

## NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

### Hearing Session 3: Provision for housing

10.00am Thursday 3 April 2014

Council Chamber, Civic Centre, Newport, South Wales NP20 4UR

Submissions made on behalf of  
**St Modwen Developments Limited**  
by **Savills (Reference: 1466)**

The following statement has been prepared for session 3 of the LDP Examination. The Inspector's questions are grouped and repeated in italics before a brief answer is provided.

#### 1. Expected housing delivery rate

*What is the year-by-year trajectory of housing numbers (ie new units per annum) that the Plan seeks to deliver through the Plan period? Does the intended delivery rate vary during different phases of the Plan?*

*What is the rationale for this delivery trajectory; and what evidence suggests that it is realistic?*

*Does this trajectory fit with the phasing of development for individual allocated sites as set out in the Delivery and Implementation Table (pp133- 136)? If not, why not? Does this undermine the consistency, coherence and effectiveness of the Plan?*

#### Response

1. Our submissions to the RDLDP did not refer to phasing. We consider that the plan should focus on overall provision and that, given the lifespan of the plan, any attempt to break that total down into segments is unnecessary and potentially distracting. The only alternative that we consider (if phasing has to be retained), would be to make the figures and their sources much broader and to identify basic phasing targets rather than the contribution that each site is expected to make.

2. If that option is pursued, a better breakdown for each key stage of the plan would be to recognise that there will be an inevitable lag in any first period as the development industry continues to recover and starts to improve and perform. At the moment the phasing proposed by the Council goes somewhat in this respect – it sees 31% of development in the first five years (2011-16), 46% in the second (2016-21) and 23% in the third (2021-26).

3. These figures are very precise but are unlikely to be based on any reliable science. A better approach (which would also reflect the period that can be most confidently predicted) would be to lower the expectation for the first five year period to 15 - 20%, then move up to 40 – 45% and then go to 35 – 45% depending on the figures chosen and delivered for the previous two periods. This approach would be more accurate and provide more flexibility and less scope for poor decisions in the short term.

4. The figures should of course be based on the revised overall numbers set out in our submissions to hearing session 2.

March 2014

## 2. Evidence that the Plan's sites will deliver.

*What evidence demonstrates that the Plan's allocated sites can be relied upon to deliver the right mix and numbers of units through the Plan period (ie in accordance with the delivery rates sought)?*

*What assessment has been undertaken of likely development trajectories for each allocated site, taking into account factors such as:*

*land condition and remediation/site preparation requirements;  
site infrastructure requirements;  
acquisition, scheme design and approval process;  
developer's sales expectations and construction/completion rate intentions, where a developer is in place?*

*A high proportion of the housing anticipated to be delivered is on sites already having planning permission. What development progress has been achieved to date on each of these sites? Does this provide confidence that housing at an appropriate rate will be delivered on these sites?*

*What evidence is available to demonstrate that a 5 year housing land supply can be maintained, given the housing delivery rate sought by the plan and the heavy reliance on sites which are already available for development?*

*What flexibility measures are built into the Plan to enable an appropriate response if allocated sites fail to deliver housing at the anticipated rate?*

### Response

5. Commitments can and often provide the basis for development plans. For Newport and for this plan and given the progress that has been made with some of the key sites it contains, this approach is sensible and reasonable. For many of the sites it also reflects an agreed position.

6. In the autumn last year, Newport City Council organised a round table session to discuss the statement of common ground for the latest Joint Housing Land Availability Study (or JHLAS). One of the main issues for that session – which was attended by multiple developers or their agents as well as the HBF - was the quantitative performance of Glan Llyn for the next five years. The progress that has been made there was recognised and largely accepted (because it was mainly factual).

7. It is also recognised that there are no major constraints to the development of the site and certainly none of the structural or procedural issues described in the questions above or found elsewhere in the hearing session agendas.

8. The position that is recorded in the submitted statement of common ground is (as the name of the document suggests) an agreed one and sees the three parts of Glan Llyn (Persimmon's Greenacres, Charles Church's Parklands and St Modwen's remainder) together deliver:

- 160 homes in 2014/2015;
- 210 homes in 2015/2016;

March 2014

- 210 homes in 2016/2017;
- 198 homes in 2017/2018; and
- 174 homes in 2018/2019

9. The submitted statement of common ground confirming these numbers is attached at the end of this paper. The figures above are found from the tables on page 8 of Appendix 1 to the statement of common ground.

10. These rates indicate the potential of the site to deliver a large number of new homes – and a full range and mixture of properties. St Modwen expects that delivery rate to continue over the plan period as the site becomes an established destination and part of the City. This will come from three main developers on site at one time each delivering about fifty homes a year (or about one sale a week) together with an affordable housing provider and/or a special scheme developer (for example a retirement scheme). This is the basic model that St Modwen is working to – and reflects its own role as town developer which will see it provide remediated, developable land and physical and green infrastructure for the development on the parcels to plug into.

11. It is currently making excellent progress and – as reported in the statement for session 2 – it is clear that St Modwen:

- a) Is ready to develop its own St Modwen Homes brand for at least 50 and probably 160 of the properties over the next two to three years. St Modwen Homes is a new entrant to the market in south Wales and will add to the capacity of the development industry here.
- b) Will be in the position shortly to announce the position with respect to the land around the primary school (a further 150 homes)
- c) Will market a further 12 acres of land (for about 160 homes) in the summer this year.

12. Added to the 300 homes already underway as part of phase 1, this brings the total number of homes in the development pipeline on the site by the end of this year to approximately 770. As stated previously this will include a full range of new homes – including apartments, and 2, 3 and 4 bedroom houses.

13. In this light it is clear that the Council is right to rely on the number of homes the Plan expects Glan Llyn to deliver over the plan period.

**Attachment 1: Submitted Statement of Common Ground for Newport Joint Housing  
Land Availability Study 2013**

March 2014



**NEWPORT CITY COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY 2013**

**STATEMENT OF COMMON GROUND BETWEEN  
NEWPORT CITY COUNCIL AND THE HOMES  
BUILDERS FEDERATION AND THE STUDY GROUP**

**OCTOBER 2013**



## CONTENTS

1. INTRODUCTION.....	3
2. STUDY GROUP .....	4
3. PROCESS TO DATE .....	5
4. AGREED MATTERS.....	6
5. CALCULATION OF AVAILABLE LAND .....	7
6. APPENDICIES .....	8
Appendix 1 – Site Schedule and Information Pack for Consultation. ....	9
Appendix 2. Consultation Responses – Sites of dispute subsequently agreed. ....	10
Appendix 3 – Steering Group Meeting Minutes.....	19
Appendix 4 - Agreed Site Schedules .....	25

## **1. INTRODUCTION**

- 1.1 This is a statement of common ground (SOCG) prepared by Newport City Council, the Home Builders Federation and study group in respect of the 1<sup>st</sup> April 2013 Joint Housing Land Availability Study (JHLAS) for Newport.
- 1.2 The SOCG has been prepared in accordance with the Welsh Government guidance and has been designed to assist the Welsh Government and Planning Inspectorate in preparing and finalising the JHLAS for Newport.

## 2. STUDY GROUP

2.1 The Study Group for the JHLAS process consists of the following members:

Lindsay Christian	Newport City Council
Mark Hand	Newport City Council
Richard Price	Home Builders Federation
Elise Coalter	Linc Cymru
Rhidian Clement	Dwr Cymru/Welsh Water
John Millard	Melin Housing Association
Rhys Parry	Fairlake Housing Association
Ben Cook	St Modwens (regarding Llanwern site)
Tim Gent	Savills (regarding Llanwern site)

2.2 The HBF involved its members and comments from individual house building companies are made through the HBF or sent on an individual basis.

### **3. PROCESS TO DATE**

- 3.1 Following the completed housing survey, undertaken by NCC, the site schedules were completed with an update of progress on each site and estimated completion forecasts. The study group were then supplied with the site schedules and a report setting out the developers intentions. The site schedules and detail report can be viewed in Appendix 1.
- 3.2 The consultation on the site schedules was undertaken between 24 July 2013 to 20 August 2013. The study group were asked to respond outlining if they disagreed with the proposed forecast figures and to provide alternative suggested forecast rates. Following this consultation period a study group meeting was undertaken on the 28 August 2013, where those outstanding disputed sites were discussed.
- 3.3 The comments received from the consultation period and study group meeting have been taken on board. The study group have agreed within the proposed development rates set out at the Steering Group Meeting or through emails following the meeting. These anticipated rates make up the figures and land supply calculations within this SOCG.

## 4. AGREED MATTERS

### COMPLETIONS

- 4.1 The number of new residential units completed from the 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 is outlined below.

	<b>Large Sites (10 or more units)</b>	<b>Small Sites (Less than 10 units)</b>	<b>Total Completions</b>
<b>Completions 2011/2012</b>	332	71	403

### AGREED SITES

- 4.2 The majority of sites within the site schedule were agreed by the study group. Where disputes were raised in the first instance amended figures or additional details were supplied to the objector. The initially disputed sites have all been agreed by the objectors. There are no disputed sites for the April 2013 survey. The disputes and subsequent amendments are set out in Appendix 2 of this report.
- 4.3 The site schedule where agreement has been reached can be found within Appendix 3.

### METHOD OF CALCULATION

- 4.4 The method of calculation for this survey has been agreed by the study group to be the Past Build Rate Method as outlined by Technical Advice Note 1 (TAN1) (2006).

## 5. CALCULATION OF AVAILABLE LAND

- 5.1 The methodology by which the land supply is calculated is the past build rates. The amount of available land available to undertake the land supply calculation is set out in the table below. For information it is assumed that the small site completions will contribute 206 units over the next 5 years. This figure is based on the average completion rate for the previous 5 years.

	<b>Agreed Sites</b>	<b>Small Sites</b>	<b>Total Available Land</b>
	3169	206	3375

- 5.2 The following table outline the land supply position using the past build rates method of calculation. It is important to note that in accordance with the recent amendments to TAN 1 the annual completion rate has been calculated over a ten year period.

	<b>Available Annual Completions</b>	<b>Approved Land Available</b>	<b>Land Supply in Years</b>
	457	3375	7.4

## **6. APPENDICIES**

**Appendix 1 – Site Schedule and Information Pack for Consultation.**

**Appendix 2 – Consultation Responses – Sites of dispute subsequently agreed.**

**Appendix 3 – Steering Group Meeting Minutes**

**Appendix 4 – Agree Site Schedule.**

**Appendix 1 – Site Schedule and Information Pack for Consultation.**

## Joint Housing Land Availability Study 2013

### Residential Land Availability Schedule – Site Details

#### CAERLEON

<b>SITE NAME</b>	Adj McReadys Warehouse								
<b>INTENTIONS</b>	Developer has discharged some conditions on the site and has started to clear for development. The agent has confirmed that they anticipate completions in next two years.								
<b>CONTACT DETAILS</b>	Octavian Development and Construction Ltd (agent) Treharne-Jones Associates Ltd								
<b>PLANNING STATUS</b>	08/1333RM								
<b>CONSTRAINTS</b>	Overhead Pylons								
<b>INITIAL YEAR ON HLA</b>	1999								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	29	25	0	0	0	0	0	

<b>SITE NAME</b>	Hanbury Garage								
<b>INTENTIONS</b>	Intention that the site is redeveloped as a mixed use development as proposed in the Alternative Site stage of the Local Development Plan, no planning approval for this scheme. Current permissions for residential and care home uses. Site is currently a car wash.								
<b>CONTACT DETAILS</b>	Denemoor Development Ltd								
<b>PLANNING STATUS</b>	06/1271/F (Residential) 10/0562/F Nursing Home								
<b>CONSTRAINTS</b>	Former Petrol Station								
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	12	0	

<b>SITE NAME</b>	Land at Ponthir Road								
<b>INTENTIONS</b>	No application or developer interest known on this site.								
<b>CONTACT DETAILS</b>									
<b>PLANNING STATUS</b>	Adopted UDP site								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2002								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	20	0	

<b>SITE NAME</b>	Land opposite Belmont Lodge								
<b>INTENTIONS</b>	Developer has implemented the permission.								
<b>CONTACT DETAILS</b>	Celtic Manor Resort (agent) Lewis and Lewis Ltd								
<b>PLANNING STATUS</b>	07/0386/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2009								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	50	50	22	0	0	0	

<b>SITE NAME</b>	Mill Street								
<b>INTENTIONS</b>	Newport City Councils intention is to sell the site for development and is to be marketed shortly. With no known developer interest the site will remain in 3(i) until further details are known.								
<b>CONTACT DETAILS</b>	NCC								
<b>PLANNING STATUS</b>	UDP allocation								
<b>CONSTRAINTS</b>	Flood Risk, Archeaology								
<b>INITIAL YEAR ON HLA</b>	1999								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	11	0	

<b>SITE NAME</b>	St Cadocs Hospital								
<b>INTENTIONS</b>	Agent advise of no certainty of start date								
<b>CONTACT DETAILS</b>	(Agent) Asbri Planning								
<b>PLANNING STATUS</b>	UDP allocation								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2000								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	250	0	

<b>SITE NAME</b>	Trinity View								
<b>INTENTIONS</b>	Developer is on site								
<b>CONTACT DETAILS</b>	Trinity View Development (Wales) Ltd (Agent) CLC – The design officer								
<b>PLANNING STATUS</b>	Full planning permission obtained for remaining units								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	1999								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	1	6	0	0	0	0	0	0	

## NEWPORT WEST

<b>SITE NAME</b>	Albany Chambers								
<b>INTENTIONS</b>	No known intentions for the site								
<b>CONTACT DETAILS</b>	Hensmands Hill Development (Agent) Horth Bristol								
<b>PLANNING STATUS</b>	07/0510/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	14	0	

<b>SITE NAME</b>	Allt Yr Yn Campus								
<b>INTENTIONS</b>	Developer (Taylor Wimpey) are on site and progressin.								
<b>CONTACT DETAILS</b>	Taylor Wimpey								
<b>PLANNING STATUS</b>	09/0101/VC								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2009								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	5	30	30	30	28	0	0	0	

<b>SITE NAME</b>	Black Clawson								
<b>INTENTIONS</b>	Developer (redrow) are on site and progressing								
<b>CONTACT DETAILS</b>	Redrow homes (SW) Ltd (Agent Powell Dobson)								
<b>PLANNING STATUS</b>	07/0889/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2007								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	38	0	0	0	0	0	0	0	

<b>SITE NAME</b>	Land to the west and forming part of Bettws Comprehensive								
<b>INTENTIONS</b>	Developer (Barratts) are on site and progressing								
<b>CONTACT DETAILS</b>	Barratts homes South Wales								
<b>PLANNING STATUS</b>	10/0214/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	12	30	30	30	30	5	0	0	

<b>SITE NAME</b>	Penmaen Wharf								
<b>INTENTIONS</b>	Agent had no information to confirm an imminent start								
<b>CONTACT DETAILS</b>	Collingbourne Properties (Agent) Lewis and Lewis Ltd								
<b>PLANNING STATUS</b>	07/0031/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	160	0	

<b>SITE NAME</b>	3-9 Church Street								
<b>INTENTIONS</b>	Affordable housing element of development at Penmaen Wharf. Agent has no information to confirm an imminent start.								
<b>CONTACT DETAILS</b>	Collingbourne Properties (Agent) Lewis and Lewis Ltd								
<b>PLANNING STATUS</b>	07/0821/								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2009								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	24	0	

<b>SITE NAME</b>	East of Lighthouse Road								
<b>INTENTIONS</b>	No known developer for the site								
<b>CONTACT DETAILS</b>	NCC								
<b>PLANNING STATUS</b>									
<b>CONSTRAINTS</b>	Flood Risk								
<b>INITIAL YEAR ON HLA</b>	1999								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	0	80	

<b>SITE NAME</b>	Monmouthshire Bank Sidings								
<b>INTENTIONS</b>	Developer (Redrow) are on site and clearing ready for development. Anticipated development completions 2014 onwards.								
<b>CONTACT DETAILS</b>									
<b>PLANNING STATUS</b>	02/029/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2000								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	30	30	30	30	30	425	0	

<b>SITE NAME</b>	Old Town Dock – Westmark								
<b>INTENTIONS</b>	There is no information as to when the last block of flats will be completed.								
<b>CONTACT DETAILS</b>	Westmark Developments Ltd								
<b>PLANNING STATUS</b>	05/1644/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2007								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	90	0	

<b>SITE NAME</b>	Old Town Dock Remainder								
<b>INTENTIONS</b>	The site has recently been marketed by NCC and Newport unlimited. Sennybridge are the chosen developers.								
<b>CONTACT DETAILS</b>	NCC								
<b>PLANNING STATUS</b>	UDP allocation								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2007								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	30	30	30	30	439	0	

<b>SITE NAME</b>	Rear of Saracens Ground								
<b>INTENTIONS</b>	No known developer for the site								
<b>CONTACT DETAILS</b>	NCC								
<b>PLANNING STATUS</b>									
<b>CONSTRAINTS</b>	Flood Risk								
<b>INITIAL YEAR ON HLA</b>	1997								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	0	80	

<b>SITE NAME</b>	Whitehead works								
<b>INTENTIONS</b>	WG anticipate completions from 2015 onwards.								
<b>CONTACT DETAILS</b>	Welsh Government, Corus								
<b>PLANNING STATUS</b>	UDP allocation								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2003								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	30	30	30	310	0	

<b>SITE NAME</b>	Former Westfeild School								
<b>INTENTIONS</b>	Complete								
<b>CONTACT DETAILS</b>	Hammond Architects								
<b>PLANNING STATUS</b>	Permission granted June 2011								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2012								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	0	0	

<b>SITE NAME</b>	Crindau								
<b>INTENTIONS</b>	No known intentions on site								
<b>CONTACT DETAILS</b>	Agent of previous application GVA Grimely								
<b>PLANNING STATUS</b>	Allocation in UDP								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	1993								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	420	0	

<b>SITE NAME</b>	Old Town Dock Edwardware								
<b>INTENTIONS</b>	No known intention to redevelop the site. The permission to extend the temporary use of the car park has been granted.								
<b>CONTACT DETAILS</b>	(Agent) NLP								
<b>PLANNING STATUS</b>	Temporary permission for use as car park. Residential permission remains as site is UDP allocation								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	227	0	

<b>SITE NAME</b>	28-30 Stow Hill								
<b>INTENTIONS</b>	Site complete								

<b>CONTACT DETAILS</b>								
<b>PLANNING STATUS</b>	Full Planning permission							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2013							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	0	0

<b>SITE NAME</b>	Bethesda Close							
<b>INTENTIONS</b>	Site has outline permission and this is the initial year on the JHLAS							
<b>CONTACT DETAILS</b>	Rogerstone Community Council (Agent) Asbri Planning							
<b>PLANNING STATUS</b>	11/0590							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2013							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	22	0	0	0	0	0

<b>SITE NAME</b>	Chapman Close							
<b>INTENTIONS</b>	Site is complete. Now on schedule because site has increased from 7 to 13 units.							
<b>CONTACT DETAILS</b>	Heyworth Development (Agent) Asbri Planning							
<b>PLANNING STATUS</b>	Site is complete							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2010							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	0	0

## NEWPORT EAST

<b>SITE NAME</b>	Former Hurrans Garden Centre								
<b>INTENTIONS</b>	Developer (Bellway) is on site and progressing								
<b>CONTACT DETAILS</b>	Bellway homes SW and RED 190 Ltd (Agent) Hammond Architecture Services								
<b>PLANNING STATUS</b>	09/0675/F								
<b>CONSTRAINTS</b>	Infrastructure								
<b>INITIAL YEAR ON HLA</b>	2011								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	31	22	0	0	0	0	0	0	0

<b>SITE NAME</b>	Pencoed Castle								
<b>INTENTIONS</b>	Discharge of conditions have started to be agreed.								
<b>CONTACT DETAILS</b>	Morspan Holdings Ltd (Agent) Buckle Chamberlain PArtnership Ltd								
<b>PLANNING STATUS</b>	06/0267/F								
<b>CONSTRAINTS</b>	The castle is to be restored prior to the implementation of the residential development								
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	12	0	0	0	0	0

<b>SITE NAME</b>	Taylors Garage								
<b>INTENTIONS</b>	Developer (Taylor Wimpey) is on site and progressing								
<b>CONTACT DETAILS</b>	River7 Homes Ltd								
<b>PLANNING STATUS</b>									
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2007								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	30	30	11	0	0	0	0	0

<b>SITE NAME</b>	Adj Hartridge High School								
<b>INTENTIONS</b>	The redevelopment of Llanwern High School site is completed. The residential development was to follow the completion of the school. The site is currently being marketed by NCC.								
<b>CONTACT DETAILS</b>	NCC								
<b>PLANNING STATUS</b>	07/01590/O								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2011								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	30	30	30	10	0	

<b>SITE NAME</b>	Land at Part of Orb Steelworks								
<b>INTENTIONS</b>	The developer is on site and progressing. There have been a few applications for replan of sections of the site. Two such applications are being assessed by NCC.								
<b>CONTACT DETAILS</b>	Taylor Wimpey (Agent) Asbri Planning								
<b>PLANNING STATUS</b>	08/0565/RM Total of 517 units								

<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2008								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	47	30	30	30	30	30	188	0	

<b>SITE NAME</b>	Former Floors 2 Go								
<b>INTENTIONS</b>	Recent application being considered for the site, no development has yet commenced.								
<b>CONTACT DETAILS</b>	Llanhenock investments ltd (Agent) Thraves Architects								
<b>PLANNING STATUS</b>	09/0234/F Aection 106 signed June 2010. 11/0383 is being considered.								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2011								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	10	0	0	0	0	0	

<b>SITE NAME</b>	Former Llanwern Steelworks								
<b>INTENTIONS</b>	This is the remaining portion of the site (3693 units), excluding Phase 1 (Greenacres and Parklands) which are set out below.								
<b>CONTACT DETAILS</b>	St Modwens Development Ltd (Agent) Savills								
<b>PLANNING STATUS</b>	06/0471/O Section 106 signed March 2010								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2003								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	100	150	150	150	150	2993	0	

<b>SITE NAME</b>	Glan Llyn _ Phase 1- Greenacres								
<b>INTENTIONS</b>	Developer (Persimmon) are progressing on site. Total of 178 units, of which 45 are affordable.								
<b>CONTACT DETAILS</b>	St Modwens Development Ltd (Agent) Savills								
<b>PLANNING STATUS</b>	RM agreed								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2003								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	7	30	30	30	30	24	0	0	

<b>SITE NAME</b>	Glan Llyn – Phase 1 – Parklands								
<b>INTENTIONS</b>	Developer (Charles Church) are progressing on site. Total of 129 units.								
<b>CONTACT DETAILS</b>	St Modwens Development Ltd (Agent) Savills								
<b>PLANNING STATUS</b>	RM agreed								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2003								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	3	30	30	30	18	0	0	0	

<b>SITE NAME</b>	Former Pirelli Site								
<b>INTENTIONS</b>	The section 106 has been signed.								
<b>CONTACT DETAILS</b>	Welsh Government (Agent) Powell Dobson Urbanists								

<b>PLANNING STATUS</b>	10/0847/O Section 106 signed February 2013							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2003							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	50	50	50	50	0	0

<b>SITE NAME</b>	Former Robert Price							
<b>INTENTIONS</b>	Developer (Taylor Wimpey) are progressing on site							
<b>CONTACT DETAILS</b>	Taylor Wimpey UK Ltd							
<b>PLANNING STATUS</b>	09/0886/F							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2011							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	14	30	8	0	0	0	0	0

<b>SITE NAME</b>	Glebelands							
<b>INTENTIONS</b>	The site has been marketed. In addition an application for environmental screening submitted.							
<b>CONTACT DETAILS</b>	Vinci investments and NCC (Agents) Atkins							
<b>PLANNING STATUS</b>	03/1531/RM							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	1999							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	50	50	53	0	0	0

<b>SITE NAME</b>	Herbert Road							
<b>INTENTIONS</b>	There is no known developer for this site. The site owner has submitted it as part of the LDP for residential.							
<b>CONTACT DETAILS</b>								
<b>PLANNING STATUS</b>	UDP Allocation H1(47)							
<b>CONSTRAINTS</b>	Flood Risk							
<b>INITIAL YEAR ON HLA</b>	2000							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	50	0

<b>SITE NAME</b>	Newport Athletic Club							
<b>INTENTIONS</b>	The club has recently regenerated a stand at the site. The residential development is considered unlikely to take place in the immediate future.							
<b>CONTACT DETAILS</b>	Newport Rugby Football Club Ltd							
<b>PLANNING STATUS</b>	08/0689/F							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2011							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	472	0

<b>SITE NAME</b>	Land at Portskewett Street							
<b>INTENTIONS</b>	A new application (13/0434) for the remainder of the site is currently being considered for 25 units.							
<b>CONTACT DETAILS</b>	Heyworth Developments (new proposal)							
<b>PLANNING STATUS</b>	UDP allocation							

<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2007							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	25	0	0	0	0	20

<b>SITE NAME</b>	Rodney Parade (City Vizion)							
<b>INTENTIONS</b>	Developer (Taylor Wimpey) is on site.							
<b>CONTACT DETAILS</b>	Taylor Wimpey							
<b>PLANNING STATUS</b>	07/0055/F subsequent amendment 10/0626							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2006							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	30	30	30	30	30	244	0

<b>SITE NAME</b>	Land at the rear of 1-13 Caerleon Road							
<b>INTENTIONS</b>	Section 106 has been signed. However a recent permission for 4 houses has been approved 12/1200 in March 2013. The developer has progressed the scheme and the units are under construction.							
<b>CONTACT DETAILS</b>	Bluewood Homes							
<b>PLANNING STATUS</b>	12/1200							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2009							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	4	0	0	0	0	0	0	0

<b>SITE NAME</b>	Land opposite 14-28 Laburnum Drive							
<b>INTENTIONS</b>	Developer is on site and progressing							
<b>CONTACT DETAILS</b>	Celtic Properties							
<b>PLANNING STATUS</b>	Permission awarded on appeal 08/0064/F							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2010							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	20	0	0	0	0	0	0	0

<b>SITE NAME</b>	Land to the north of 22 Forbisher Road							
<b>INTENTIONS</b>								
<b>CONTACT DETAILS</b>	Environment Agency Wales (Agent) DTZ							
<b>PLANNING STATUS</b>	07/1524 signed section 106 July 2009							
<b>CONSTRAINTS</b>	Flood Risk							
<b>INITIAL YEAR ON HLA</b>	2009							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	10	0

<b>SITE NAME</b>	Adj 10 Traston Lane							
<b>INTENTIONS</b>	Planning permission granted for a revised scheme granted in late 2012.							
<b>CONTACT DETAILS</b>	Mark Scarlioli – Octavian Homes (Agent) Treharne-							

	Jones Associated Ltd								
<b>PLANNING STATUS</b>									
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	1999								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	10	11	0	0	0	0	0

<b>SITE NAME</b>	Eastern Expansion Area								
<b>INTENTIONS</b>	Responses to the LDP suggest that development is anticipated to begin in the next 5 years.								
<b>CONTACT DETAILS</b>									
<b>PLANNING STATUS</b>	06/0845 with signed section 106								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2003								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	116	117	117	150	500	0	0

<b>SITE NAME</b>	Farmwood Close								
<b>INTENTIONS</b>	Extant permission which has been implemented. No known intent for the scheme.								
<b>CONTACT DETAILS</b>	Newport Developments Ltd								
<b>PLANNING STATUS</b>	Granted on appeal 06/0065/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2000								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	10	0	0	0	0	0	98	0	0

<b>SITE NAME</b>	Former Durham Road School								
<b>INTENTIONS</b>	Permission granted subsequently for a care home. No residential development anticipated to take place on this site. Site will remain on schedule until it lapses.								
<b>CONTACT DETAILS</b>									
<b>PLANNING STATUS</b>	Outline permission for residential development.								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2012								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	0	45	0

<b>SITE NAME</b>	Parry Drive								
<b>INTENTIONS</b>	Developer is on site and has completed 6 units since last year.								
<b>CONTACT DETAILS</b>	Rossoco Ltd (Agent) AFA Architects Ltd								
<b>PLANNING STATUS</b>	Full planning permission								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2011								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	15	0	0	0	0	0	0	0

**ROGERSTONE/BASSALEG**

<b>SITE NAME</b>	Gloch Wen							
<b>INTENTIONS</b>	Complete							
<b>CONTACT DETAILS</b>	Taylor Wimpey							
<b>PLANNING STATUS</b>	Permission allowed on appeal							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2011							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	0	0

<b>SITE NAME</b>	Former Tredegar Park Golf Club							
<b>INTENTIONS</b>	Agents have informed the study that they will submit RM end of this year and expect completions end of 2014							
<b>CONTACT DETAILS</b>	(Agents) Boyer Planning							
<b>PLANNING STATUS</b>	05/1206/F. Variation of condition							
<b>CONSTRAINTS</b>	Flood defences have to be implemented before residential permission can be implemented.							
<b>INITIAL YEAR ON HLA</b>	2007							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	50	50	50	0	0	0

<b>SITE NAME</b>	Eglwys Park – Viaduct Way							
<b>INTENTIONS</b>	Complete							
<b>CONTACT DETAILS</b>	Lovells (Agent) Hammond Architects							
<b>PLANNING STATUS</b>	10/0896/RM							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2011							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	0	0

**PUBLIC/HOUSING ASSOCIATION**

<b>SITE NAME</b>	Bideford Road – Phase 3							
<b>INTENTIONS</b>	No Known developer for the site							
<b>CONTACT DETAILS</b>	British Railway Board							
<b>PLANNING STATUS</b>	UDP allocation H1 (26)							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	1999							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	35	0

<b>SITE NAME</b>	Lysaghts Park							
<b>INTENTIONS</b>	Phase 1 of 76 units complete. Phase 2 is dependent on WG funding.							
<b>CONTACT DETAILS</b>	Linc Cymru – Wildig Lamie							
<b>PLANNING STATUS</b>	09/0850/RM							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2011							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	50	50	0	0

<b>SITE NAME</b>	Severn Stiles							
<b>INTENTIONS</b>	Fairlake have cleared the site and working with NCC on potential scheme – subject to WG funding							
<b>CONTACT DETAILS</b>	Fairlake							
<b>PLANNING STATUS</b>	08/0551/F Section 106 signed Dec 2008							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2009							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	13	0	0	0	0

<b>SITE NAME</b>	24-32 Treberth Road							
<b>INTENTIONS</b>	No known start date.							
<b>CONTACT DETAILS</b>	Newport Housing Trust							
<b>PLANNING STATUS</b>	10/0519							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2012							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	20	20	18	0	0

<b>SITE NAME</b>	Turner Street							
<b>INTENTIONS</b>	The developer has completed the site, however 6 were under construction as at the base date of the survey.							
<b>CONTACT DETAILS</b>	Fairlake							
<b>PLANNING STATUS</b>	Permission granted December 2011							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2013							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	6	0	0	0	0	0	0	0

## SECTION 106 SITES

<b>SITE NAME</b>	Roman Lodge Hotel								
<b>INTENTIONS</b>	Section 106 not signed								
<b>CONTACT DETAILS</b>	(Agent) Musker Sumner Partnership								
<b>PLANNING STATUS</b>	08/1445/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2010								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	13	0	

<b>SITE NAME</b>	21 Kelvdon Street								
<b>INTENTIONS</b>	Section 106 not signed								
<b>CONTACT DETAILS</b>	Leever Homes Ltd (Agent) Ark Architectural Services								
<b>PLANNING STATUS</b>	05/0244/O								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2009								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	24	0	

<b>SITE NAME</b>	Showroom Gaer Park Garage								
<b>INTENTIONS</b>	The site is now being developed as a TEsco, will remain on schedule until site has lapsed.								
<b>CONTACT DETAILS</b>	Messers Johnsey and hicks (Agen) Lidell and ASscoaited								
<b>PLANNING STATUS</b>	08/0342/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2009								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	0	14	

<b>SITE NAME</b>	Bankside Coverack Road								
<b>INTENTIONS</b>	Section 106 not signed								
<b>CONTACT DETAILS</b>	Messers Karbani (Agent) Robertson Francis Partnership								
<b>PLANNING STATUS</b>	09/1243/F								
<b>CONSTRAINTS</b>									
<b>INITIAL YEAR ON HLA</b>	2011								
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>	
	0	0	0	0	0	0	38	0	

<b>SITE NAME</b>	Ty Du Works								
<b>INTENTIONS</b>	Section 106 not signed. There is however, a new application (13/0440) being considered on the site for 26 units.								
<b>CONTACT DETAILS</b>	S Dudley and Sons Ltd (Agent) Roger Brown								
<b>PLANNING STATUS</b>	03/0760/O								
<b>CONSTRAINTS</b>									

<b>INITIAL YEAR ON HLA</b>	2004							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	26	0	0	0	0	0

<b>SITE NAME</b>	Former Sainsburys							
<b>INTENTIONS</b>	Section 106 not signed							
<b>CONTACT DETAILS</b>	Sainsburys Supermarket Ltd (Agent) RPS Planning							
<b>PLANNING STATUS</b>	09/0733							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2010							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	0	0	140	0

<b>SITE NAME</b>	30-33 High Street							
<b>INTENTIONS</b>	Application subject to section 106, not signed							
<b>CONTACT DETAILS</b>	Property Investment Partnership (Agent) Hemmingway Architects							
<b>PLANNING STATUS</b>	06/0468 11/1154VC							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2007							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	24	0	0	0	0	0

<b>SITE NAME</b>	53 Crescent Road							
<b>INTENTIONS</b>	Outline permission for 10 units recently permitted subject to section 106.							
<b>CONTACT DETAILS</b>	R Nabhan							
<b>PLANNING STATUS</b>	12/0361							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2006 (has moved from having full permission)							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>

<b>SITE NAME</b>	South 24 Crawford Street							
<b>INTENTIONS</b>	Permission granted subject to section 106, not yet signed							
<b>CONTACT DETAILS</b>	Directors Pension Fund (Agent) Thraves Ltd							
<b>PLANNING STATUS</b>	12/1087							
<b>CONSTRAINTS</b>								
<b>INITIAL YEAR ON HLA</b>	2013							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	0	0	0	10	0	0	0

<b>SITE NAME</b>	Novelis							
<b>INTENTIONS</b>	Recent permission granted subject to section 106.							
<b>CONTACT DETAILS</b>	Walters Lands Ltd (Agent) Savills							
<b>PLANNING STATUS</b>	12/0886							

<b>CONSTRAINTS</b>	Flood risk and brownfield site							
<b>INITIAL YEAR ON HLA</b>	2013							
	<b>U/C</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>3(i)</b>	<b>3(ii)</b>
	0	40	40	70	70	70	910	0

**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 (ii)	
						2014	2015	2016	2017	2018		3 (i)
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	38	0	0	0	0	0	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,24 SKINNER STREET	0	24	0.06	0	24	0	0	0	0	0	0
12/0361	53 CRESCENT ROAD	10	10	0.28	0	0	10	0	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	40	40	40	40	40	800	0
<b>TOTAL</b>		<b>1389</b>	<b>1413</b>	<b>44.23</b>	<b>0</b>	<b>50</b>	<b>122</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>907</b>	<b>14</b>



**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 Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>CAERLEON (NEWPORT)</b>												
08/1333	ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD	0	54	54	2.51	0	29	25	0	0	0	0
06/1271	HANBURY GARAGE	0	12	12	0.17	0	0	0	0	0	0	0
NPT UDP	LAND AT PONTNIR ROAD	0	20	20	0.9	0	0	0	0	0	0	0
07/0386	LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD	0	122	122	6.92	0	0	50	50	22	0	0
1/15736	MILL STREET	0	11	11	0.4	0	0	0	0	0	0	0
NPT UDP	ST. CADOC'S HOSPITAL,	0	250	250	5.2	0	0	0	0	0	0	0
07/0873	TRINITY VIEW, PH SITE,	3	16	7	0.34	1	6	0	0	0	0	0
<b>TOTAL</b>		<b>3</b>	<b>485</b>	<b>476</b>	<b>16.44</b>	<b>1</b>	<b>35</b>	<b>75</b>	<b>50</b>	<b>22</b>	<b>0</b>	<b>0</b>

LPA Ref No	Address	Units Built Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>NEWPORT WEST</b>												
07/0510	ALBANY CHAMBERS	0	14	14	0.02	0	0	0	0	0	0	0
11/1269	ALL YR YN, NEWPORT URBAN AREA	2	125	123	5.39	5	30	30	30	28	0	0
06/0497	BLACK CLAWSON	25	402	38	0	38	0	0	0	0	0	0
07/0874	LAND TO WEST AND FORMING PART OF BETTWS COMP	26	229	137	5.93	12	30	30	30	30	5	0
07/0031	PENMAEN WHARF	0	160	160	0.83	0	0	0	0	0	0	0
07/0821	LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL	0	24	24	0.15	0	0	0	0	0	0	0
1/17126	EAST OF LIGHTHOUSE ROAD, DUFFRYN	0	80	80	3.6	0	0	0	0	0	0	0
07/0540	MONMOUTHSHIRE BANK SIDINGS	0	575	575	11.3	0	30	30	30	30	30	30
05/1644/F	OLD TOWN DOCK PHASE 1, WESTMARK	0	154	90	0.68	0	0	0	0	0	0	0
NPT UDP	OLD TOWN DOCK (REMAINDER)	0	559	559	13.94	0	0	30	30	30	30	30
MIN58	REAR OF SARACENS GROUND, LIGHTHOUSE ROAD	0	80	80	3.45	0	0	0	0	0	0	0
NPT UDP	WHITEHEADS WORKS CARDIFF ROAD	0	400	400	18.62	0	0	0	30	30	30	30
11/0335	FORMER WESTFIELD SCHOOL	15	24	0	0	0	0	0	0	0	0	0
UDP	CRINDAU 2 / NORTH OF, CRINDAU PILL	0	420	420	11.91	0	0	0	0	0	0	0
NPT UDP	OLD TOWN DOCK, EDWARD WARE	0	227	227	1.16	0	0	0	0	0	0	0
11/0269	28-30 STOW HILL	10	10	0	0	0	0	0	0	0	0	0
11/0590	BETHESDA CLOSE	0	22	22	0	0	0	10	12	0	0	0
10/0949	CHAPMAN CLOSE	13	13	0	0	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>130</b>	<b>162</b>	<b>148</b>	<b>95</b>	<b>95</b>

LPA Ref No	Address	Units Built Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>NEWPORT (EAST)</b>												
09/0874	HURRANS GARDEN CENTRE	7	60	53	0.72	31	22	0	0	0	0	0
06/0267	PENCOED CASTLE	0	12	12	9.6	0	0	0	12	0	0	0
12/0726	TAYLORS GARAGE SITE, (AND LAND ADJOINING)	0	71	71	2.02	0	30	30	11	0	0	0
<b>07/1590</b>	ADJ HARTRIDGE HIGH	0	65	65	2.54	0	0	0	0	30	30	30
08/0565	LAND AT PART ORB, MONKEY ISLAND	17	550	385	7.72	47	30	30	30	30	30	30

LPA Ref No	Address	vic	Units Built Since Last Study	Total Capacity	Units Remaining	Hectares Remaining	U/C	2014	2015	2016	2017	2018
11/0383	FORMER FLOORS 2 GO		0	10	10	0.12	0	0	0	10	0	0
06/0471	FORMER LLANWERN STEELWORKS	llanwern	0	3693	3693	100.7	0	100	150	150	150	150
11/0146	GLAN LLYN - GREENARCES	llanwern	20	178	151	4.3	7	30	30	30	30	24
11/0147	GLAN LLYN - PARKLANDS	llanwern	15	129	111	3.1	3	30	30	30	18	0
10/0847	FORMER PIRELLIWORKS, CORPORATION ROAD	lliswerry	0	200	200	10.5	0	0	50	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	50	50	53	0
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	10	85	85	85	85
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>321</b>	<b>538</b>	<b>489</b>	<b>476</b>	<b>399</b>

LPA Ref No	Address	Units Built Since Last Study	Total Capacity	Units Remaining	Hectares Remaining	U/C	2014	2015	2016	2017	2018
NEWPORT (ROGERSTONE/BASSALEG)											
11/0449	GLOCH WEN	40	40	0	0	0	0	0	0	0	0
03/1763	FORMER TREDEGAR PARK GOLF COURSE	0	150	150	5.2	0	0	50	50	50	0
10/0896	EGLWYS PARC, VIADUCT WAY	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>50</b>	<b>50</b>	<b>50</b>	<b>0</b>

TOTALS	306	11960	10809	298.45	192	446	751	696	494
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3 (i)	3 (ii)
0	0
12	0
20	0
0	0
11	0
250	0
0	0
<b>293</b>	<b>0</b>

3 (i)	3 (ii)
14	0
0	0
0	0
0	0
160	0
24	0
0	80
425	0
90	0
439	0
0	80
310	0
0	0
420	0
227	0
0	0
0	0
0	0
<b>2109</b>	<b>160</b>

3 (i)	3 (ii)
0	0
0	0
0	0
5	0
188	0

0	0
2993	0
0	0
0	0
0	0
0	0
0	0
0	0
50	0
472	0
0	20
244	0
0	0
0	0
10	0
0	0
750	0
98	0
45	0
0	0
<b>4855</b>	<b>20</b>

3 (i)	0	3 (ii)	0
0	0	0	0
0	0	0	0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

7257 180

Appendix 2. Consultation Responses – Sites of dispute subsequently agreed.

Objector	Site	Response	NCC Response	2 <sup>nd</sup> Response
HBF	General	<p><b>General Comments</b></p> <p>Recently the Minister released a statement outlining a package of measure to help the house building industry in Wales (attached). Within this statement the Minister clearly outlines his concern with the lack out house building in Wales and states that increasing housing supply is his main goal. In this respect, given the Minister's comments, we do not believe it is suitable for such overly optimistic delivery rates to be assumed on the sites in this schedule. We believe the Ministers comments warrant a much tougher stance on sites that have absolutely no evidence to substantiate their potential delivery, in order to ensure the sites within the authority are indeed genuinely available for development. We believe that ensuring we have ample evidence to demonstrate deliverability is the best way to ensure the Minister's aims for increasing housing supply are achieved and as such, we would urge the Authority and the Inspectorate to take our comments below on board.</p>	Noted.	N/A
HBF	Belmont Lodge	<p>Last year we were told that this site will be progressed before the end of 2012, with completions in 2013. However the site is now proposed to start in 2015. We are also unsure who the developer is.</p> <p>We would welcome clarification from the Council on this site.</p>	The developer is not yet known. The permission has been implemented with the provision of the access to the site. It is thought that the development will follow the current development of lodges at the site. The site will remain under	Steering Group agreed to amend delivery to 20 units each year from 2015 onwards

				review and next year we should know the developer.	
<b>HBF</b>	<b>Pencoed Castle</b>	This site used to be in 3(i). The comment has always been that the castle needs to be restored before development and the agent does not anticipate a start within 5 years. This position has not changed and therefore we see no reason for this site to now be in the 5 year supply. The site should be moved to 3(i). The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.		Discharge of conditions are currently being considered by NCC. The Developer for the site is unknown	The Steering group considered it appropriate to amend the site that there are 6 units in 2016 and 2017 respectfully.
<b>HBF</b>	<b>Traston Lane</b>	Please could the Council clarify what the developer has stated about potential development rates on this site.		Agent informed that they expect development to begin on site in next 18 months. RP queried when permission was granted. LC informed the group that it was in August 2012.	The steering group concluded that the figures should remain but that the site be monitored.
<b>HBF</b>	<b>Eastern Expansion Area</b>	ALL DISCUSSIONS OVER THIS SITE WILL BE HANDLED AT THE FORTHCOMING MEETING		<b>The minutes of the meeting can be viewed in Appendix 3</b>	<b>Response from Turleys:</b> Following discussions with Gallaghers I can confirm the revised figures for the JHLAS are: 2014-0, 2015-40, 2016-80, 2017- 120 & 2018-120.
<b>HBF</b>	<b>Farmwood Close</b>	We do not believe it is appropriate to include these 10 units as UC. They are clearly not 'under construction', they were started quite some time ago and no 'construction' has occurred since. We believe the 10 units should be moved to 3(i) with the rest of the site. If we are not mistaken, it was agreed some time ago to move all these units to 3(i)? The need to ensure sites are deliverable and genuinely available is		LC explained the history that the site has an LDC for legal implementation of 10 units. The developer/landowner are not known. RP queried that although the LDC notes a legal	We have contacted the landowners (Sparkle Developments) who have confirmed that they are selling the land through Savills office in Cardiff. They didn't see the 1078 apartments being implemented and indicated that

		particularly pertinent; considering the Minister's recent statement as mentioned above.	implementation on site the JHLAS process is about actually available units. MS suggested that NCC contact land registry to get an understanding of the current landownership.	a new scheme would need to be provided. I suggest we keep it as it is and check with Savills next year.
<b>HBF</b>	<b>Former Floors 2 Go</b>	Please could the council clarify the position here. It seems there has been a section 106 signed on the current application, but a new application is being considered?	The site has two permissions - the one for 12 units is not expected to be implemented. The application for 10 units is but is subject to a section 106. Therefore the site has been placed in 3(i)	<b>N/A</b>
<b>HBF</b>	<b>Former Llanwern Steelworks</b>	ALL DISCISSIONS OVER THIS SITE WILL BE HANDLED AT THE FORTHCOMING MEETING	<b>The minutes of the meeting can be viewed in Appendix 3</b>	<p><b>"Glan Llyn.</b> The site is split into three separate areas to reflect the two onsite developments of Charles Church and Persimmon and the remaining units.</p> <p><b>Glan Llyn – Greenacres.</b> AC provided an update to the site. The group agreed that the 2014 figure should be reduced to 20 units and the 10 units added in 2018.</p> <p><b>Glan Llyn – Parklands.</b> AC provided an update to the site. The group agreed that the 2014 figure is increased to 40 units and 2017 figure reduced to 8 units.</p>

			<p><b>Glan Llyn – Remainder.</b> TG provided an update to the site. Phase 2 is on its way with RM application in for western area infrastructure. The developer is St Modwens. They are expected on site in 2014. The remainder of the group did not agree that any units would be provided within 2014 so suggested the following figures: 2014-0, 2015 – 50, 2016- 100, 2017 – 150 and 2018 – 150. TG relayed that the site would have a number of developers on site and anticipates a higher number of completions. He would need to go back to St Modwens to discuss the suggested figures and feedback to the group.”</p> <p>Then we:</p> <p>Reluctantly agree to zero in JHLAS year 2014 (13/14). I actually think with the assistance of the Council, we can be delivering by the end of the JHLAS year</p> <p>Agree to 50 for 2015 (14/15). Request a rise to 150 in 2016 (15/16). My notes of the meeting show that this was agreed by the group. At the meeting I</p>
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			<p>indicated that this year might be boosted by another phase or a special residential user scheme. This is reasonable as the park will be fully established, we should have the first phase of the local centre in place by then and we should also be on site with the primary school (we met with Amanda Davies and Hayden on Thursday last week). We should have a mature Welsh Government sponsored assisted buying scheme by that time too (although that may kick in in 14/15)</p> <p>Agree to 150 in 2107</p> <p>Agree to 150 in 2018 by that time we should have accelerated again.</p> <p><b>Through continued discussion between HBF and Savills the following has been agreed:</b></p> <p>I have just rechecked the minutes and we did agree the following:</p> <p>2014- 0, 2015 - 50, 2016 - 100, 2017 - 150 &amp; 2018 - 150.</p> <p>Tim Gent is happy to go to 125</p>
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				<p>units at 2016 as long as the remaining 2 years are set at the 150pa as per the minutes of the meeting.</p> <p>So can you agree the following: 2016- 125 units With the remaining two year at 150pa - as agreed at the meeting.</p> <p><b>N/A</b></p>
<b>HBF</b>	<b>Pirelli</b>	Please could the council clarify who the developer is.	<p>The site developer is Seren who are launching the site in two weeks. The site is a 50% affordable scheme. Anticipated completions in 2014. Group proposed that the number should reduce to 25 units in 2015 and 25 in 3(i). Agreed that 50% affordable market each year is achievable</p> <p>The site has been sold, press notes Greenhill as developer. With a developer on site but with no full permission for a revised scheme the group agreed to put figures back from 2016-18. Suggest 51 for last 3 years.</p>	<b>N/A</b>
<b>HBF</b>	<b>Glebelands</b>	<p>This site used to be in 3(i). This position has not changed since last year and therefore we see no reason for this site to now be in the 5 year supply.</p> <p>The site has been in the schedule since 1999 without development, which is well beyond the limit required by the TAN. Given the long history of non development on this site, we believe the site should be moved to 3(i), at least until it is in the hands of a developer.</p> <p>The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.</p>	<p>This site has been in the 5 year supply since 2002 without any sign</p>	<b>N/A</b>
<b>HBF</b>	<b>Whitehead</b>		Welsh Government	<b>Response from WG:</b>

	<b>Works</b>	<p>of development or developer interest. This is clearly well beyond the time limit required by the TAN.</p> <p>The Welsh Government has always commented that this site should be in 3(i), due to the amount of work that needs to be done to bring it forward. Last year the Council stated that it would be transferred to another Council department to be marketed.</p> <p>However, yet again there is no evidence to prove the site will come forward over the next 5 years.</p> <p>Given the long history of non development of this site, we believe that at the very least we need to see interest from a developer, before we see the site in the 5 year supply. The site should be moved to 3(i).</p> <p>The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.</p>	<p>provided the figures suggested in the schedule. The group were against the site remaining in the 5 year supply due to the length of time the site has been in this position and there are no known developments. TG did not agree with this stance and suggested that the site remained within the 5 years in the last few years. It was concluded that LC was to get further information from WG otherwise group were adamant that site is to be outside 5 year supply.</p>	<p>I can confirm that the site will be brought forward within the 5 year period. It is proposed to submit an outline planning application for a comprehensive scheme for residential development and associated community facilities as soon as possible. Negotiations and pre-application discussions are ongoing with your Authority on a regular basis to progress the scheme. Once an application is submitted – end of 2013/early 2014 work on remediating the site will commence on receipt of outline planning consent/relevant RM consents. 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 but you will appreciate that at this stage commercial sensitivities required that I cannot provide you with further information in relation to this point. However, a press announcement will be made in the near future by WG outlining the scheme proposals in detail.</p>
<b>HBF</b>	<b>Former Tredegar Park Golf Course</b>	<p>Boyer Planning stated the following - we expect that RM applications will be submitted over the next 6 months or so. It may be more accurate to include 10 in 2014, then 20 in 2015, 30 in 2016, 30 in 2017, 30 in 2018 and the remainder in 3(i) to follow on.</p>	<p>LC Agree with Tredegar Park Golf Course figures as supplied by MR through RP. MR noted</p>	<p><b>N/A</b></p>

		We suggest altering the schedule as above.	that the supplied figures should move so that the supply starts with 30 from 2015 until the end of the 5 years	
<b>HBF</b>	<b>Severn Stiles</b>	This site has been in the s106 part of the schedule since 2007. It is proposed in the 5 year period, which we believe is contrary to the TAN. Given that there is no developer on board and the site has remained in the 5 year period for longer than the time period required by the TAN, the site should be moved to 3(i). The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.	LC noted that Housing have said that they are anticipating funding for the site in 2016. Seren are developers and are ready to start when funding is made available. Anticipated start in 2017 and 2018.	<b>N/A</b>
<b>HBF</b>	<b>53 Cres Road</b>	This site previously had a full permission that was allowed to lapse. Now that an outline has been submitted, we do not believe this is sufficient evidence to assume the site will come forward in the next 5 years. The site should be moved to 3(i). The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.	Section 106 site, not signed. Discharge of conditions. Agreed to move figure to 2016.	<b>N/A</b>
<b>HBF</b>	<b>Novellis</b>	<b>ALL DISCUSSIONS OVER THIS SITE WILL BE HANDLED AT THE FORTHCOMING MEETING</b>	<b>The minutes of the meeting can be viewed in Appendix 3</b>	<b>See Steering Group Minutes.</b>
<b>HBF</b>	<b>Bankside Coverack Road</b>	The information on this site suggests that it should be in 3(i), however the schedule has the site coming forward in the next 5 years. We do not believe it is appropriate to allow this site to be proposed to come forward over the next 5 years, as there is absolutely no evidence to demonstrate when it will be delivered. The site should be moved to 3(i), as the information suggests. The need to ensure sites are deliverable and genuinely available is particularly pertinent, considering the Minister's recent statement as mentioned above.	Section 106 site, not signed. Agent confirmed that the site does not have a known developer as yet. Demolition is expected next month. Site to remain in 3(i)	<b>N/A</b>
<b>Steering</b>	<b>30-33 High</b>	More information required as to the type of permission being	The application being	<b>N/A</b>

<b>Group</b>	<b>Street</b>	considered.	considered is for a variation of conditions on the timescale for implementation. I have not been able to contact anyone for the scheme. Therefore suggest eh site remains in 3(i) and we see what happens next year.	
<b>Steering Group</b>	<b>Old Town Dock Remainder</b>	LC to provide information on application and numbers.	There has been an application submitted for environmental screen for up to 350 units on the site.	<b>N/A</b>

**Appendix 3 – Steering Group Meeting Minutes.**



Joint Housing Land Availability Study 2013  
Study Group Meeting  
Minutes  
29 August 2013  
Civic Centre Newport

**Attendance:**

Matthew Sharp - MS (NCC)  
Lindsay Christian - LC (NCC)  
Gareth Barton - GB (Turleys)  
Daniel Hodgkiss - DH (Persimmon Homes)  
Andy Muir - AM (Harmers)  
Richard Price - RP (HBF)  
Michael Rees - MR (Boyer Planning)  
Laura Powell - LP (Taylor Wimpey)  
Andrew Crompton - AC (Persimmon Homes)  
Sam Davies - SD (NCC)  
Tim Gent - TG (Savills)

Agenda Item	Minutes	Action
2	<p>LC feedback on the consultation, to which only HBF provided written comments. This formed the basis of the agenda. Tim Gent was bringing his response to the meeting.</p>	None
3	<p>Feedback was provided (LC) on the sites noted in the HBF response:</p> <ul style="list-style-type: none"> <li>a. <b>Land opposite Belmont Lodge.</b> The developer is not yet known. The permission has been implemented with the provision of the access to the site. It is thought that the development will follow the current development of lodges at the site. The site will remain under review and next year we should know the developer. Group agreed to amend delivery to 20 units each year from 2015 onwards.</li> <li>b. <b>Pencoed Castle.</b> Discharge of conditions are currently being considered by NCC. The Developer for the site is unknown. Group considered appropriate to amend the site so that there are 6 units in 2016 and 2017 respectfully.</li> <li>c. <b>Traston Lane.</b> Agent informed that they expect development to begin on site in next 18 months. RP queried when permission was granted. LC informed the group that it was in August 2012. The group concluded that the figures should remain but the site to be monitored.</li> <li>d. <b>Farmwood Close.</b> LC explained the history that the site has an LDC for legal implementation of 10 units. The developer/landowner are not known. RP queried that although the LDC notes a legal implementation on site the JHLAS process is about actually available units. MS suggested that NCC contact land registry to get an understanding of the current landownership.</li> <li>e. <b>Former Floors 2 Go.</b> The site has two permissions - the one for 12 units is not expected to be implemented. The application for 10 units is but is subject to a section 106. Therefore the site has been placed in 3(i)</li> <li>f. <b>Pirelli.</b> The site developer is Seren who are launching the site in two weeks. The site is a 50% affordable scheme. Anticipated completions in 2014. Group proposed that the number should reduce to 25 units in 2015 and 25 in 3(i). Agreed that 50% affordable market each year is achievable. LC to</li> </ul>	

	<p>check with Seren.</p> <p><b>g. Glebelands.</b> The site has been sold, press notes Greenhill as developer. With a developer on site but with no full permission for a revised scheme the group agreed to put figures back from 2016-18. Suggest 51 for last 3 years. Noted that there was considerable amount of infill needed to prepare the site.</p> <p><b>h. Whiteheads.</b> Welsh Government provided the figures suggested in the schedule. The group were against the site remaining in the 5 year supply due to the length of time the site has been in this position and there are no known developments. TG did not agree with this stance and suggested that the site remained within the 5 years in the last few years. It was concluded that LC was to get further information from WG otherwise group were adamant that site is to be outside 5 year supply.</p> <p><b>i. Former Tredegar Park Golf Course.</b> LC Agree with Tredegar Park Golf Course figures as supplied by MR through RP. MR noted that the supplied figures should move so that the supply starts with 30 from 2015 until the end of the 5 years – group agreed..</p> <p><b>j. Severn Stiles.</b> LC noted that Housing have said that they are anticipating funding for the site in 2016. Seren are developers and are ready to start when funding is made available. Anticipated start in 2017 and 2018.</p> <p><b>k. Lysaghts.</b> LC again awaiting funding in part, although the site has delivered its required level. The remaining 100 units should be marketed but a level of affordable could be sought.</p> <p><b>l. 30-33 High Street.</b> Section 106 site, not signed. There is an application being considered on the site.</p> <p><b>m. 53 Cresc Road.</b> Section 106 site, not signed. Discharge of conditions. Agreed to move figure to 2016.</p> <p><b>n. Bankside Coverack Road.</b> Section 106 site, not signed. Agent confirmed that the site does not have a known developer as yet. Demolition is expected next month. Site to remain in 3(i)</p> <p>AC noted that a review of the total stock was required. i.e. that in one or two years</p>	<p>NCC to contact Land Registry</p>
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	<p>of the 5 year supply it meant that over 700 units were anticipated to be delivered and based on the previous build rates of 457 this was possibly not realistic.</p>	<p>NCC to contact WG to try to obtain more detail on prospects for Whiteheads LC to provide information on application and numbers.</p>
3	<p>The group was asked if there were any other sites to discuss. Two sites were mentioned:  a. <b>Old Town Dock Remainder.</b> The site is being developed by Sennybridge in line with NCC and Newport Unlimited development brief. Group wanted more information on the developer and current numbers with the planning application.  b. <b>Land adj Mcreadys.</b> The developer is on site clearing the site.</p>	
4	<p>Three large sites were noted by HBF for specific discussion at the meeting.  a. <b>Novelis.</b> TG provided an update on the site. Section 106 has been signed since the 1 April base date. Expected on site in 2014. The group agreed that there would be 50 in 2015, and 80 from 2016 onwards. Site will remain in Section 106 table because the 106 was not agreed before April 1<sup>st</sup>.  a. <b>Glan Llyn.</b> The site is split into three separate areas to reflect the two onsite developments of Charles Church and Persimmon and the remaining units.  I. <b>Glan Llyn – Greenacres.</b> AC provided an update to the site. The group agreed that the 2014 figure should be reduced to 20 units and the 10 units added in 2018.  II. <b>Glan Llyn – Parklands.</b> AC provided an update to the site. The group agreed that the 2014 figure is increased to 40 units and 2017 figure reduced to 8 units.  III. <b>Glan Llyn – Remainder.</b> TG provided an update to the site. Phase 2 is on its way with RM application in for western area infrastructure. The developer is St Modwens. They are expected on site in 2014. The</p>	<p>TG to agree figures with St Modwens</p>

	<p>remainder of the group did not agree that any units would be provided within 2014 so suggested the following figures: 2014- 0, 2015 – 50, 2016- 100, 2017 – 150 and 2018 – 150. TG relayed that the site would have a number of developers on site and anticipates a higher number of completions. He would need to go back to St Modwens to discuss the suggested figures and feedback to the group.</p> <p>b. <b>Eastern Expansion Area.</b> GB provided an update on the site. Expected to be on site in 2014 to provide infrastructure on southern portion of the site. LC confirmed that the figures proposed reflected those submitted to LDP team. The group were not convinced that due to the need for detailed planning and implementation of infrastructure that the site would not be able to deliver units in 2014 or 2015. The suggested rate was 2014&amp;2015 -0, 2016 -60, 2017- 80, 2018-80. GB would need to go back to Gallaghers to discuss the suggested figures and feedback to the group.</p>	<p>GB to provide update and agreed figure with Gallaghers.</p>
4	<p>RP suggested discussing the LDP sites not in the JHLAS. NCC were willing to listen to concerns. RP noted that at all the examinations to date the inspector has asked for a mock JHLAS. There were only 3 sites not in the JHLAS:</p> <ul style="list-style-type: none"> <li>i. South Wales Argus (persimmons site, with application in)</li> <li>ii. Rear of East Usk Yard (no comments)</li> <li>iii. Woodlands Site, Ringland (confirmed that it is Greenfield site, NCC owned)</li> </ul>	<p>None</p>
5	<p>Responses to the actions from the meeting to be provided to LC by 5<sup>th</sup> September 2013. The SOCG will be sent out as soon as possible following the provision of information.</p>	<p>LC TG GB</p>
6	<p>The SOCG will be sent to the group week commencing 16<sup>th</sup> September 2013 for a 4 week consultation.</p>	<p>All</p>
7	<p>None</p>	<p>None</p>

**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 (ii)	
						2014	2015	2016	2017	2018		3 (i)
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,24 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	0	0	0	0	0	0
12/0886	NOVELIS	1200	1200	40	0	50	80	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>



**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 Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>CAERLEON (NEWPORT)</b>												
08/1333	ADJ MACREADY'S WAREHOUSE, PONTNIR ROAD	0	54	54	2.51	0	0	29	25	0	0	0
06/1271	HANBURY GARAGE	0	12	12	0.17	0	0	0	0	0	0	0
NPT UDP	LAND AT PONTNIR ROAD	0	20	20	0.9	0	0	0	0	0	0	0
07/0386	LAND OPP BELMONT LODGE, AND EAST OF CATASH ROAD	0	122	122	6.92	0	0	20	20	20	20	20
1/15736	MILL STREET	0	11	11	0.4	0	0	0	0	0	0	0
NPT UDP	ST. CADOC'S HOSPITAL,	0	250	250	5.2	0	0	0	0	0	0	0
07/0873	TRINITY VIEW, PH SITE,	3	16	7	0.34	1	6	0	0	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>	<b>20</b>	<b>20</b>

LPA Ref No	Address	Units Built Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>NEWPORT WEST</b>												
07/0510	ALBANY CHAMBERS	0	14	14	0.02	0	0	0	0	0	0	0
11/1269	ALL YR YN, NEWPORT URBAN AREA	2	125	123	5.39	5	30	30	30	28	0	0
06/0497	BLACK CLAWSON	25	402	38	0	38	0	0	0	0	0	0
07/0874	LAND TO WEST AND FORMING PART OF BETTWS COMP	26	229	137	5.93	12	30	30	30	30	5	0
07/0031	PENMAEN WHARF	0	160	160	0.83	0	0	0	0	0	0	0
07/0821	LAND OPP TO AND SOUTH OF 3-19 CHURCH STREET, PILL	0	24	24	0.15	0	0	0	0	0	0	0
1/17126	EAST OF LIGHTHOUSE ROAD, DUFFRYN	0	80	80	3.6	0	0	0	0	0	0	0
07/0540	MONMOUTHSHIRE BANK SIDINGS	0	575	575	11.3	0	30	30	30	30	30	30
05/1644/F	OLD TOWN DOCK PHASE 1, WESTMARK	0	154	90	0.68	0	0	0	0	0	0	0
NPT UDP	OLD TOWN DOCK (REMAINDER)	0	559	559	13.94	0	0	30	30	30	30	30
MIN58	REAR OF SARACENS GROUND, LIGHTHOUSE ROAD	0	80	80	3.45	0	0	0	0	0	0	0
NPT UDP	WHITEHEADS WORKS CARDIFF ROAD	0	400	400	18.62	0	0	0	0	30	30	30
11/0335	FORMER WESTFIELD SCHOOL	15	24	0	0	0	0	0	0	0	0	0
UDP	CRINDAU 2 / NORTH OF, CRINDAU PILL	0	420	420	11.91	0	0	0	0	0	0	0
NPT UDP	OLD TOWN DOCK, EDWARD WARE	0	227	227	1.16	0	0	0	0	0	0	0
11/0269	28-30 STOW HILL	10	10	0	0	0	0	0	0	0	0	0
11/0590	BETHESDA CLOSE	0	22	22	0	0	0	22	0	0	0	0
10/0949	CHAPMAN CLOSE	13	13	0	0	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>	<b>95</b>	<b>95</b>

LPA Ref No	Address	Units Built Since Last Study	Total Units		Hectares		U/C	Categorisation				
			Capacity	Remaining	Remaining	Remaining		2014	2015	2016	2017	2018
<b>NEWPORT (EAST)</b>												
09/0874	HURRANS GARDEN CENTRE	7	60	53	0.72	31	22	0	0	0	0	0
06/0267	PENCOED CASTLE	0	12	12	9.6	0	0	0	6	6	0	0
12/0726	TAYLORS GARAGE SITE, (AND LAND ADJOINING)	0	71	71	2.02	0	30	30	11	0	0	0
<b>07/1590</b>	<b>ADJ HARTRIDGE HIGH</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>2.54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>30</b>
08/0565	LAND AT PART ORB, MONKEY ISLAND	17	550	385	7.72	47	30	30	30	30	30	30



3 (i)	3 (ii)
0	0
12	0
20	0
20	0
11	0
250	0
0	0
<b>313</b>	<b>0</b>

3 (i)	3 (ii)
14	0
0	0
0	0
0	0
160	0
24	0
0	80
425	0
90	0
439	0
0	80
310	0
0	0
420	0
227	0
0	0
0	0
0	0
<b>2109</b>	<b>160</b>

3 (i)	3 (ii)
0	0
0	0
0	0
5	0
188	0

10	0
3243	0
0	0
0	0
25	0
0	0
0	0
50	0
472	0
0	20
244	0
0	0
0	0
10	0
0	0
740	0
98	0
0	45
0	0
<b>5085</b>	<b>65</b>

<b>3 (i)</b>	<b>3 (ii)</b>
0	0
30	0
0	0
<b>30</b>	<b>0</b>

7537 225