930 units will be delivered on site. The total capacity of the site is only a reflection of the maximum number capable of being delivered but it is considered that the 930 is what will actually be delivered on site. | 2014 |
| 130 | 400 | 400 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|--|
| Part C1 & C2 | Planning Permission has been granted and a FCA undertaken, developer on site preparing land for development. The C2 zone of the development is on the west of the site adjacent to the river. The development of the site is within zone C1. | Previous use as Aluminium Plant will result in ground contamination. The site has the potential to impact on SAC, SSSI and European Protected Species. Potential Archaeology on site and impact on Listed Building adjacent to site. Potential Air quality issues. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|----------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H55 | Woodlands Site | 7.8 | 300 | 0 | 0 | 300 | 90 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Housing Proposal | The site would be progressed following the establishment of the Hartridge High School site (H19) due to its adjacent location for access. | 2018 |
| | 125 | 175 | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|---|
| None | This site is not at flood risk | The site is adjacent to a seminatural woodlands and SINC. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|--|
| - | A Section 106 agreement will be required subject to application of the policy framework of the plan. |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|------------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H56 | Opposite Belmont Lodge | 6.92 | 122 | 0 | 0 | 122 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|--------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The permission has been implemented with the creation of the access to the site. Celtic Manor anticipate construction to be progressed for 2018. | 2015 |
| 40 | 82 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|---|
| None | This site is not at flood risk | The site has the potential to impact on SAC, SSSI and European Protected Species. |
| Brownfield/ Greenfield | | |
| Greenfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2008 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H57 | Treberth Crescent | 0.66 | 58 | 0 | 0 | 58 | 58 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|---------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Planning Permission | The development is on hold at present due to reorganisation. The Newport Housing Trust has confirmed that they anticipate development on site within the next 2-3 years. | 2016 |
| | 58 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|---|
| None | This site is not at flood risk | There is potential ground contamination on site. Potential to impact on local habitat and European Protected Species. Upgrade for public sewer. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2010 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-----------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H58 | Panasonic | 7.2 | 250 | 0 | 0 | 250 | 75 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|----------------------------|--|------------------------|
| 2011-16 | 2016-21 | 2021-26 | New Site (post April 2013) | Has gained planning permission with a signed section 106. A RM application is expected in April 2014, with the Persimmon Homes confirming that construction is expected to start later in 2014 with 40-50 units per annum. | 2014 |
| 80 | 170 | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---|
| C1 | The site has planning permission, a FCA was undertaken and NRW did not oppose the development subject to conditions. | Surface Water capacity issues in IDB area. Possible Archaeology SSSI near the site. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2014 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|--------------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H59 | 24 Crawford Street | 0.36 | 10 | 0 | 0 | 10 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Anticipated Start Date |
|------------------------|---------|---------|-----------------------------|---|------------------------|
| 2011-16 | 2016-21 | 2021-26 | Outline Planning Permission | The section 106 agreement was signed at the end of 2013. There are no constraints that have not been overcome and the detail will need to be progressed over the next year. | 2015 |
| 10 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--|---|
| C1 | The site has planning permission, a FCA was undertaken and NRW had no objection subject to an agreed slab level. | Potential to impact on nesting season. Noise from railway line. Ground contamination. |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| Signed 2013 | N/A |

| LDP Ref | Site Name | Hectares | Total Capacity of the Site | Completions 2011 – 2013 | Under Construction @ 01/04/13 | Estimated Remaining Units to be delivered between 2013 – 2026 | Affordable Housing Units within plan period |
|---------|-------------|----------|----------------------------|-------------------------|-------------------------------|---|---|
| H60 | Parry Drive | 0.33 | 15 | 6 | 9 | 0 | 0 |

| Phasing of Development | | | Planning Status | Developer Intentions | Start Date |
|------------------------|---------|---------|--------------------------|--|------------|
| 2011-16 | 2016-21 | 2021-26 | Full Planning Permission | The developer is on site and the final 9 units are nearing completion. | 2013 |
| 15 | | | | | |

| Flood Zone | Flood Zone Comments | Other Constraints/Notes |
|---------------------------|--------------------------------|--------------------------------|
| None | This site is not at flood risk | Potential ground contamination |
| Brownfield/ Greenfield | | |
| Brownfield | | |

| S106 Status | S106 Notes |
|-------------|------------|
| - | N/A |

Appendix 3

| LDP Ref | Site Name | Total Capacity of the Site | DAM Flood Zone Post April 2013 | TAN 15 Test i) OR ii) | TAN 15 Test (iii) | TAN 15 Test (iv) |
|---------|----------------------------------|----------------------------|--------------------------------|---|-------------------|---|
| H1 | Adj. McReadys Ponthir Road | 54 | C2 | These sites form part of the LDP housing provision which is set to sustain the LPA area. Providing regeneration and growth opportunities. | Brownfield | Planning permission has been implemented. NRW had no objection because the FCA illustrated how the risk and consequences of flooding could be effectively managed. |
| H4 | Pirelli | 250 | C1 | | Brownfield | Planning Permission has been granted and a FCA undertaken. Implementation of planning permission expected this year |
| H5 | Glebelands | 153 | C1 | | Brownfield | Planning Permission has been granted and a FCA undertaken. |
| H9 | Frobisher Road | 10 | C1 | | Brownfield | Planning Permission has been granted and a FCA undertaken. |
| H12 | Former Tredegar Park Golf Course | 150 | C2 | | Greenfield | Planning Permission has been granted (under appeal) and a FCA undertaken. The flood defence works have started to be implemented on Tredegar Park. |
| H15 | Victoria Wharf – Penmaen Wharf | 130 | C1 | | Brownfield | Planning Permission has lapsed. SFCA undertaken to ensure the consequences of flooding can be managed. The updated SFCA (March 2014) concluded that significant mitigation is required (>1.0m) and escape routes exceed tolerable limits. The report notes that with adequate warning the evacuation route is achievable. Where land is allocated for development, an updated or new site-specific FCA will be required, building on the information in this report. This should incorporate additional information on mitigation of residual risk and emergency planning procedures to ensure escape / evacuation for the lifetime of the development. |
| H21 | Former Floors 2 Go | 10 | C1 | | Brownfield | Planning Permission has been granted and a FCA undertaken |
| H23 | Traston Lane | 21 | C1 | | Greenfield | Planning Permission has been granted and a FCA undertaken |
| H28 | Church Street | 16 | C2 | | Brownfield | Planning Permission was granted and a FCA undertaken. However this permission has recently lapsed and the site has been redesignated as flood |

| | | | | | |
|-----|---------------------------|------|-------------|------------|---|
| | | | | | zone C2 in the latest DAM. The Council is considering a current application being considered for residential development at the site as the permission has lapsed. The Agent has confirmed that they need to evidence the suitability of an evacuation route to satisfy NRW that the development is acceptable. |
| H30 | Rear of South Wales Argus | 82 | Part B | Brownfield | Planning Permission has been granted |
| H32 | Former Sainsbury's | 140 | Part C1 | Brownfield | Planning Permission has been granted and a FCA undertaken |
| H34 | Bankside Coverack Road | 38 | C1 | Brownfield | Planning Permission has been granted and a FCA undertaken |
| H35 | East Usk Yard | 100 | Part C1 | Brownfield | Stage 3 SFCA undertaken, mitigation measures would be required. |
| H50 | Herbert Road | 62 | C1 | Brownfield | Stage 3 SFCA undertaken, mitigation measures would be required. |
| H52 | Old Town Dock Remainder | 350 | B | Brownfield | Planning Permission is being sought on the site, screening opinion for 350 units has been undertaken. |
| H54 | Alcan | 1064 | C1& Part C2 | Brownfield | Planning Permission has been granted and a FCA undertaken, developer on site preparing land for development. The C2 zone of the development is on the west of the site adjacent to the river. The development of the site is within zone C1. |
| H59 | 24 Crawford Street | 10 | C1 | Brownfield | The site has planning permission, a FCA was undertaken and NRW had no objection subject to an agreed slab level. |
| H58 | Panasonic | 250 | C1 | Brownfield | The site has planning permission, a FCA was undertaken and NRW did not oppose the development subject to conditions. |

Appendix 4: E-mail from Newport Environmental Health section in relation to East Usk Yard site dated 16/04/2014.

Dear Daniel,

RE: Land adjacent to Railway between Soho St and Somerton Rd

I refer to your recent enquiry of the 3rd April 2014 regarding the above piece of land and the proposals to develop the site for housing.

There are industrial/commercial noise sources as well as the Railway in close proximity to the site, therefore Environmental Health would ask for a noise and vibration assessment to determine whether this site is suitable for residential development.

It has been possible to mitigate for railway noise at similar sites. e.g. for internal noise in bedrooms and living rooms, a scheme of glazing and ventilation coupled with good internal design of dwellings and site layout. For external noise (garden areas), again careful consideration to site layout and installation of acoustic barriers. For information, our standard planning conditions which would need to be met are as follows;

Railway Noise Internal – Outline

EH12

() Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external railway noise in excess of 55 dBA Leq 16 hour (free field) during the day (07.00 to 23.00 hours) or 45 dBA Leq 8 hour (free field) at night (23.00 to 07.00 hours) shall be subject to sound insulation measures to ensure that **all** such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be able to be effectively ventilated without opening windows.

No dwelling shall be occupied until the approved sound insulation and ventilation measures have been installed to that property in accordance with the approved details. The approved measures shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

Railway Noise External – Outline

EH13

() Pursuant to the approval of the reserved matters relating to layout and appearance, a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that the maximum day time noise level in outdoor living areas exposed to external railway noise shall not exceed 55 dBA Leq 16 hour [free field]. The scheme of noise mitigation as approved shall be constructed in its entirety prior to the first occupation of any dwelling and shall be retained thereafter in perpetuity.

Reason: To ensure that the amenities of future occupiers are protected.

In addition to the above, a vibration survey would be required and our standard planning condition below contains details of the vibration limits which must be met;

Railway Vibration

EH14

() No development, other than demolition shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the dwellings are designed and constructed so as to ensure that vibration dose values do not exceed $0.4\text{m/s}^{1.75}$ between 07.00 and 23.00 hours, and $0.26\text{m/s}^{1.75}$ between 23.00 and 07.00 hours, as calculated in accordance with BS 6472-1:2008, entitled "*Guide to Evaluation of Human Exposure to Vibration in Buildings*", [1Hz to 80Hz]. The dwellings shall be constructed in accordance with the approved scheme.

Reason: To ensure that the amenities of future occupiers are protected.

I am unable to say what impact any industrial noise would have on the site until an assessment is carried out but it is possible that it may adversely affect some areas of the development.

Regards

Claire

Claire Edwards
Senior Environmental Health Officer
Newport City Council
01633 851705

Appendix 5 – Delivery and Implementation Table.

Housing Allocation Summary Information – Update April 2014

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|----------------------------|-----------------------------------|------------------------|---------|---------|--|-----------------------------|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| HOUSING ALLOCATIONS (H1) | | | | | | |
| H1(1) McReadys, Ponthir Rd | 54 | 54 | | | Implemented and funded through the private sector(including Section 106) | Full Planning Permission |
| H1(3) Llanwern Village | 1100 | 120 | 600 | 380 | Implemented and funded through the private sector (including Section 106) | Outline Planning Permission |
| H1(4) Pirelli | 250 | 75 | 175 | | Implemented and funded through the private sector (subject to Section 106) | Outline Planning Permission |
| H1(5) Glebelands | 153 | 51 | 102 | | Implemented and funded through the private sector | Full Planning Permission |
| H1(7) Bethesda Close | 22 | 22 | | | Implemented and funded through the private sector (including Section 106) | Outline Planning Permission |
| H1(8) The Severn Stiles | 23 | | 23 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(9) Frobisher Road | 10 | | | 10 | Implemented and funded through the private sector (including Section | Outline Planning Permission |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|---|-----------------------------------|------------------------|---------|---------|---|-----------------------------|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| | | | | | 106) | |
| H1(10) Pencoed Castle | 12 | 6 | 6 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(11) Laburnum Drive | 20 | 20 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(12) Former Tredegar Park Golf Course | 150 | 60 | 90 | | Implemented and funded through the private sector | Outline Planning Permission |
| H1(13) Allt Yr Yn Campus | 125 | 97 | 28 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(14) Monmouthshire Bank Sidings | 390 | 90 | 150 | 150 | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(15) Victoria Wharf, Old Town Dock | 130 | | | 130 | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(16) Penmaen Wharf | 160 | | 160 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(17) Former Hurrans Garden Centre | 60 | 60 | | | Implemented and funded through the private sector (including Section | Full Planning Permission |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|----------------------------------|-----------------------------------|------------------------|---------|---------|--|-------------------------------|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| | | | | | 106) | |
| H1(19) Hartridge High School | 65 | | 65 | | Implemented and funded through the private sector | Outline Planning Permission |
| H1(21) Former Floors 2 Go | 10 | | 10 | | Implemented and funded through the private sector (including Section 106) | Permission subjection to S106 |
| H1(23) Traston Lane | 21 | 21 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1 (24) 30-33 High Street | 24 | | 24 | | Implemented and funded through the private sector (subject to Section 106) | Full Planning Permission |
| H1(25) Taylors Garage | 71 | 71 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(26) Ty Du Works | 26 | 26 | | | Implemented and funded through the private sector (subject to Section 106) | Full Planning Permission |
| H1(28) Church Street | 16 | | 16 | | Implemented and funded through the private sector | Outline Planning Permission |
| H1(30) Rear of South Wales Argus | 82 | 70 | 12 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(31) Roman Lodge | 10 | | 10 | | Implemented and | Planning |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|-------------------------------------|-----------------------------------|------------------------|---------|---------|--|---|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| Hotel | | | | | funded through the private sector (subject to Section 106) | Permission subject to S106 |
| H1(32) Former Sainsburys | 140 | | 135 | 5 | Implemented and funded through the private sector (subject to Section 106) | Outline Planning Permission subject to S106 |
| H1(34) Bankside Coverack Road | 38 | | 38 | | Implemented and funded through the private sector (subject to Section 106) | Planning Permission subject to S106 |
| H1(35) East Usk Yard | 100 | | | 100 | Implemented and funded through the private sector | Housing Proposal |
| H1(36) Farmwood Close | 10 | 10 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(37) City Vizion | 414 | 189 | 150 | 75 | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(38) Lysaghts Village (Orb Works) | 462 | 214 | 150 | 98 | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(39) Former Bettws Comprehensive | 215 | 180 | 35 | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(40) Westmark, Old | 154 | 64 | 90 | | Implemented and funded through the | Full Planning |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|--|-----------------------------------|------------------------|---------|---------|---|-----------------------------|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| Town Dock | | | | | private sector (including Section 106) | Permission |
| H1(41) Trinity View | 16 | 16 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(42) Black Clawson | 63 | 63 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(43) Portskewett Street | 25 | 25 | | | Implemented and funded through the private sector (including Section 106) | Full Planning Permission |
| H1(44) Turner Street | 32 | 32 | | | Implemented and funded through RSL (including Section 106) | Full Planning Permission |
| H1(45) Lysaghts | 100 | | 100 | | Implemented and funded through RSL (including Section 106) | Planning Permission |
| H1(47) Glan Llyn | 2262 | 410 | 927 | 925 | Implemented and funded through the private sector (including Section 106) | Outline Planning Permission |
| H1(50) Herbert Road & Enterprise House | 62 | | 62 | | Implemented and funded through the private sector | Housing Proposal |
| H1(51) Whitehead Works | 330 | 30 | 150 | 150 | Implemented and funded through the private sector | Housing Proposal |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|--------------------------------|-----------------------------------|------------------------|---------|---------|--|---|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| | | | | | | |
| H1(52) Old Town Dock Remainder | 350 | 60 | 150 | 140 | Implemented and funded through the private sector | Housing Proposal |
| H1(53) Bideford Road | 35 | | 35 | | Implemented and funded through the private sector | Housing Proposal |
| H1(54) Former Alcan Site | 930 | 130 | 400 | 400 | Implemented and funded through the private sector (subject to Section 106) | Full Planning Permission subject to S106 |
| H1(55) Woodland Site, Ringland | 300 | | 125 | 175 | Implemented and funded through the private sector | Housing Proposal |
| H1(56) Opposite Belmont Lodge | 122 | 40 | 82 | | Implemented and funded through the private sector (subject to Section 106) | Full Planning Permission subject to S106 |
| H1 (57) Treberth Crescent | 58 | | 58 | | Implemented and funded through the private sector (subject to Section 106) | Full Planning Permission subject to S106 |
| H1 (58) Panasonic | 250 | 80 | 170 | | Implemented and funded through the private sector (subject to Section 106) | Outline Planning Permission subject to S106 |
| H1 (59) 24 Crawford Road | 10 | 10 | | | Implemented and funded through the private sector (subject to Section 106) | Outline Planning Permission subject to S106 |
| H1 (60) Parry Drive | 15 | 15 | | | Implemented and funded through the private sector | Full Planning Permission |

| LDP Reference | Total Units to deliver within LDP | Phasing of Development | | | Implementation and Funding Source | Planning Status |
|---------------|-----------------------------------|------------------------|-------------|-------------|-----------------------------------|-----------------|
| | | 2011-16 | 2016-21 | 2021-26 | | |
| | | | | | | |
| TOTALS | 9477 | 2411 | 4328 | 2738 | | |

Appendix 6 – Housing Trajectories

2013/2014 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining in period 2013 – 2026 | U/C | 1 st April 2013 – 31 st March 2014 | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 |
|---------------------------|---|------------------------------|----------------------|---------------------------------------|-----------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 54 | 0 | 0 | 29 | 25 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 0 | 122 | 122 | 0 | 0 | 20 | 20 | 20 | 20 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 3 | 16 | 7 | 1 | 6 | 0 | 0 | 0 | 0 |
| Total | | 3 | 192 | 183 | 1 | 6 | 49 | 45 | 20 | 20 |
| | | | | | | | | | | |
| Newport West | | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 2 | 125 | 123 | 5 | 30 | 30 | 30 | 28 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 25 | 354 | 38 | 38 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 26 | 229 | 137 | 12 | 30 | 30 | 30 | 30 | 5 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 0 | 575 | 390 | 0 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 0 | 350 | 350 | 0 | 0 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 0 | 400 | 330 | 0 | 0 | 0 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 22 | 0 | 0 | 22 | 0 | 0 | 0 |
| Total | | 53 | 2385 | 1656 | 55 | 90 | 142 | 150 | 148 | 95 |
| | | | | | | | | | | |
| Newport East | | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining in period 2013 – 2026 | U/C | 1 st April 2013 – 31 st March 2014 | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 |
|--------------------------------------|---|------------------------------|----------------------|---------------------------------------|------------|--|--|--|--|--|
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 7 | 60 | 53 | 31 | 22 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 12 | 0 | 0 | 0 | 6 | 6 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 71 | 0 | 30 | 30 | 11 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 65 | 0 | 0 | 0 | 0 | 30 | 30 |
| 08/0565(H38) | LAND AT PART ORB, MONKEY ISLAND | 17 | 517 | 385 | 47 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 0 | 3693 | 1955 | 0 | 0 | 50 | 125 | 150 | 150 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 20 | 178 | 151 | 7 | 20 | 30 | 30 | 30 | 34 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 15 | 129 | 111 | 3 | 40 | 30 | 30 | 8 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 0 | 250 | 250 | 0 | 0 | 25 | 50 | 50 | 50 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 153 | 0 | 0 | 0 | 51 | 51 | 51 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 25 | 0 | 0 | 25 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 85 | 464 | 329 | 14 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 20 | 20 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 21 | 0 | 0 | 10 | 11 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 0 | 1100 | 1100 | 0 | 0 | 40 | 80 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 6 | 15 | 9 | 9 | 0 | 0 | 0 | 0 | 0 |
| Total | | 150 | 7045 | 4792 | 141 | 172 | 300 | 454 | 505 | 495 |
| | | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 0 | 150 | 150 | 0 | 0 | 30 | 30 | 30 | 30 |
| Total | | 0 | 150 | 150 | 0 | 0 | 30 | 30 | 30 | 30 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining in period 2013 – 2026 | U/C | 1 st April 2013 – 31 st March 2014 | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 |
|--|---|--|----------------------------|---|----------|--|--|--|--|--|
| Private Sector Subject to S106 Agreements | | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 0 | 1064 | 930 | 0 | 0 | 50 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 26 | 0 | 26 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 10 | 0 | 0 | 10 | 0 | 0 | 0 |
| Total | | 0 | 1322 | 1188 | 0 | 26 | 60 | 80 | 80 | 80 |
| Housing Association, Private | | | | | | | | | | |
| Newport East | | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 0 | 176 | 100 | 0 | 0 | 0 | 0 | 25 | 25 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 23 | 0 | 0 | 0 | 0 | 10 | 13 |
| 11/0843 (H44) | TURNER STREET | 26 | 32 | 6 | 6 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 58 | 0 | 0 | 0 | 0 | 20 | 20 |
| Total | | 26 | 289 | 187 | 6 | 0 | 0 | 0 | 55 | 58 |
| Newport West | | | | | | | | | | |
| LDP HP (H53) | Bideford Road – Phase 3, Maesglas | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP New Sites | | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining in period 2013 – 2026 | U/C | 1 st April 2013 – 31 st March 2014 | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 |
|---|-------------------|--|----------------------------|---|------------|--|--|--|--|--|
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |
| H55 | Woodland Site | 0 | 300 | 300 | 0 | 0 | 0 | 0 | 0 | 30 |
| H30 | South Wales Argus | 0 | 82 | 82 | 0 | 10 | 30 | 30 | 12 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 612 | 612 | 0 | 10 | 30 | 30 | 12 | 30 |
| | | | | | | | | | | |
| New Planning Permissions/sites post 1.4.13 | | | | | | | | | | |
| H58 | Panasonic | 0 | 250 | 250 | 0 | 0 | 40 | 40 | 40 | 40 |
| Total | | 0 | 250 | 250 | 0 | 0 | 40 | 40 | 40 | 40 |
| | | | | | | | | | | |
| Overall Total | | 232 | 12280 | 9053 | 203 | 304 | 651 | 829 | 890 | 848 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started | 3522 |
| Number of units under construction | 203 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95pa x 5 years) | 475 |
| TOTAL | 4405 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started | 3522 |
| Number of units under construction | 203 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 3930 |

| Completions | |
|-------------------------------|------------|
| 2011/12 & 2012/13 completions | 805 |
| Small Sites (5yr average) | n/a |
| Windfall Sites (5yr average) | n/a |
| Total | 805 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|---|--|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (2 years) 2011-2013 | Residual Requirement (13 Years) $c = a - b$ | 5 Year Requirement $d = c / 13 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 805 | 9545 | 3671 | 734 | 4405 | 6 |
| Without windfall allowance | 10350 | 805 | 9545 | 3671 | 734 | 3930 | 5.3 |

2014/2015 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 54 | 29 | 25 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 0 | 122 | 122 | 20 | 20 | 20 | 20 | 20 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 7 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 7 | 192 | 176 | 49 | 45 | 20 | 20 | 20 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 35 | 125 | 88 | 30 | 30 | 28 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 38 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 42 | 229 | 95 | 30 | 30 | 30 | 5 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 0 | 0 | 0 | 0 | 54 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 0 | 0 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 360 | 30 | 30 | 30 | 30 | 30 |
| 05/1644/F (40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 0 | 0 | 0 | 0 | 30 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 0 | 350 | 350 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 0 | 400 | 330 | 0 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 22 | 22 | 0 | 0 | 0 | 0 |
| Total | | 145 | 2385 | 1511 | 142 | 150 | 148 | 95 | 174 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 53 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 06/0267(H10) | PENCOED CASTLE | 0 | 12 | 12 | 0 | 6 | 6 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 30 | 71 | 41 | 30 | 11 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 65 | 0 | 0 | 30 | 30 | 5 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 77 | 517 | 308 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 0 | 3693 | 1955 | 50 | 125 | 150 | 150 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 27 | 178 | 124 | 30 | 30 | 30 | 34 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 43 | 129 | 68 | 30 | 30 | 8 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 0 | 250 | 250 | 25 | 50 | 50 | 50 | 50 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 153 | 0 | 51 | 51 | 51 | 0 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 0 | 0 | 0 | 0 | 30 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 25 | 25 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 44 | 464 | 285 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER RD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 21 | 10 | 11 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 0 | 1100 | 1100 | 40 | 80 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 10 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 9 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 313 | 7045 | 4479 | 300 | 454 | 505 | 495 | 450 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 0 | 150 | 150 | 30 | 30 | 30 | 30 | 30 |
| Total | | 0 | 150 | 150 | 30 | 30 | 30 | 30 | 30 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNHIR ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 10 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 0 | 0 | 0 | 0 | 45 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER ST | 0 | 24 | 24 | 0 | 0 | 0 | 0 | 24 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 10 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 0 | 0 | 0 | 0 | 20 |
| 12/0886 (H54) | NOVELIS | 0 | 1064 | 930 | 50 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 26 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 10 | 1 | 0 | 0 | 0 | 0 |
| Total | | 26 | 1322 | 1162 | 60 | 80 | 80 | 80 | 189 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 0 | 176 | 100 | 0 | 0 | 25 | 25 | 25 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 23 | 0 | 0 | 10 | 13 | 0 |
| 11/0843 (H44) | TURNER STREET | 6 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 58 | 0 | 0 | 20 | 20 | 18 |
| Total | | 6 | 289 | 181 | 0 | 0 | 55 | 58 | 43 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 (H35) | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 |
| H55 (H55) | Woodland Site | 0 | 300 | 300 | 0 | 0 | 0 | 30 | 30 |
| H30 (H30) | South Wales Argus | 10 | 82 | 72 | 30 | 30 | 12 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2014 – 31 st March 2015 | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 |
|---|----------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H15 (H15) | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 0 | 0 |
| Total | | 10 | 612 | 602 | 30 | 30 | 12 | 30 | 30 |
| | | | | | | | | | |
| New Planning Permissions/sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 0 | 250 | 250 | 40 | 40 | 40 | 40 | 40 |
| Total | | 0 | 250 | 250 | 40 | 40 | 40 | 40 | 40 |
| | | | | | | | | | |
| Overall Total | | 507 | 12280 | 8546 | 651 | 829 | 890 | 848 | 976 |

| Land Supply – including the windfall allowance | |
|---|-------------|
| Number of units not started for 5 year period 1 st April 2015 – 1 st April 2019 | 4194 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 4874 |

| Land Supply – excluding the windfall allowance | |
|---|-------------|
| Number of units not started for 5 year period 1 st April 2015 – 1 st April 2019 | 4194 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 4399 |

| Completions – including windfall allowance | |
|--|------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 | 507 |
| Small Sites (5 yr average) | 41 |
| Windfall Sites (5 yr average) | 95 |
| Total | 1448 |

| Completions – excluding windfall allowance | |
|--|------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 | 507 |
| Small Sites (5 yr average) | 41 |
| Total | 1353 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|---|--|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (3 years) 2011-2014 | Residual Requirement (12 Years) $c = a - b$ | 5 Year Requirement $d = c / 12 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 1448 | 8902 | 3709 | 742 | 4874 | 6.5 |
| Excluding windfall allowance | 10350 | 1353 | 8997 | 3748 | 750 | 4399 | 5.9 |

2015/2016 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 29 | 54 | 25 | 25 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 20 | 122 | 102 | 20 | 20 | 20 | 20 | 22 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 49 | 192 | 127 | 45 | 20 | 20 | 20 | 22 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 30 | 125 | 58 | 30 | 28 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 30 | 229 | 65 | 30 | 30 | 5 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 0 | 0 | 0 | 54 | 53 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 0 | 0 | 0 | 8 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 330 | 30 | 30 | 30 | 30 | 30 |
| 05/1644(H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 0 | 0 | 0 | 30 | 30 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 320 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 0 | 400 | 330 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 22 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 142 | 2385 | 1369 | 150 | 148 | 95 | 174 | 181 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 12 | 6 | 6 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 30 | 71 | 11 | 11 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 65 | 0 | 30 | 30 | 5 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 278 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 50 | 3693 | 1905 | 125 | 150 | 150 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 30 | 178 | 94 | 30 | 30 | 34 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 30 | 129 | 38 | 30 | 8 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 25 | 250 | 225 | 50 | 50 | 50 | 50 | 25 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 153 | 51 | 51 | 51 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 0 | 0 | 0 | 30 | 30 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 25 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 255 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 10 | 21 | 11 | 11 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 40 | 1100 | 1060 | 80 | 120 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 300 | 7045 | 4179 | 454 | 505 | 495 | 450 | 420 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 30 | 150 | 120 | 30 | 30 | 30 | 30 | 0 |
| Total | | 30 | 150 | 120 | 30 | 30 | 30 | 30 | 0 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNHIR ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 10 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 0 | 0 | 0 | 45 | 45 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 24 | 0 | 0 | 0 | 24 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 0 | 0 | 0 | 10 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 0 | 0 | 0 | 20 | 18 |
| 12/0886 (H54) | NOVELIS | 50 | 1064 | 880 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 60 | 1322 | 1102 | 80 | 80 | 80 | 189 | 143 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 | LYSAGHT INSTITUTE | 0 | 176 | 100 | 0 | 25 | 25 | 25 | 25 |
| 08/0551 | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 23 | 0 | 10 | 13 | 0 | 0 |
| 11/0843 | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 58 | 0 | 20 | 20 | 18 | 0 |
| Total | | 0 | 289 | 181 | 0 | 55 | 58 | 43 | 25 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 35 |
| Total | | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 35 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 |
| H55 | Woodland Site | 0 | 300 | 300 | 0 | 0 | 30 | 30 | 30 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2015 – 31 st March 2016 | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H30 | South Wales Argus | 30 | 82 | 42 | 30 | 12 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 0 | 0 |
| Total | | 30 | 612 | 572 | 30 | 12 | 30 | 30 | 30 |
| | | | | | | | | | |
| New Planning Permissions/new sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 210 | 40 | 40 | 40 | 40 | 40 |
| Total | | 40 | 250 | 210 | 40 | 40 | 40 | 40 | 40 |
| | | | | | | | | | |
| Overall Total | | 651 | 12280 | 7895 | 829 | 890 | 848 | 976 | 896 |

| Land Supply – including windfall allowance | |
|---|-------------|
| Number of units not started for 5 year period 2016 - 2020 | 4439 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 5119 |

| Land Supply – excluding windfall allowance | |
|---|-------------|
| Number of units not started for 5 year period 2016 - 2020 | 4439 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 4644 |

| Completions | |
|-------------------------------|------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 | 507 + 651 = 1158 |
| Small Sites | 41 |
| Windfall Sites | 95 |
| Total | 2099 |

| Completions | |
|-------------------------------|------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 | 507 + 651 = 1158 |
| Small Sites | 41 |
| Total | 2004 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|---|--|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (4 years) 2011-2015 | Residual Requirement (11 Years) $c = a - b$ | 5 Year Requirement $d = c / 11 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 2099 | 8251 | 3750 | 750 | 5119 | 6.8 |
| Excluding windfall allowance | 10350 | 2004 | 8346 | 3794 | 759 | 4644 | 6.1 |

2016/2017 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 25 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 20 | 122 | 82 | 20 | 20 | 20 | 22 | 0 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 45 | 192 | 82 | 20 | 20 | 20 | 22 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 30 | 125 | 28 | 28 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 30 | 229 | 35 | 30 | 5 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 0 | 0 | 54 | 53 | 53 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 0 | 0 | 8 | 8 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 300 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 0 | 0 | 30 | 30 | 30 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 290 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 300 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 150 | 2385 | 1219 | 148 | 95 | 174 | 181 | 181 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 06/0267 (H10) | PENCOED CASTLE | 6 | 12 | 6 | 6 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 11 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 65 | 30 | 30 | 5 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 248 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 125 | 3693 | 1780 | 150 | 150 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 30 | 178 | 64 | 30 | 34 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 30 | 129 | 8 | 8 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 50 | 250 | 175 | 50 | 50 | 50 | 25 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 51 | 153 | 102 | 51 | 51 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 0 | 0 | 30 | 30 | 2 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 225 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER RD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 11 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 80 | 1100 | 980 | 120 | 120 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 454 | 7045 | 3725 | 505 | 495 | 450 | 420 | 367 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 30 | 150 | 90 | 30 | 30 | 30 | 0 | 0 |
| Total | | 30 | 150 | 90 | 30 | 30 | 30 | 0 | 0 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 10 | 0 | 0 | 10 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 0 | 0 | 45 | 45 | 45 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 24 | 0 | 0 | 24 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 0 | 0 | 10 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 0 | 0 | 20 | 18 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 800 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 80 | 1322 | 1022 | 80 | 80 | 189 | 143 | 125 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 0 | 176 | 100 | 25 | 25 | 25 | 25 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 23 | 10 | 13 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 58 | 20 | 20 | 18 | 0 | 0 |
| Total | | 0 | 289 | 181 | 55 | 58 | 43 | 25 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 0 | 0 | 0 | 35 | 0 |
| Total | | 0 | 35 | 35 | 0 | 0 | 0 | 35 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 |
| H55 | Woodland Site | 0 | 300 | 300 | 0 | 30 | 30 | 30 | 35 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2016 – 31 st March 2017 | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H30 | South Wales Argus | 30 | 82 | 12 | 12 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 0 | 0 |
| Total | | 30 | 612 | 542 | 12 | 30 | 30 | 30 | 35 |
| | | | | | | | | | |
| New Planning Permissions/sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 170 | 40 | 40 | 40 | 40 | 10 |
| Total | | 40 | 250 | 170 | 40 | 40 | 40 | 40 | 10 |
| | | | | | | | | | |
| Overall Total | | 829 | 12280 | 7066 | 890 | 848 | 976 | 896 | 718 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 2017- 2021 | 4328 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 5008 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 2017- 2021 | 4328 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 4533 |

| Completions – including windfall allowance | |
|--|--------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 | 507 + 651+829=1987 |
| Small Sites | 41 |
| Windfall Sites | 95 |
| Total | 2928 |

| Completions – excluding windfall allowance | |
|--|--------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 | 507 + 651+829=1987 |
| Small Sites | 41 |
| Total | 2833 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|--|------------------------------------|--|----------------------|-----------------------------------|
| | House building Requirement (15 years) 2013-2026 | Completions (5 years) 2011-2015 | Residual Requirement (10 Years) c= a-b | 5 Year Requirement d=c/10*5 | Total Annual Building Requirement e=d/5 | Total Land Available | Land Supply in Years g=f/e |
| Including windfall allowance | 10350 | 2928 | 7422 | 3711 | 742 | 5008 | 6.7 |
| Excluding windfall allowance | 10350 | 2833 | 7517 | 3759 | 751 | 4533 | 6 |

2017/2018 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTIR ROAD | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 20 | 122 | 62 | 20 | 20 | 22 | 0 | 0 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 20 | 192 | 62 | 20 | 20 | 22 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 28 | 125 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 30 | 229 | 5 | 5 | 0 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 0 | 54 | 53 | 53 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 0 | 8 | 8 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 270 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 0 | 30 | 30 | 30 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 260 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 270 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 148 | 2385 | 1071 | 95 | 174 | 181 | 181 | 90 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 |
|--------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Newport East | | | | | | | | | |
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 30 | 65 | 35 | 30 | 5 | 0 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 218 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 150 | 3693 | 1630 | 150 | 185 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 30 | 178 | 34 | 34 | 0 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 8 | 129 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 50 | 250 | 125 | 50 | 50 | 25 | 0 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 51 | 153 | 51 | 51 | 0 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 0 | 30 | 30 | 2 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 195 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 10 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 120 | 1100 | 860 | 120 | 120 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 505 | 7045 | 3220 | 495 | 450 | 420 | 367 | 375 |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 30 | 150 | 60 | 30 | 30 | 0 | 0 | 0 |
| Total | | 30 | 150 | 60 | 30 | 30 | 0 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Private Sector Subject to S106 Agreements | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 10 | 0 | 10 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 0 | 45 | 45 | 45 | 5 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 24 | 0 | 24 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 0 | 10 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 0 | 20 | 18 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 720 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 80 | 1322 | 942 | 80 | 189 | 143 | 125 | 85 |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 25 | 176 | 75 | 25 | 25 | 25 | 0 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 10 | 23 | 13 | 13 | 0 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 20 | 58 | 38 | 20 | 18 | 0 | 0 | 0 |
| Total | | 55 | 289 | 126 | 58 | 43 | 25 | 0 | 0 |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 0 | 0 | 35 | 0 | 0 |
| Total | | 0 | 35 | 35 | 0 | 0 | 35 | 0 | 0 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2017 – 31 st March 2018 | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 20 |
| H55 | Woodland Site | 0 | 300 | 300 | 30 | 30 | 30 | 35 | 35 |
| H30 | South Wales Argus | 12 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 0 | 26 |
| Total | | 12 | 612 | 530 | 30 | 30 | 30 | 35 | 81 |
| | | | | | | | | | |
| New Planning Permissions/sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 130 | 40 | 40 | 40 | 10 | 0 |
| Total | | 40 | 250 | 130 | 40 | 40 | 40 | 10 | 0 |
| | | | | | | | | | |
| Overall Total | | 890 | 12280 | 6176 | 848 | 976 | 896 | 718 | 631 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 2017- 2021 | 4069 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 4749 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 2017- 2021 | 4069 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 4274 |

| Completions - including windfall allowance | |
|--|------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 | 507 + 651+829+890=2877 |
| Small Sites | 41 |
| Windfall Sites | 95 |
| Total | 3818 |

| Completions – excluding windfall allowance | |
|--|------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 | 507 + 651+829+890=2877 |
| Small Sites | 41 |
| Total | 3723 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|--|---|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (6 years) 2011-2016 | Residual Requirement (9 Years) $c = a - b$ | 5 Year Requirement $d = c / 9 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 3818 | 6532 | 3629 | 726 | 4749 | 6.5 |
| Excluding windfall allowance | 10350 | 3723 | 6627 | 3682 | 736 | 4274 | 5.8 |

2018/2019 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 20 | 122 | 42 | 20 | 22 | 0 | 0 | 0 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 20 | 192 | 42 | 20 | 22 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 5 | 229 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 0 | 160 | 160 | 54 | 53 | 53 | 0 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 0 | 8 | 8 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 240 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 0 | 154 | 90 | 30 | 30 | 30 | 0 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 230 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 240 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 95 | 2385 | 976 | 174 | 181 | 181 | 90 | 90 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 30 | 65 | 5 | 5 | 0 | 0 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 188 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 150 | 3693 | 1480 | 185 | 185 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 34 | 178 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 50 | 250 | 75 | 50 | 25 | 0 | 0 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 51 | 153 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 0 | 62 | 62 | 30 | 30 | 2 | 0 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 165 | 30 | 30 | 30 | 30 | 30 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 0 | 0 | 10 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 120 | 1100 | 740 | 120 | 120 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 495 | 7045 | 2725 | 450 | 420 | 367 | 375 | 365 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 30 | 150 | 30 | 30 | 0 | 0 | 0 | 0 |
| Total | | 30 | 150 | 30 | 30 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 10 | 10 | 0 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 0 | 140 | 140 | 45 | 45 | 45 | 5 | 0 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 24 | 24 | 0 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 10 | 10 | 0 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 38 | 20 | 18 | 0 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 640 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 80 | 1322 | 862 | 189 | 143 | 125 | 85 | 80 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 25 | 176 | 50 | 25 | 25 | 0 | 0 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 13 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 20 | 58 | 18 | 18 | 0 | 0 | 0 | 0 |
| Total | | 58 | 289 | 68 | 43 | 25 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 0 | 35 | 0 | 0 | 0 |
| Total | | 0 | 35 | 35 | 0 | 35 | 0 | 0 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 0 | 20 | 20 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2018 – 31 st March 2019 | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H55 | Woodland Site | 30 | 300 | 270 | 30 | 30 | 35 | 35 | 35 |
| H30 | South Wales Argus | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 0 | 26 | 26 |
| Total | | 30 | 612 | 500 | 30 | 30 | 35 | 81 | 81 |
| | | | | | | | | | |
| New Planning Permissions/new sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 90 | 40 | 40 | 10 | 0 | 0 |
| Total | | 40 | 250 | 90 | 40 | 40 | 10 | 0 | 0 |
| | | | | | | | | | |
| Overall Total | | 848 | 12280 | 5328 | 976 | 896 | 718 | 631 | 616 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2018– 1 st April 2023 | 3837 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 4517 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2018– 1 st April 2023 | 3837 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 4042 |

| Completions – including windfall allowance | |
|--|----------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 | 507 + 651+829+890+848=3725 |
| Small Sites (5 yr average) | 41 |
| Windfall Sites (5 yr average) | 95 |
| Total | 4666 |

| Completions – excluding windfall allowance | |
|--|----------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 | 507 + 651+829+890+848=3725 |
| Small Sites (5 yr average) | 41 |
| Total | 4571 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|--|---|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (7 years) 2011-2018 | Residual Requirement (8 Years) $c = a - b$ | 5 Year Requirement $d = c / 8 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 4666 | 5684 | 3553 | 711 | 4517 | 6.3 |
| Excluding windfall allowance | 10350 | 4571 | 5779 | 3612 | 722 | 4042 | 5.6 |

2019/2020 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 20 | 122 | 22 | 22 | 0 | 0 | 0 | 0 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 20 | 192 | 22 | 22 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 0 | 229 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 54 | 160 | 106 | 53 | 53 | 0 | 0 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 0 | 16 | 16 | 8 | 8 | 0 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 210 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 30 | 154 | 60 | 30 | 30 | 0 | 0 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 200 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 210 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 174 | 2385 | 802 | 181 | 181 | 90 | 90 | 90 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 |
|--------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 5 | 65 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 550 | 158 | 30 | 30 | 30 | 30 | 30 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 185 | 3693 | 1295 | 185 | 185 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 0 | 178 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 50 | 250 | 25 | 25 | 0 | 0 | 0 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 30 | 62 | 32 | 30 | 2 | 0 | 0 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 358 | 135 | 30 | 30 | 30 | 2 | 0 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 0 | 10 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 120 | 1100 | 620 | 120 | 120 | 120 | 120 | 120 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 450 | 7045 | 2275 | 420 | 367 | 375 | 365 | 350 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 30 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 30 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Private Sector Subject to S106 Agreements | | | | | | | | | |
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 45 | 140 | 95 | 45 | 45 | 5 | 0 | 0 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 24 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 20 | 38 | 18 | 18 | 0 | 0 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 560 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 189 | 1322 | 673 | 143 | 125 | 85 | 80 | 80 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 25 | 176 | 25 | 25 | 0 | 0 | 0 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 18 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 43 | 289 | 25 | 25 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 35 | 35 | 0 | 0 | 0 | 0 |
| Total | | 0 | 35 | 35 | 35 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2019 – 31 st March 2020 | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 0 | 20 | 20 | 20 |
| H55 | Woodland Site | 30 | 300 | 240 | 30 | 35 | 35 | 35 | 35 |
| H30 | South Wales Argus | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 0 | 26 | 26 | 26 |
| Total | | 30 | 612 | 470 | 30 | 35 | 81 | 81 | 81 |
| | | | | | | | | | |
| New Planning Permissions/new sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 50 | 40 | 10 | 0 | 0 | 0 |
| Total | | 40 | 250 | 50 | 40 | 10 | 0 | 0 | 0 |
| | | | | | | | | | |
| Overall Total | | 976 | 12280 | 4352 | 896 | 718 | 631 | 616 | 601 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2019– 1 st April 2024 | 3462 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 4142 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2019– 1 st April 2024 | 3462 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 3667 |

| Completions – including windfall allowance | |
|---|----------------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 | 507 + 651+829+890+848+976 = 4194 |
| Small Sites (5 yr average) | 41 |
| Windfall Sites (5 yr average) | 95 |
| | 5135 |

| Completions – excluding windfall allowance | |
|---|----------------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 | 507 + 651+829+890+848+976 = 4194 |
| Small Sites (5 yr average) | 41 |
| | 5040 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|---|---------------------------------------|--|----------------------|---------------------------------------|
| | House building Requirement (15 years) 2013-2026 | Completions (8 years) 2011-2019 | Residual Requirement (7 Years) c= a-b | 5 Year Requirement d=c/7*5 | Total Annual Building Requirement e=d/5 | Total Land Available | Land Supply in Years g=f/e |
| Including windfall allowance | 10350 | 5135 | 5215 | 3725 | 745 | 4142 | 5.5 |
| Excluding windfall allowance | 10350 | 5040 | 5310 | 3793 | 759 | 3667 | 4.8 |

2020/2021 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 (H56) | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 22 | 122 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0873 (H41) | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 22 | 192 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 0 | 229 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 53 | 160 | 53 | 53 | 0 | 0 | 0 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 8 | 16 | 8 | 8 | 0 | 0 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 180 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 30 | 154 | 30 | 30 | 0 | 0 | 0 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 170 | 30 | 30 | 30 | 30 | 30 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 180 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 181 | 2385 | 621 | 181 | 90 | 90 | 90 | 90 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 128 | 30 | 30 | 30 | 30 | 8 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 185 | 3693 | 1110 | 185 | 185 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 0 | 178 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 25 | 250 | 0 | 0 | 0 | 0 | 0 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 30 | 62 | 2 | 2 | 0 | 0 | 0 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 105 | 30 | 30 | 30 | 15 | 0 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 0 | 10 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 120 | 1100 | 500 | 120 | 120 | 120 | 120 | 20 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 98 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 420 | 7045 | 1855 | 367 | 375 | 365 | 350 | 213 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 45 | 140 | 50 | 45 | 5 | 0 | 0 | 0 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 18 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 480 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 143 | 1322 | 530 | 125 | 85 | 80 | 80 | 80 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 25 | 176 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 25 | 289 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 0 | 20 | 20 | 20 | 20 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2020 – 31 st March 2021 | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H55 | Woodland Site | 30 | 300 | 210 | 35 | 35 | 35 | 35 | 35 |
| H30 | South Wales Argus | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 0 | 26 | 26 | 26 | 26 |
| Total | | 30 | 612 | 440 | 35 | 81 | 81 | 81 | 81 |
| | | | | | | | | | |
| New Planning Permissions/new sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 40 | 250 | 10 | 10 | 0 | 0 | 0 | 0 |
| Total | | 40 | 250 | 10 | 10 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Overall Total | | 896 | 12280 | 3456 | 718 | 631 | 616 | 601 | 464 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2020– 1 st April 2025 | 3030 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 3710 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2020– 1 st April 2025 | 3030 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 3235 |

| Completions – including windfall allowance | |
|---|---------------------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 & 2018/19 | 507 + 651+829+890+848+976+ 896 = 5597 |
| Small Sites (5 yr average) | 41 |
| Windfall Sites (5 yr average) | 95 |
| Total | 6538 |

| Completions – excluding windfall allowance | |
|---|---------------------------------------|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 & 2018/19 | 507 + 651+829+890+848+976+ 896 = 5597 |
| Small Sites (5 yr average) | 41 |
| Total | 6443 |

| | A | B | C | D | E | F | G |
|------------------------------|---|---|--|---|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (9 years) 2011-2020 | Residual Requirement (6 Years) $c = a - b$ | 5 Year Requirement $d = c / 6 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 6538 | 3812 | 3177 | 635 | 3710 | 5.8 |
| Excluding windfall allowance | 10350 | 6443 | 3907 | 3256 | 651 | 3235 | 4.9 |

2021/2022 - Updated

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 | 1 st April 2025 – 31 st March 2026 |
|---------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| Caerleon (Newport) | | | | | | | | | |
| 08/1333 (H1) | ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0386 | LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD | 0 | 122 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0873 | TRINITY VIEW, PH SITE, | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 192 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| 11/1269 (H13) | ALLT YR YN, NEWPORT URBAN AREA | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0497 (H42) | BLACK CLAWSON | 0 | 354 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0874 (H39) | LAND TO WEST AND FORMING PART OF BETTWS COMP | 0 | 229 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0031 (H16) | PENMAEN WHARF | 53 | 160 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0821 (H28) | LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL | 8 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/0540 (H14) | MONMOUTHSHIRE BANK SIDINGS | 30 | 575 | 150 | 30 | 30 | 30 | 30 | 30 |
| 05/1644 (H40) | OLD TOWN DOCK PHASE 1, WESTMARK | 30 | 154 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H52) | OLD TOWN DOCK (REMAINDER) | 30 | 350 | 140 | 30 | 30 | 30 | 30 | 20 |
| LDP HP (H51) | WHITEHEADS WORKS CARDIFF ROAD | 30 | 400 | 150 | 30 | 30 | 30 | 30 | 30 |
| 11/0590 (H7) | BETHESDA CLOSE | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 181 | 2385 | 440 | 90 | 90 | 90 | 90 | 80 |
| | | | | | | | | | |
| Newport East | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 | 1 st April 2025 – 31 st March 2026 |
|--|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 09/0874 (H17) | HURRANS GARDEN CENTRE | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0267 (H10) | PENCOED CASTLE | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0726 (H25) | TAYLORS GARAGE SITE, (AND LAND ADJOINING) | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1590 (H19) | ADJ HARTRIDGE HIGH | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/0565 (H38) | LAND AT PART ORB, MONKEY ISLAND | 30 | 517 | 98 | 30 | 30 | 30 | 8 | 0 |
| 06/0471 (H47) | FORMER LLANWERN STEELWORKS | 185 | 3693 | 925 | 185 | 185 | 185 | 185 | 185 |
| 11/0146 (H47) | GLAN LLYN - GREENARCES | 0 | 178 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0147 (H47) | GLAN LLYN - PARKLANDS | 0 | 129 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0847 (H4) | FORMER PIRELLI WORKS, CORPORATION ROAD | 0 | 250 | 0 | 0 | 0 | 0 | 0 | 0 |
| 03/1531 (H5) | GLEBELANDS (H9), USK RIVERFRONT | 0 | 153 | 0 | 0 | 0 | 0 | 0 | 0 |
| LDP HP (H50) | HERBERT ROAD | 2 | 62 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0794 (H43) | LAND ADJACENT TO PORTSKEWETT STREET | 0 | 117 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/1434 (H37) | RODNEY PARADE, USK RIVERFRONT | 30 | 464 | 75 | 30 | 30 | 15 | 0 | 0 |
| 08/0064 (H11) | REAR OF LABURNUM DRIVE | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 07/1524 (H9) | LAND TO NORTH OF 22 AND 23 FROBISHER ROAD | 0 | 10 | 10 | 10 | 0 | 0 | 0 | 0 |
| 05/0287 (H23) | ADJ. 10 TRASTON LANE, NEWPORT | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 |
| 06/0845 (H3) | EASTERN EXPANSION AREA | 120 | 1100 | 380 | 120 | 120 | 120 | 20 | 0 |
| 06/0065 (H36) | FARMWOOD CLOSE, LAND ADJ | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0099 (H60) | PARRY DRIVE | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 367 | 7045 | 1488 | 375 | 365 | 350 | 213 | 185 |
| | | | | | | | | | |
| Newport – Rogerstone/Bassaleg | | | | | | | | | |
| 03/1763 (H12) | Former Tredegar Park Golf Course | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Private Sector Subject to S106 Agreements | | | | | | | | | |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 | 1 st April 2025 – 31 st March 2026 |
|-------------------------------------|---|------------------------------|----------------------|-----------------|--|--|--|--|--|
| 08/1445 (H31) | ROMAN LODGE HOTEL, PONTNIR ROAD | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/0733 (H32) | SAINSBURYS (EXISTING SITE) | 45 | 140 | 5 | 5 | 0 | 0 | 0 | 0 |
| 11/1154 (H24) | 30-33 HIGH STREET AND 2A,2-4 SKINNER STREET | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0383 (H21) | FORMER FLOORS 2 GO | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| 09/1243 (H34) | BANKSIDE COVERACK ROAD | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/0886 (H54) | NOVELIS | 80 | 1064 | 400 | 80 | 80 | 80 | 80 | 80 |
| 03/0760 (H26) | TY DU WORKS, TREGWILYM ROAD | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12/1087 (H59) | SOUTH OF 24 CRAWFORD STREET | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 125 | 1322 | 405 | 85 | 80 | 80 | 80 | 80 |
| | | | | | | | | | |
| Housing Association, Private | | | | | | | | | |
| Newport East | | | | | | | | | |
| 09/0850 (H45) | LYSAGHT INSTITUTE | 0 | 176 | 0 | 0 | 0 | 0 | 0 | 0 |
| 08/0551 (H8) | THE SEVEN STILES, LLISWERRY ROAD | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11/0843 (H44) | TURNER STREET | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10/0519 (H57) | LAND SOUTH OF 24 TO 32 TREBERTH CRES | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 289 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Newport West | | | | | | | | | |
| LDP HP (H53) | BIDEFORD ROAD – PHASE 3 MAESGLAS | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| LDP New Sites | | | | | | | | | |
| H35 | East Usk Yard | 0 | 100 | 100 | 20 | 20 | 20 | 20 | 20 |

| Ref | Site | Units Built Since Last Study | Total Units Capacity | Units Remaining | 1 st April 2021 – 31 st March 2022 | 1 st April 2022 – 31 st March 2023 | 1 st April 2023 – 31 st March 2024 | 1 st April 2024 – 31 st March 2025 | 1 st April 2025 – 31 st March 2026 |
|---|-------------------|------------------------------|----------------------|-----------------|--|--|--|--|--|
| H55 | Woodland Site | 35 | 300 | 175 | 35 | 35 | 35 | 35 | 35 |
| H30 | South Wales Argus | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| H15 | Victoria Wharf | 0 | 130 | 130 | 26 | 26 | 26 | 26 | 26 |
| Total | | 35 | 612 | 405 | 81 | 81 | 81 | 81 | 81 |
| | | | | | | | | | |
| New Planning Permissions/new sites post 1.4.13 | | | | | | | | | |
| H58 | PANASONIC | 10 | 250 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | | 10 | 250 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | |
| Overall Total | | 718 | 12280 | 2738 | 631 | 616 | 601 | 464 | 426 |

| Land Supply – including windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2021– 1 st April 2026 | 2738 |
| Small Sites (41pa x 5 years) | 205 |
| Average Windfall units (95 pa x 5 years) | 475 |
| TOTAL | 3418 |

| Land Supply – excluding windfall allowance | |
|--|-------------|
| Number of units not started for 5 year period 1 st April 2021– 1 st April 2026 | 2738 |
| Small Sites (41pa x 5 years) | 205 |
| TOTAL | 2943 |

| Completions – including windfall allowance | |
|---|--|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 & 2018/19 & 2019/20 | 507 + 651+829+890+848+976+ 896+ 718 = 6315 |
| Small Sites (5 yr average) | 41 |
| Windfall Sites (5 yr average) | 95 |
| Total | 7256 |

| Completions – excluding windfall allowance | |
|---|--|
| 2011/12 & 2012/13 completions | 805 |
| 2013/14 & 2014/15 & 2015/16 & 2016/17 & 2017/18 & 2018/19 & 2019/20 | 507 + 651+829+890+848+976+ 896+ 718 = 6315 |
| Small Sites (5 yr average) | 41 |
| Total | 7161 |

| | A | B | C | D | E | F | G |
|------------------------------|---|--|--|---|--|----------------------|---|
| | House building Requirement (15 years) 2013-2026 | Completions (10 years) 2011-2021 | Residual Requirement (5 Years) $c = a - b$ | 5 Year Requirement $d = c / 5 * 5$ | Total Annual Building Requirement $e = d / 5$ | Total Land Available | Land Supply in Years $g = f / e$ |
| Including windfall allowance | 10350 | 7256 | 3094 | 3094 | 619 | 3418 | 5.5 |
| Excluding windfall allowance | 10350 | 7161 | 3189 | 3189 | 638 | 2943 | 4.6 |

