



Newport City Council

Joint Housing Land Availability 2017

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

August 2017

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1. Summary

- 1.1. This is the Newport City Council Joint Housing Land Availability Study (JHLAS) for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 2016.
- 1.2. The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
<http://gov.wales/topics/planning/policy/tans/tan1/?lang=en> .
- 1.3. Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Newport City Council has 6.1 years housing land supply.

Involvement

- 1.4. The housing land supply has been assessed in consultation with:
 - Home Builders Federation
 - Other Study Group members

Report Production

- 1.5. Newport City Council issued draft site schedules and site proformas for consultation between 26th April 2017 and 8th May 2017. Comments were provided by the HBF and other parties within this period. A Statement of Common Ground was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government in June 2017.
- 1.6. A Study Group meeting was held on 24th May 2017 to try and resolve disputes concerning a number of sites. As a consensus was not achieved on all the disputed matters it was necessary for the Planning Inspectorate to review these matters.
- 1.7. The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including a recommendation to move the disputed site to category 4 of the schedule. Welsh Government has agreed with the Inspectorate's recommendation. The necessary amendments have been made to the site schedules and this information has been incorporated into this report.

2. Housing Land Supply

- 2.1. The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2. The land supply has been calculated using the residual methodology, based on the Newport City Council Local Development Plan 2011 – 2026, adopted January 2015.

Table 1 – Identified Housing Land Supply

Housing Land Supply (base date to base date plus 5 years) – Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	9447	790	3520	602	4535	952

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

Private	3986
Public	0
Housing Association	324
Total	4310

- 2.4. Small Site Supply – the contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
71	50	55	37	55	268

- 2.5. The overall total 5 year land supply (large and small sites) is **4578** units (4310 + 268)

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan)	10,350
B	Completions from start of plan period to JHLAS base date (large and small sites)	3649
C	Residual Requirement (A-B)	6701
D	5 Year Requirement (C/number of years of plan period remaining (10) x 5)	6701/9*5 = 3722.7 (3723)
E	Annual Need (D/5)	3723/5 = 745
F	Total 5 Year Land Supply (from para 2.5)	4578
G	Land Supply in Years (F/E)	6.1

Appendix 1 – Site Schedule

Final Schedule including Welsh Government’s recommendations on disputed sites

**Residential Land Availability Schedule for Newport City Council - Welsh Government Agreed
Sites for 10 or more units as at 01.04.2017
Sites with Planning Permission, S106 or Adotped LDP**

PRIVATE SECTOR - Planning Permission

App	LDP	HLA Ref	Address	Ward	Units Built			Hectares Remaining	U/C	2018	2019	Categorisation			Cat 3	Cat 4
					Since Last Study	Total Units Capacity	Units Remaining					2020	2021	2022		
08/1333	H1		465 Adj. McReadys Ponthir Road	Caerleon	28	54	25	1.39	21	4	0	0	0	0	0	0
07/0386	H56		1375 Opposite Belmont Lodge	Caerleon	0	122	122	6.92	0	0	0	0	0	0	0	122
14/0800	H41	97(D)	Trinity View	Caerleon	1	16	5	0.28	1	0	2	2	0	0	0	0
11/1269	H13		1365 Allt-Yr-Yn Campus	Allt-Yr-Yn	6	125	35	1.32	19	5	11	0	0	0	0	0
14/0363	H39		1366 Former Bettws Comprehensive	Bettws	33	224	6	0.53	6	0	0	0	0	0	0	0
07/0540	H14	1014 (A)	Monmouthshire Bank Sidings - Redrow	Pillgwenlly	99	421	102	3	70	32	0	0	0	0	0	0
13/1172	H14	1014 (B)	Monmouthshire Bank Sidings - Llanmoor	Pillgwenlly	32	85	44	2	11	33	0	0	0	0	0	0
05/1644	H40	1271(A)	Westmark - Old Town Dock	Pillgwenlly	0	154	90	0.68	0	0	0	0	0	0	0	90
14/0609	H58		1674 Panasonic	Tredegar park	90	250	35	3.27	35	0	0	0	0	0	0	0
13/1303	H54	1626 (A)	Jubilee Park - Bellway Homes (Parcel H2)	Rogerstone	35	134	43	4	18	25	0	0	0	0	0	0
14/0150	H54	1626 (B)	Jubilee Park - Taylor Wimpey (Parcel H1/2)	Rogerstone	69	144	29		24	5	0	0	0	0	0	0
13/0900	H54	1626 (C)	Jubilee Park - Barratt Homes (Parcel H3 and small part of H5)	Rogerstone	80	125	17		13	4	0	0	0	0	0	0
14/0377	H54	1626 (D)	Jubilee Park - Mandrake House Apartments	Rogerstone	28	28	0		0	0	0	0	0	0	0	0
16/0564	H54	1626 (E)	Jubilee Park - Barratt Homes (Parcel H5)	Rogerstone	11	34	23		23	0	0	0	0	0	0	0
16/0486	H54	1626 (F)	Jubilee Park - Bellway Homes (Parcel H6 & part H8)	Rogerstone	0	92	92		0	0	35	35	22	0	0	0
16/0467	H54	1626 (G)	Jubilee Park - Barratt Homes (Part Parcel H8)	Rogerstone	0	81	81		0	0	35	35	11	0	0	0
16/0984	H54	1626 (H)	Jubilee Park - Taylor Wimpey (Parcel H4)	Rogerstone	0	117	117		0	0	35	35	35	12	0	0
	H54		1626 Jubilee Park - Taylor Wimpey (Parcel H7&H9)	Rogerstone		176	176		0	0	35	35	53	53	0	0
13/0830	H30		1673 Rear of South Wales Argus	Gaer	25	89	0	0.58	0	0	0	0	0	0	0	0
11/0381			1647 Shire Hall Pentonville	Allt-Yr-Yn	0	18	1	0	1	0	0	0	0	0	0	0
06/0267	H10		1394 Pencoed Castle	Langstone	0	12	12	9.6	0	0	0	0	0	0	12	0
07/1590	H19		1554 Land at Hartridge High School	Ringland	0	65	65	2.54	0	0	0	0	0	0	0	65
08/0565	H38		1295 Lysaghts Village (Orb Works)	Lliswerry	45	559	183	6.02	123	10	50	0	0	0	0	0
06/0471	H47		1599 Glan Llyn (Remainder) Former Llanwern Steelworks	Llanwern	0	3214	3214		0	0	90	90	120	160	0	2754
11/0146	H47	1599 (B)	Glan Llyn (Parklands) Former Llanwern Steelworks	Llanwern	2	129	0		0	0	0	0	0	0	0	0
13/1250 &	H47	1599 (C&D)	Glan Llyn (St Modwen) Former Llanwern Steelworks	Llanwern	50	151	46		33	13	0	0	0	0	0	0
15/1475	H47	1599 - E	Glan Llyn (Bellway) Former Llanwern Steelworks	Llanwern	23	182	159		29	30	40	40	20	0	0	0
16/1291	H47	1599 (F)	Glan Llyn (St Modwen) Former Llanwern Steelworks	Llanwern	0	146	146		0	20	45	45	36	0	0	0
10/0847	H4		1142 Pirelli	Lliswerry	83	250	129	3.44	70	20	39	0	0	0	0	0
08/0869			1542 Newport Athletic Club	Victoria	0	472	472	3.73	0	0	0	0	0	0	472	0
08/1434	H37		1270 City Vizion (Rodney Parade)	Victoria	46	340	102	3.98	102	0	0	0	0	0	0	0
05/0287	H23		603 Traston Lane	Lliswerry	0	21	21	0.9	0	0	0	0	0	0	0	21
06/0065	H36		1019 Farmwood Close	Always	0	108	108	2.3	10	0	0	0	0	0	98	0
09/1243	H34		1472 Bankside Coverack Road	Victoria	0	38	38	0.49	0	0	0	0	0	0	0	38
03/1763	H12		1340 Former Tredegar Park Golf Course	Graig	0	150	150	5.2	0	25	40	40	45	0	0	0
07/0137			1331 Pinewood	Always	29	223	60	2.52	30	10	20	0	0	0	0	0
12/1087	H59		1635 24 Crawford Road	St Julians	0	10	10	0.19	0	0	0	0	0	0	0	10
14/0177			1291 53 Crescent Road	Beechwood	0	10	10	0.28	0	0	0	0	0	0	0	10
14/0666			1681 The Kings Hotel, 7-8 High Street	Stow Hill	14	34	0	0	0	0	0	0	0	0	0	0
14/0709			1682 Land & building known as 14-16 Upper Dock Street	Stow Hill	0	10	10	0.03	0	0	0	10	0	0	0	0
07/1524	H9		1428 Frobisher Road	Lliswerry	12	16	0	0.26	0	0	0	0	0	0	0	0
14/0355	H1(52)	1271©	Old Town Dock - East Dock Road	Pillgwenlly	0	243	243	11.76	0	0	44	50	50	50	0	49
13/1279	H5		916 Glebelands	St Julians	0	251	251	2.83	0	20	65	65	65	36	0	0
14/0386	H62		1678 Former Queens Hill School	Allt-Yr-Yn	0	92	92	4.18	0	0	10	30	30	22	0	0

15/0376		1712 The Front Page - 14-15 High Street	Stow Hill	0	10	10	0.03	0	0	10	0	0	0	0	
10/1336		1700 Woodland House	Malpas	0	13	11	0.17	9	2	0	0	0	0	0	
15/0803	H32	1456 Former Sainsburys Site	Shaftesbury	0	140	140	2.1	0	0	0	0	45	45	0	50
15/0629		1741 Olympia House	Stow Hill	0	62	62	0.12	0	0	0	0	62	0	0	0
15/0515		1740 4-5 Market Street	Stow Hill	0	11	11	0.02	11	0	0	0	0	0	0	0
12/0793		1739 40 Stow Hill	Stow Hill	0	25	25	0.17	0	0	0	0	7	18	0	0
15/1007		1732 Ebbw Bridge Club & Institute	Gaer	0	21	21	0.16	0	0	0	21	0	0	0	0

Housing Association with Planning Permission

09/0850	H45	1345 Lysaghts Parc	Llswerry	0	176	100	4.86	0	0	0	30	30	40	0	0
14/1102		1695 Drinkwater Close	Gaer	0	39	39	0.98	39	0	0	0	0	0	0	0
14/0355	H1(52) 1271©	Old Town Dock - East Dock Road	Pillgwenlly	0	45	45	11.76	45	0	0	0	0	0	0	0
14/1285		1218 27 High Street & 11 Griffin Street - Griffin Island	Stow Hill	11	11	0	0	0	0	0	0	0	0	0	0
14/1287		1701 The Merry Miller	Bettws	19	19	0	0.38	0	0	0	0	0	0	0	0
15/0819		1724 Land north of and adjacent to 58 Clevedon Road	Beechwood	3	18	15	0.39	15	0	0	0	0	0	0	0
15/1276	H24	1296 30-33 High Street - Phase 2 Griffin Island	Stow Hill	0	16	16	0.06	16	0	0	0	0	0	0	0
15/1140		1729 11 Stow Park Avenue	Stow Hill	13	13	0	0.13	0	0	0	0	0	0	0	0
16/0195		1767 St Matthew's Church	Victoria	0	14	14	0.138	0	14	0	0	0	0	0	0
16/0669		1762 Ribble Walk	Bettws	0	12	12	0.3	0	12	0	0	0	0	0	0
15/1232		1745 R/O 146-196 Tregwilym Road	Rogerstone	0	29	29	0.84	0	0	19	10	0	0	0	0
15/0093		1731 Former Kings Arms - 133 Commercial Road	Pillgwenlly	10	10	0	0.04	0	0	0	0	0	0	0	0
16/0788		1778 123 - 129 Commercial Street (Hornblower)	Stow Hill	0	38	38	0.12	0	0	19	19	0	0	0	0
16/0526		1784 Bettws Day Nursery - Don Close	Bettws	0	16	16	0.3	16	0	0	0	0	0	0	0

Granted Subject S106

16/0864	H3	1145 Llanwern Village	Llanwern	0	1100	1100	44	0	0	25	100	150	150	0	675
10/0794	H43	1308 Portskewett Street	Llswerry	0	117	92	0.34	0	0	0	0	46	46	0	0

Adopted LDP Site

	H15	1271(D) Victoria Wharf (Edward Ware)	Pillgwenlly	0	130	93	1.16	0	0	0	30	30	33	0	0
11/0383	H21	1486 Former Floors 2 Go	Victoria	0	10	10	0.12	0	0	0	0	0	0	10	0
08/1445	H31	1461 Roman Lodge Lotel, Ponthir Road	Caerleon	0	10	10	0.17	0	0	0	0	0	0	10	0
	H51	1141 Whitehead Works	Pillgwenlly	0	498	498	18.62	0	0	0	45	95	95	0	263
	H53	949 Bideford Road	Gaer	0	35	35	1.08	0	0	0	0	0	0	0	35
	H55	1690 Jigsaw Site	Llanwern	0	200	200	7.8	0	0	0	0	0	0	0	200
	H61	1691 Former Postal Exchange	Allt-yr-yn	0	70	70	0.2	0	0	0	0	0	0	0	70
	H63	1692 Telford Depot	Llswerry	0	60	60	1.6	0	0	0	0	0	30	0	30
	H64	1693 Uskside Paint Mills/Coverack Road	Victoria	0	53	53	0.2	0	0	0	0	0	0	0	53
10/0519	H57	1501 Treberth Crescent	Ringland	0	58	58	0.66	0	0	29	29	0	0	0	0
				897		9447		790	284	698	796	952	790	602	4535

Appendix 2 – Past Completion Data

	Number of homes completed on		
Year	Large Sites	Small Sites	Total Completions
2010/2011	361	40	401
Completions during plan period			
2011/2012	371	35	402*
2012/2013	332	71	403
2013/2014	339	50	389
2014/2015	540	55	595
2015/2016	871	37	908
2016/2017	897	55	952

*updated to reflect inaccuracies in previous studies

Appendix 3 – Previous Land Supply Data

Year	5 year supply – number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2010/2011	452	3293	4.3	399	7421
2011/2012	226	2839	7.0	613	8696
2012/2013	505	2664	7.4	225	7615
2013/2014	744	3300	9.2	915*	6830*
2014/2015	426	4250	6.3	140	5958
2015/2016	526	3745	5.9	760	5148
2016/2017	790	3520	6.1	602	4535

*amended to rectify past error

Appendix 4 – Welsh Government’s Decision Letter and the Planning Inspectorate’s Recommendation

Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Ifan Gwilym BSc MSc

Joint Housing Land Availability Study Report

by Ifan Gwilym BSc MSc

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 10 Awst 2017

an officer of the Planning Inspectorate

Date: 10 August 2017

Ref: JHLAS/17/G6935/516231

Local Planning Authority: Newport City Council

- This report concerns the Newport City Council Joint Housing Land Availability Study (JHLAS) 2017.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2017.
-

Recommendation to the Welsh Ministers

1. That the 2017 JHLAS housing land supply figure for the Newport City Council area be determined as 6.1 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing; and
 - Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.
3. The Local Planning Authority (LPA) and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 'Joint Housing Land Availability Studies' (2015).
4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Newport City Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

¹ PPW Edition 9 paragraph 9.2.3

Main Issue

5. The SoCG confirms that there is 1 site in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

Reasons

6. Land Opposite Belmont Lodge (H1(56)) (122 units in dispute): These units form part of a proposed series of 6 blocks of mixed use hotel /residential apartments. These were given planning permission in June 2008, and allocated in Newport's LDP in 2015.
7. The site was first included in the JHLAS in 2009, and has been disputed by the Study Group for the last 4 years. As the site has been in the JHLAS for more than 5 consecutive years, I will therefore give consideration to paragraph 4.4.5 of TAN 1, and the presumption to reclassify. TAN 1 states that where sites in the land supply remain undeveloped for more than 5 consecutive years there should be a presumption to reclassify them into Category 3 or 4, unless there is an explanation, based on clear evidence, as to why they remain in Category 1 and/or 2.
8. The Council currently expect 61 of the 122 units to be completed in 2022, with the remaining units in Category 4. The SoCG states that Celtic Manor Resorts has programmed commencement of the apartments to follow the completion of a convention centre (currently under construction and scheduled for completion in 2019). The JHLAS History set out in the SoCG illustrates that expected delivery of the site has continued to slip, showing that in 2015, 122 units were expected to be delivered between 2018 and 2019, while in 2016, 122 units were expected to be delivered between 2020 and 2021. In light of these delays, I do not consider that there is clear evidence as required by paragraph 4.4.5 of TAN 1 that the site is likely to come forward in the next 5 years. As such, I consider that all 122 units should be reclassified as Category 4 in line with the advice in TAN 1.
9. The HBF and study group's stated position set out in the SoCG, questions whether these units should be considered as open market housing, given that an occupancy restriction applies for a minimum of 30 days per year. However, as I conclude that all units should be moved to Category 4 based on the presumption to reclassify after being in the housing land supply for more than 5 consecutive years, it is not necessary for me to come to a conclusion on these arguments.

Conclusion

10. Based on the foregoing analysis I recommend that the housing land supply for the Newport City Council planning area as at 1 April 2017 is 6.1 years.

Ifan Gwilym

Planning Officer



Ms Susan Hall
Senior Planning Officer (Policy)
Regeneration Investment & Housing
Newport City Council

Susan.Hall@newport.gov.uk

Eich cyf : Your ref
Ein cyf : Our ref: Newport/JHLAS/2017
Dyddiad : Date: 11 August 2017

Dear Ms Hall,

Joint Housing Land Availability Study 2017

We received the Planning Inspectorate's recommendation on your Joint Housing Land Availability Study (JHLAS) on 10 August and this is attached. We have accepted the Inspectorate's recommendation and therefore please proceed to prepare the JHLAS report in line with this recommendation and in accordance with the template provided at Appendix 3 of Technical Advice Note 1 (January 2015). Where necessary, please also finalise your site schedule in line with the Inspectorate's recommendation.

Please check that all the calculations are correct before finalising and publishing the report. On publication please send your web link to the report to us (Planning.Director@wales.gsi.gov.uk) and notify the members of your Study Group.

Yours sincerely,

Neil Hemington
Prif Gynllunydd – Chief Planner
Cyfarwyddiaeth Cynllunio - Planning Directorate

