



Newport City Council

Joint Housing Land Availability 2015

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

August 2015

Contents

1. Summary.....	3
2. Housing Land Supply	4
Appendix 1 – Site Schedules	5
Appendix 2 – Past Completion Data	6
Appendix 3 – Previous Land Supply Data	7
Appendix 4 – Planning Inspectorate’s Recommendation.....	8

1. Summary

- 1.1. This is the Newport City Council Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 2014.
- 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 6.3 years housing land supply.

Involvement

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

Report Production

- 1.5. Newport City Council issued draft site schedules and site proformas for consultation between 23rd April 2015 and 4th May 2015. 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 2015.
- 1.6. A Study Group meeting was held on 13th May 2015 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 recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Newport City Council 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	11,314	426	4250	140	5958	540

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

Private	4457
Public	0
Housing Association	219
Total	4676

- 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

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
40	35	71	50	55	251

- 2.5. The overall total 5 year land supply (large and small sites) is **4,927** units (4676 + 251)

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)	1789
C	Residual Requirement (A-B)	8561
D	5 Year Requirement (C/number of years of plan period remaining (11) x 5)	3891
E	Annual Need (D/5)	778
F	Total 5 Year Land Supply (from para 2.5)	4927
G	Land Supply in Years (F/E)	6.3

Appendix 1 – Site Schedules

		1164 Ty Du Works Tregwilym Works	Rogerstone	24	26	0	0	0	0	0	0	0	0	0	
		1316 Parry Drive	Always	8	15	0	0	0	0	0	0	0	0	0	
Housing Association with Planning Permission															
09/0850	H45	1345 Lysaghts Parc	Llisbury	0	176	100	4.86	0	0	0	25	25	25	25	0
10/0519	H57	1501 Treberth Crescent	Ringland	0	58	58	0.66	0	0	0	29	29	0	0	0
13/1244		1672 62 - 66 Cardiff Road	Stow Hill	0	15	15	0.8	15	0	0	0	0	0	0	0
13/0664		1671 9 - 31 Marlborough Road	Victoria	0	13	13	0	13	0	0	0	0	0	0	0
Granted Subject S106															
		1695 Drinkswater Close*		0	39	39	0.98	0	0	39	0	0	0	0	0
07/1524	H9	1428 Frobisher Road	Llisbury	0	16	16	0.51	0	0	8	8	0	0	0	0
14/0355	H1(52)	1271© Old Town Dock - East Dock Road	Pillgwenlly	0	288	288	13.94	0	0	45	44	40	40	0	119
13/1279	H5	916 Glebelands	St Julians	0	251	251	2.83	0	0	30	30	30	30	0	131
14/0386	H62	1678 Former Queens Hill School	Allt-Yr-Yn	0	92	92	4.18	0	0	10	30	30	22	0	0
14/1285		1218 27 High Street & 11 Griffin Street - Griffin Island	Stow Hill	0	11	11	0.03	0	0	11	0	0	0	0	0
		1701 The Merry Miller*	Bettws	0	19	19	0.38	0	0	19	0	0	0	0	0
Adopted LDP Site															
	H15	1271(D) Victoria Wharf (Edward Ware)	Pillgwenlly	0	130	92	1.16	0	0	0	30	30	32	0	0
11/0383	H21	1486 Former Floors 2 Go	Victoria	0	10	10	0.12	0	0	0	0	0	0	10	0
11/1154	H24	1296 30-33 High Street	Stow Hill	0	24	24	0.06	0	0	0	12	12	0	0	0
08/1445	H31	1461 Roman Lodge Hotel, Ponthir Road	Caerleon	0	10	10	0.17	0	0	0	0	0	0	10	0
09/0733	H32	1456 Former Sainsburys Site	Shaftesbury	0	140	140	2.1	0	0	0	30	30	30	0	50
	H51	1141 Whitehead Works	Pillgwenlly	0	400	440	18.62	0	0	0	40	40	40	0	320
	H53	949 Bideford Road	Gaer	0	35	35	1.08	0	0	0	0	0	0	35	0
	H55	1690 Jigsaw Site	Ringland	0	200	200	7.8	0	0	0	0	0	40	0	160
	H61	1691 Former Postal Exchange	Allt-yr-yn	0	70	70	0.2	0	0	0	70	0	0	0	0
	H63	1692 Telford Depot	Lisbury	0	60	60	1.6	0	0	0	0	0	0	60	0
	H64	1693 Uskside Paint Mills	Victoria	0	53	53	0.2	0	0	0	0	26	27	0	0
				540				426	586	912	1128	875	749	140	5958

*Housing Association Subject to S106

Appendix 2 – Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
2010/2011	361	40	401
2011/2012	371	35	402*
2012/2013	332	71	403
2013/2014	339	50	389
2014/2015	540	55	595

*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

*amended to rectify past error

Appendix 4 – Planning Inspectorate’s Recommendation

Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan P Selby BEng(Hons) MSc MRTPI
Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 24/06/2015

Joint Housing Land Availability Study Report

by P Selby BEng(Hons) MSc MRTPI
an officer of the Planning Inspectorate

Date: 24/06/2015

Ref: JHLAS/15/G6935/516103

Local Planning Authority: Newport City Council

- This report concerns the Newport City Council Joint Housing Land Availability Study (JHLAS) 2015.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2015.
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Recommendation to the Welsh Ministers

1. That the 2015 JHLAS housing land supply figure for the Newport City Council area be determined as 6.3 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 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.

Main Issue

5. The parties agree that 4,805 units should be included in the housing land supply, which equates to 6.2 years' supply using the residual methodology. There are three

¹ PPW Edition 7 paragraph 9.2.3

sites in dispute totalling 413 units. The main issue is whether each of the units in dispute should count towards the five year housing land supply figure.

Reasons

6. Land opposite Belmont Lodge (HLA site ref 1375) (122 units in dispute): This site, which forms part of the Celtic Manor Resort, has planning permission for 122 holiday accommodation units which has commenced implementation. The Council anticipates first completions in 2018, reflecting the landowner's anticipated timescale for the opening of a new convention centre at the resort. The main area of dispute is whether the accommodation, which is subject to occupancy restrictions, should be included in the housing land supply. This issue was also an area of dispute in last year's JHLAS Statement of Common Ground. As noted by the Study Group, the TAN is silent about the role and status of non-conventional housing within the wider housing market. Although the units in question would not provide permanent year-round accommodation, they would be able to be occupied as sole residences and would meet a specific demand within the housing market. I note the evidence provided by the Council which confirms the inclusion of this site as a housing allocation within the adopted Local Development Plan, and the conclusions of the Inspector on the 2014 JHLAS. Given this context, there appears to be little justification for excluding this site from the ambit of the JHLAS. I find that the 122 units should be included in the 5 year housing land supply.
7. Penmaen Wharf (HLA site ref 1421) (160 units in dispute): This site has been included in the 5 year land supply since 2008. Planning permission was granted in 2011 subject to the provision of affordable housing provision off-site. This was secured by a legal agreement which has now lapsed. Under the 2015 TAN 15 Development Advice Maps the site now falls within a C2 flood zone. The Council reports that the applicant is actively seeking to resolve obstacles to the site's development to enable implementation of the permission prior to its expiry in 2016, with first completions in 2017. However, paragraph 4.4.5 of the TAN is clear that sites which have remained in the supply for more than 5 years should be reclassified as either Category 3 or 4 unless clear evidence is provided to justify their continued inclusion in the land supply. No such evidence has been provided by the Council. Consequently I find that the 160 units should be removed from the 5 year housing land supply.
8. Glan Llyn (HLA site ref 1599) (131 units in dispute): This large site is of strategic significance. The Council, and the majority of Study group members, consider that 691 units should be included in the land supply based on what they consider to be a realistic delivery rate of 140 units per annum for the remaining element of the site. Savills, representing St. Modwen Developments (the site developer), considers that 822 units should be included in the supply reflecting higher annual delivery rates of up to 180 units per year. I have had regard to the evidence provided by Savills in support of this higher rate of delivery, but note that there is some dispute about the number of units under construction at the base date of the study. I also note that historic completion rates for this site have fallen short of previous forecasts. In order to allow for some flexibility, I consider that the lower figure proposed by the Council and the majority of the Study Group is the more appropriate forecast as at the base date of the study. I consequently find that these additional 131 units should not be included in the 5 year land supply.
9. For the above reasons, I conclude that the total number of units in the five year land supply is 4,927 units.

Conclusion

10. Based on the foregoing analysis I conclude that the five year housing land supply for the Newport City Council planning area as at 1 April 2015 is 6.3 years.

Paul Selby

Higher Planning Officer