

**NEWPORT CITY COUNCIL  
JOINT HOUSING LAND AVAILABILITY STUDY 2013**

**BETWEEN NEWPORT LPA AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION**

**DWR CYMRU**

**LINC CYMRU**

**MELIN HOUSING ASSOCIATION**

**FAIRLAKE HOUSING ASSOCIATION**

**STRATEGIC SITES AGENTS**

**STUDY DATE: 1<sup>st</sup> APRIL 2013  
PUBLICATION DATE: MAY 2014**

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## 1.0 SUMMARY

- 1.1 This is the Newport City Council Joint Housing Land Availability Study for 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous base date of 2012.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process 2012. 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 ( English: <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en> Welsh: <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=cy>)
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past building rates method set out in TAN 1 Newport City Council has **7.4 years** housing land supply.

### Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation, in addition a number of agents representing a number of HBF members.
  - Housing Associations, Fairlake and Linc Cymru.
  - Savills, on behalf of St Modwens for Glan Llyn.
  - Turleys, on behalf of Gallaghers Estates for Llanwern Village.

### Report production

- 1.5 Newport City Council issued draft site schedules and site proformas for consultation on 24<sup>th</sup> July 2013 for a period of 4 weeks until 20<sup>th</sup> August 2013. Comments were provided by the HBF and other parties within this period and a study group meeting was undertaken on 29<sup>th</sup> August 2013. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 10<sup>th</sup> December 2013.
- 1.6 All proposed site detail matters were agreed following the consultation, group meeting and subsequent consultation all set out in the SoCG.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a matter of dispute regarding the method of calculation which could not be agreed by all parties through the SoCG stage.
- 1.8 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the calculation of the housing land supply (Appendix 4). The Planning Inspector's recommendations were considered by the Welsh Government, and this JHLAS report has been prepared on the basis of the site information within the SoCG and calculation methodology confirmed by the Planning Inspector.

## 2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) 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 past building rates methodology because as at 1 April 2013 there was no up-to-date adopted development plan covering the Newport City Council area.

**Table 1 – Identified Housing Land Supply**

Housing Land Supply (1st April 2013 to 1 <sup>st</sup> April 2018) - Large Sites								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
<b>Total</b>	11357	198	307	2664	0	7615	225	403

- 2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2\* and under construction):

Private	3050
Public	0
Housing Association	119
<b>Total</b>	<b>3169</b>

- 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**

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	<b>Total</b>
27	33	40	35	71	<b>206</b>

- 2.5 The overall **total 5 year land supply** (large + small sites) is **3375** (3169 + 206).

**Table 3: Five Year Land Supply Calculation (Past Building Rates Method)**

A	Total Previous 10 Year Completions (2003- 2013)	4566
B	Average Annual Completions	457
C	Total 5 Year Land Supply	3375
D	<b>Land Supply in Years (C / B)</b>	<b>7.4</b>

**3.0 COMMENTARY**

3.1 Newport is currently in the examination of their Local Development Plan which is anticipated to reach adoption by the end of the year. Therefore the past build rate methodology will remain in place, in accordance with TAN1, until the adoption stage is reached.

#### 4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

**Table 4 – Re-use of Previously Developed Land (large sites)**

Total Number and Percentage of Homes by Category and Land Type												
Year	5 year Supply				3i and 3ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	675	15	3255	83	1443	18	3677	82	0	0	361	100
2012	410	13	2655	87	1715	20	6981	80	9	2	362	98
2013	608	19	2561	81	1048	13	6792	87	49	15	283	85

**Table 5 - Sites subject to flood risk constraints (large sites)**

Total Number and Percentage of Homes by Category and Land Type												
Year	5 year Supply				3i and 3ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	2168	55	112	3	4288	61	90	1	0	0	0	0
2012	1457	48	112	4	4704	54	90	1	242	60	0	0
2013	1718	54	132	4	5601	71	54	1	126	38	0	0

**Table 6 - Completions by House Type – 1 April 2012 to 31 March 2013**

- 250 (75%) houses completed
- 82 (25%) apartments/flats completed
- 0 (0%) other (e.g. bungalows) completed

## Appendices

## **Appendix 1 – Site Schedules**



**Residential Land Availability Schedule for Newport City Council  
Sites for 10 or more units as at 01.04.2013  
Sites with Planning Permission or in Adopted Plans**

**PRIVATE SECTOR**

LPA Ref No	Address		Units Built		Hectares Remaining	U/C	2014	2015	Categorisation		
			Since Last Study	Total Units Capacity					Units Remaining	2016	2017
<b>CAERLEON (NEWPORT)</b>											
08/1333	ADJ MACREADY'S WAREHOUSE, PONTNHIR ROAD	Caerleon	0	54	54	2.51	0	29	25	0	0
06/1271	HANBURY GARAGE	Caerleon	0	12	12	0.17	0	0	0	0	0
NPT UDP	LAND AT PONTNHIR ROAD	Caerleon	0	20	20	0.9	0	0	0	0	0
07/0386	LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD	Caerleon	0	122	122	6.92	0	20	20	20	20
1/15736	MILL STREET	Caerleon	0	11	11	0.4	0	0	0	0	0
NPT UDP	ST. CADOC'S HOSPITAL,	Caerleon	0	250	250	5.2	0	0	0	0	0
07/0873	TRINITY VIEW, PH SITE,	Caerleon	3	16	7	0.34	1	6	0	0	0
<b>TOTAL</b>			<b>3</b>	<b>485</b>	<b>476</b>	<b>16.44</b>	<b>1</b>	<b>6</b>	<b>49</b>	<b>45</b>	<b>20</b>

LPA Ref No	Address		Units Built		Hectares Remaining	U/C	2014	2015	Categorisation		
			Since Last Study	Total Units Capacity					Units Remaining	2016	2017
<b>NEWPORT WEST</b>											
07/0510	ALBANY CHAMBERS	stow hill	0	14	14	0.02	0	0	0	0	0
11/1269	ALLT YR YN, NEWPORT URBAN AREA	allt y yn	2	125	123	5.39	5	30	30	28	0
06/0497	BLACK CLAWSON	pill	25	402	38	0	38	0	0	0	0
07/0874	LAND TO WEST AND FORMING PART OF BETTWS COMP	bettws	26	229	137	5.93	12	30	30	30	5
07/0031	PENMAEN WHARF	pill	0	160	160	0.83	0	0	0	0	0
07/0821	LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL	pill	0	24	24	0.15	0	0	0	0	0
1/17126	EAST OF LIGHTHOUSE ROAD, DUFFRYN	marhsfield	0	80	80	3.6	0	0	0	0	0
07/0540	MONMOUTHSHIRE BANK SIDINGS	pill	0	575	575	11.3	0	30	30	30	30
05/1644/F	OLD TOWN DOCK PHASE 1, WESTMARK	pill	0	154	90	0.68	0	0	0	0	0
NPT UDP	OLD TOWN DOCK (REMAINDER)	pill	0	559	559	13.94	0	30	30	30	30
MIN58	REAR OF SARACENS GROUND, LIGHTHOUSE ROAD	marhsfield	0	80	80	3.45	0	0	0	0	0
NPT UDP	WHITEHEADS WORKS CARDIFF ROAD	pill	0	400	400	18.62	0	0	30	30	30
11/0335	FORMER WESTFIELD SCHOOL	malpas	15	24	0	0	0	0	0	0	0
UDP	CRINDAU 2 / NORTH OF, CRINDAU PILL	shaftsbury	0	420	420	11.91	0	0	0	0	0
NPT UDP	OLD TOWN DOCK, EDWARD WARE	pill	0	227	227	1.16	0	0	0	0	0
11/0269	28 -30 STOW HILL	stow hill	10	10	0	0	0	0	0	0	0
11/0590	BETHESDA CLOSE	rogerstone	0	22	22	0	0	22	0	0	0
10/0949	CHAPMAN CLOSE	malp	13	13	0	0	0	0	0	0	0
<b>TOTAL</b>			<b>91</b>	<b>3518</b>	<b>2949</b>	<b>76.98</b>	<b>55</b>	<b>90</b>	<b>142</b>	<b>150</b>	<b>148</b>

LPA Ref No	Address		Units Built		Hectares Remaining	U/C	2014	2015	Categorisation		
			Since Last Study	Total Units Capacity					Units Remaining	2016	2017
<b>NEWPORT (EAST)</b>											
09/0874	HURRANS GARDEN CENTRE	langstone	7	60	53	0.72	31	22	0	0	0
06/0267	PENCOED CASTLE	Langstone	0	12	12	9.6	0	0	6	6	0
12/0726	TAYLORS GARAGE SITE, (AND LAND ADJOINING)	Langstone	0	71	71	2.02	0	30	11	0	0
<b>07/1590</b>	ADJ HARTRIDGE HIGH	ringland	0	65	65	2.54	0	0	0	30	30
08/0565	LAND AT PART ORB, MONKEY ISLAND	pill	17	550	385	7.72	47	30	30	30	30

11/0383	FORMER FLOORS 2 GO	vic	0	10	10	0.12	0	0	0	0	0	0
06/0471	FORMER LLANWERN STEELWORKS	llanwern	0	3693	3693	100.7	0	0	50	125	150	150
11/0146	GLAN LLYN - GREENARCES	llanwern	20	178	151	4.3	7	20	30	30	30	34
11/0147	GLAN LLYN - PARKLANDS	llanwern	15	129	111	3.1	3	40	30	30	8	0
10/0847	FORMER PIRELLI WORKS, CORPORATION ROAD	lliswerry	0	200	200	10.5	0	0	25	50	50	50
09/886	FORMER ROBERT PRICE	vic	49	122	52	0.51	14	30	8	0	0	0
03/1531/RM	GLEBELANDS (H9), USK RIVERFRONT	st julians	0	153	153	2.83	0	0	0	51	51	51
NPT UDP	HERBERT ROAD	st julians	0	50	50	2.02	0	0	0	0	0	0
08/0869	NEWPORT ATHLETIC CLUB	vic	0	472	472	3.73	0	0	0	0	0	0
10/0794	LAND ADJACENT TO PORTSKEWETT STREET	lliswerry	0	117	45	0.51	0	0	25	0	0	0
08/1434	RODNEY PARADE, USK RIVERFRONT	vic	0	480	394	0.82	0	30	30	30	30	30
12/1200	LAND AT REAR OF 1-13 CAERLEON ROAD	st julians	0	4	4	0	4	0	0	0	0	0
08/0064	LAND OPPOSITE TO 14 TO 18 LABURNUM DRIVE	always	0	20	20	0	20	0	0	0	0	0
07/1524	LAND TO NORTH OF 22 AND 23 FROBISHER ROAD	Lliswerry	0	10	10	0.51	0	0	0	0	0	0
05/0287/F	ADJ. 10 TRASTON LANE, NEWPORT	lliswerry	0	21	21	0.9	0	0	10	11	0	0
06/0845	EASTERN EXPANSION AREA	llanwern	0	1100	1100	44	0	0	40	80	120	120
06/0065	FARMWOOD CLOSE, LAND ADJ	always	0	108	108	2.09	10	0	0	0	0	0
10/0876/O	FORMER DURHAM ROAD SCHOOL	st julians	0	45	45	0.39	0	0	0	0	0	0
10/0099	PARRY DRIVE	always	6	15	9	0.2	0	9	0	0	0	0
<b>TOTAL</b>			<b>114</b>	<b>7685</b>	<b>7234</b>	<b>199.83</b>	<b>136</b>	<b>211</b>	<b>308</b>	<b>454</b>	<b>505</b>	<b>495</b>

LPA Ref No	Address		Units Built				U/C	Categorisation				
			Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining		2014	2015	2016	2017	2018
<b>NEWPORT (ROGERSTONE/BASSALEG)</b>												
11/0449	GLOCH WEN	graig	40	40	0	0	0	0	0	0	0	0
03/1763	FORMER TREDEGAR PARK GOLF COURSE	graig	0	150	150	5.2	0	0	30	30	30	30
10/0896	EGLWYS PARC, VIADUCT WAY	graig	58	82	0	0	0	0	0	0	0	0
<b>TOTAL</b>			<b>98</b>	<b>272</b>	<b>150</b>	<b>5.2</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>TOTALS</b>			<b>306</b>	<b>11960</b>	<b>10809</b>	<b>298.45</b>	<b>192</b>	<b>307</b>	<b>529</b>	<b>679</b>	<b>703</b>	<b>640</b>

3 (i)	3 (ii)	5 year supply	C1	C2	BF	GF
0	0	54				
12	0	0				
20	0	0				
20	0	80				
11	0	0				
250	0	0				
0	0	7				
<b>313</b>	<b>0</b>	<b>141</b>				

3 (i)	3 (ii)	
14	0	0
0	0	123
0	0	38
0	0	137
160	0	0
24	0	0
0	80	0
425	0	150
90	0	0
439	0	120
0	80	0
310	0	90
0	0	0
420	0	0
227	0	0
0	0	0
0	0	22
0	0	0
<b>2109</b>	<b>160</b>	<b>680</b>

3 (i)	3 (ii)	
0	0	53
0	0	12
0	0	71
5	0	60
188	0	197

10	0	0
3218	0	475
0	0	151
0	0	111
25	0	175
0	0	52
0	0	153
50	0	0
472	0	0
0	20	25
244	0	150
0	0	4
0	0	20
10	0	0
0	0	21
740	0	360
98	0	10
0	45	0
0	0	9
<b>5060</b>	<b>65</b>	<b>2109</b>

<b>3 (i)</b>	<b>3 (ii)</b>	
0	0	0
30	0	120
0	0	0
<b>30</b>	<b>0</b>	<b>120</b>
<b>7512</b>	<b>225</b>	<b>3050</b>



**Residential Land Availability Schedule for Newport City Council  
 Sites for 10 or more units as at 01.04.2012  
 Sites with Planning Permission Subject to Section 106**

**PRIVATE SECTOR**

LPA Ref No	Address	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	Categorisation					3 (i)	3 (ii)
						2014	2015	2016	2017	2018		
08/1445	ROMAN LODGE HOTEL, PONTNHIR ROAD	10	10	0.17	0	0	0	0	0	0	10	0
05/0244	21 KELVDON STREET	25	25	0.25	0	0	0	0	0	0	25	0
08/0342	SHOWROOM GAER PARK SERVICE STATION, BASSALEG ROAD	14	14	0.12	0	0	0	0	0	0	0	14
09/1243	BANKSIDE COVERACK ROAD	38	38	0.49	0	0	0	0	0	0	38	0
03/0760	TY DU WORKS, TREGWILYM ROAD	10	10	0.41	0	10	0	0	0	0	0	0
09/0733	SAINSBURYS (EXISTING SITE)	72	72	2.09	0	0	0	0	0	0	72	0
11/1154	30-33 HIGH STREET AND 2A,2-4 SKINNER STREET	0	24	0.06	0	0	0	0	0	0	24	0
12/0361	53 CRESCENT ROAD	10	10	0.28	0	0	0	10	0	0	0	0
12/1087	SOUTH OF 24 CRAWFORD STREET	10	10	0.36	0	0	10	0	0	0	0	0
12/0886	NOVELIS	1200	1200	40	0	0	50	80	80	80	910	0
<b>TOTAL</b>		<b>1389</b>	<b>1413</b>	<b>44.23</b>	<b>0</b>	<b>10</b>	<b>60</b>	<b>90</b>	<b>80</b>	<b>80</b>	<b>1079</b>	<b>14</b>

Appendix 2 – Past Completion Data

Year	Number of houses completed on		
	Large Sites	Small Sites	Total Completions
2003/4	-	-	340
2004/5	-	-	425
2005/6	-	-	438*
2006/7	-	-	525
2007/8	571	57	628
2008/9	582	27	609
2009/10	362	33	395
2010/11	361	40	401
2011/12	371	35	402*
2012/13	332	71	403

*\*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	2*		3i	3ii
2008/9	155	3123	0	4.6	8180	160
2009/10	275	2510	0	3.5	8524	160
2010/11	452	3293	0	4.3	7421	399
2011/12	226	2839	0	7.0	8696	613
2012/13	505	2664	0	7.4	7615	225

## **Appendix 4 – Inspector’s Recommendation Report**



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## **Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai**

gan P J Davies BSc (Hons) MA MRTPI  
Arolygydd a benodir gan Weinidogion Cymru  
Dyddiad: 02/05/2014

## **Report on Joint Housing Land Availability Study**

by P J Davies BSc (Hons) MA MRTPI  
an Inspector appointed by the Welsh Ministers  
Date: 02/05/2014

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**Ref: JHLAS/13/G6935/515912**

**Local Planning Authority: Newport City Council**

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- This report concerns the Newport City Council Joint Housing Land Availability Study (JHLAS) 2013.
  - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in December 2013.
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### **Recommendation**

1. That the 2013 JHLAS housing land supply figure for the Newport City Council area be determined as 7.4 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 housing<sup>1</sup>. The purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing;
  - Provide an agreed statement of residential land availability for development planning and control purposes; and
  - Set out the need for action in situations where an insufficient supply is identified<sup>2</sup>.
3. The scope of this report is to recommend an appropriate housing land supply figure 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.

### **Main Issues**

4. The Statement of Common Ground (SoCG) shows that the Study Group has reached agreement on the sites to be included within the 5-year land supply. However, the method for calculating the land supply is disputed.

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<sup>1</sup> PPW Edition 6 paragraph 9.2.3

<sup>2</sup> TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

## Reasons

5. The majority of the Study Group members, including the Council, consider that the Past Build Rate methodology is the most appropriate method with which to determine the land supply figure. The Home Builders Federation (HBF) and Boyer Planning Ltd consider that the residual method should be used, based on the emerging Local Development Plan, which was submitted for independent examination in December 2013.
6. The TAN indicates that the residual method is normally appropriate where an adopted development plan is in place. In this case the adopted development plan is the Newport Unitary Development Plan 2006, which covers the planning period 1996 to 2011. The Welsh Government (WG) JHLAS Guidance Note September 2012 clarifies that where the plan period has expired before the study base date, the Past Build Rates method is likely to be the most appropriate starting point for calculating land supply. I note that the Past Build Rates methodology was also used to calculate housing land supply in Newport in its 2012 JHLAS.
7. Having had regard to TAN 1 and the WG 2012 Guidance, I can see no compelling justification for using the evidence in the emerging Local Development Plan to determine the 5-year land 'requirement', particularly as the LDP is currently under examination and has yet to be found sound. Consequently I find that the Past Build Rates methodology is the appropriate method with which to determine the 5-year land supply in this case.

## Conclusion

8. The SoCG confirms that the average annual building rate over the previous 10 years is 457 units and that land is available for 3,375 units. Based on the foregoing analysis I conclude that the housing land supply for the Newport City Council planning area as at 1 April 2013 is 7.4 years.

*P J Davies*

**Inspector**