MATTERS ARISING SESSION 19 – SUPPLEMENTARY NOTE ON WINDFALL SITES

Windfall Figures – Post UDP Adoption – 2006 - 2013

				Units completed within period						
HLA Ref	Site	Brownfield/ Greenfield	Total Capacity	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13
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	60	17
1345	Lysaghts	Brownfield	176					76		
1366	Former Bettws Comp	Brownfield	229					14	52	26
1398	31A Commercial Road	Brownfield	10					10		
1423	53 Fairfax	Brownfield	13					13		
1484	Viaduct	Brownfield	82						24	58

1555	Corporation Hotel	Brownfield	16						16	
1558	Former Westfield School	Brownfield	24						8	15
1576	28-30 Stow Hill	Brownfield	10							10
1284	Chapman Close	Greenfield	13							13
1539	Hurrans Garden Centre	Brownfield	60							7
1316	Parry Drive	Greenfield	10							6
1483	Gloch Wen	Greenfield	40							40
1585	Turner Street	Brownfield	32							26
	Total		1693	126	153	92	73	168	160	218

Sites of 50 units or less.

The above windfall sites provided 990 completions over the 7 year period 2006/07 – 2012/13. This period covers the timeframe from when the UDP was adopted to latest recorded figures. This gives an annual contribution of 141 units per annum.

Sites of 50 units or less contributed 601 units over the 7 year period, giving an average of 85.8 per annum.

Sites of 50 units or more contributed 389 units over the 7 year period, giving an average of 55.6 per annum.

Small sites are anticipated to continue to be the most common form of windfall site in Newport given its urban area and mixture of uses within close proximity to each other. This form of urban churn is anticipated to continue throughout the plan period. Larger sites of 50 units or more tend to come forward on a less frequent basis than the smaller sites, but cause peaks in the figures when they do occur. As previously noted in paragraph 3.7 of Session 19 paper , the Council accept that in addition to the smaller windfall sites, larger 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 because the uncertainties in terms of size and delivery. The above figures, covering the 7 years since the adoption of the UDP, confirm that the 75 unit allowance made in the submitted plan was an underestimation of the contribution windfall sites are likely to make in the remaining 13 years of the plan. The 95 units windfall allowance suggested in Hearing Session 19 paper is considered to represent a more realistic figure, based primarily on sites of 50 units or less, but acknowledging larger sites will also occur but on a less frequent basis. The Council therefore maintains its position that the windfalls allowance should be 95 units per annum, contributing 1,235 units over the remaining 13 years of the plan. Compared to the 141 units per annum that has occurred over the 7 year period, the Council believes 95 units per annum is more than achievable and the figure can be relied upon.