

NEWPORT LOCAL DEVELOPMENT PLAN EXAMINATION

Hearing Session 11: Strategic Development Site: Eastern Expansion Area

10.00am Wednesday 7 May 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 11 of the LDP Examination. The Inspector's questions (those relevant to St. Modwen) are grouped and repeated in italics before a brief answer is provided.

1. Identify extent and concept of Eastern Expansion Area (Policy SP11)

Is the extent of the Eastern Expansion Area and the individual allocations to which it relates clearly and consistently identified in the Plan? In particular:

- Has the concept and extent of the Eastern Expansion Area changed from that set out in the UDP and the supporting supplementary planning guidance (May 2007)? If so, in what ways and why? Is the SPG intended to continue to articulate the guiding development principles for the Eastern Expansion Area, as indicated in paragraph 2.37? If so, does the Plan need to make more detailed reference to the content of the SPG?*
- Is the full extent of the "mixed use, sustainable urban expansion area" properly shown on the proposals map? Should the policy wording (referring to land centred on the redundant part of the steelworks) and the delineation of SP11 on the proposals map (relating only to land west of Llanwern village), be amended so as to be mutually consistent and unambiguous?*

Response:

1. In terms of delivery, proposals for Glan Llyn (the former Llanwern steelworks), which is in the control of St. Modwen Developments Limited (St. Modwen) and forms an integral part of the Eastern Expansion Area (EEA), have not changed. Expansion proposals for this major brownfield site in the east of the city continue to support Newport's strategy for regeneration and growth. Whilst the overriding concept for the EEA remains the same as that set out in the adopted Unitary Development Plan (UDP) and the supporting Supplementary Planning Guidance (SPG) (i.e. to deliver a mixed use development comprising housing, business, commercial, leisure and community uses), the overall significance of the former steelworks (as detailed in the UDP and SPG) could be enhanced.
2. As set out in our submission to the Revised Deposit Local Development Plan (RDLP), whilst the supporting text goes some way to prioritise Glan Llyn and recognise it as a major regeneration opportunity, there is still an opportunity to emphasise the site's overall dividend to Newport and south Wales within the actual policy wording – carrying this emphasis forward from the UDP and SPG where it is

made very clear that the regeneration of the EEA has been driven by the closure of the former Llanwern steelworks.

3. In the same vein, the full extent of the EEA is not clear on the RDLDP proposals map. The overall area of the EEA needs to be delineated (probably best by way of a clear boundary line) that will also allow the individual allocations within this area to be clearly defined.

2. Delivery of Eastern Expansion Area development

- *What evidence demonstrates that H1(3) and H1(47) will deliver the anticipated level of housing (about 3750 units) during the Plan period?*
- *How will the community facilities required in conjunction with the major housing provision be delivered?*
- *How will the Plan deliver the development of Newport Retail Park as a district centre serving the Eastern Expansion Area alongside its existing role? Is there a sound rationale for the proposed SP16(v) north-south link? In what way does proposing this vehicular link render the Plan unsound?*

Response:

4. Dealing specifically with allocation H1(47) for the development of about 2,800 houses over the plan period at Glan Llyn. 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).
5. There are no major constraints to the development of the site and 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;
 - 210 homes in 2016/2017;
 - 198 homes in 2017/2018; and
 - 174 homes in 2018/2019.
6. The submitted statement of common ground confirming these numbers is attached at the end of this statement (**Attachment 1**). The figures above are found from the tables on page 8 of Appendix 1 to the statement of common ground.
7. 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.

8. It is currently making excellent progress with the next stages of development being at an advanced stage:
 - a) Reserved matters approval has very recently been secured for St Modwen's own Homes division's first scheme in Wales. This extends to 50 new houses and apartments. Development is expected to begin in April with first occupation in the late summer/autumn.
 - b) A second scheme for St Modwen Homes (comprising of about 110 dwellings) is currently being designed. This will be due for submission in the summer and will allow development to continue uninterrupted once the first 50 have been completed.
 - c) Disposal of the area around the school – extending to 150 new homes is also likely to take place soon.
 - d) A further 12 acre residential phase will be marketed during the summer as well.
9. 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.
10. 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. This information is also set out in our submissions to hearing sessions 2 and 3 on provision for housing and delivery.
11. Set against the housing delivery, progress has and is being made on other aspects of the scheme, including:
 - a) Improving the overall site environment by delivering substantial new landscaping along Queens Way (near the entrance of the site), the first section of the Gateway and the Western Park – a large area of open space to the west of the first phase of housing.
 - b) Discussions with the Council with respect to the design and implementation of the first primary school are currently taking place.
 - c) Proposals for the first phase of the employment element of the scheme (Celtic Business Park) are being refined and work to prepare the land for redevelopment will shortly commence.
 - d) A mini masterplan for the local centre (to include retail and community uses) has been prepared. This will help release a planning application for the first part of the centre in the next 2 – 3 months.

12. With regard to the delivery of community facilities at Glan Llyn, Annexure 1 attached to the Section 106 Agreement for the outline planning permission (LPA Ref. 06/0471) details the facilities that are to be delivered by the scheme and the timing for provision.
13. The delivery of recreation areas and all formal and informal open spaces is also closely monitored. Condition 5 of the outline planning permission requires the submission and approval of an Infrastructure Phasing Plan for each phase prior to the commencement of development.
14. All this will ensure that the community facilities and recreation areas approved as part of the permission will be delivered by St. Modwen at the agreed time.

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

NEWPORT CITY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2012

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

NOVEMBER 2012



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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 1st April 2012 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
R Skelston	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 31 August to 8 October 2012. The study group were asked to respond outlining if they disagreed with the proposed forecast figures and to provide alternative suggested forecast rates.
- 3.3 The comments received from this consultation period have been taken on board and unless disputed have made 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 1st April 2011 to 31st March 2012 is outlined below.

	Large Sites (10 or more units)	Small Sites (Less than 10 units)	Total Completions
Completions 2010/2011	371	35	406

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 2012 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 192 units over the next 5 years. This figure is based on the average completion rate for the previous 5 years.

	Agreed Sites	Small Sites	Total Available Land
	3065	192	3257

- 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.

	Available Annual Completions	Approved Land Available	Land Supply in Years
	461	3257	7.1

6. APPENDICIES

Appendix 1 – Site Schedule and Information Pack for Consultation.

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

Appendix 3 – Agree Site Schedule

07/0031	PENMAEN WHARF	0	160	160	0.83	0	0	0	0	0	0	160	0
TOTAL		176	2226	1784	40.62	60	103	103	95	95	115	2016	533

LPA Ref No	Address	Units Built				U/C	Categorisation					3 (i)	3 (ii)	
		Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining		2013	2014	2015	2016	2017			
NEWPORT (EAST)														
05/0287/F	ADJ. 10 TRASTON LANE, NEWPORT	0	21	21	1.33	0	0	21	0	0	0	0	0	0
07/1590	ADJ HARTRIDGE HIGH	0	100	100	2.54	0	0	0	30	30	30	10	0	
04/0295	CLARENCE PLACE, FORMER ARTS COLLEGE	66	66	0	0	0	0	0	0	0	0	0	0	
NPT UDP	EASTERN EXPANSION AREA	0	1100	1100	44	0	0	0	50	50	50	950	0	
335/69	FARMWOOD CLOSE, LAND ADJ	0	108	108	2.3	10	0	0	0	0	0	98	0	
NPT UDP	FORMER LLANWERN STEELWORKS	0	3963	3963	108	0	100	150	150	150	150	2993	0	
11/0146	GLAN LLYN - GREENARCES	7	178	171	0	8	35	35	35	35	23	0	0	
11/0147	GLAN LLYN - PARKLANDS	3	129	126	0	14	30	30	30	22	0	0	0	
09/886	FORMER ROBERT PRICE	0	122	122	1.32	4	30	30	30	25	0	0	0	
11/0383	FORMER FLOORS 2 GO	0	10	10	0.12	0	0	10	0	0	0	0	0	
11/0335	FORMER WESTFIELD SCHOOL	9	24	15	0	15	0	0	0	0	0	0	0	
09/0874	HURRANS GARDEN CENTRE	0	60	60	1.96	0	8	15	15	7	0	0	0	
10/0876/O	FORMER DURHAM ROAD SCHOOL	0	45	45	0.9	0	20	25	0	0	0	0	0	
03/1531/RM	GLEBELANDS (H9), USK RIVERFRONT	0	153	153	2.83	0	0	0	0	0	0	153	0	
NPT UDP	HERBERT ROAD	0	50	50	2.02	0	0	0	0	0	0	50	0	
05/1038/O	LAND ADJACENT TO PORTSKEWETT STREET	0	117	45	0.51	0	0	0	0	20	25	0	0	
00/0311/F	LAND FRONTING RIVER NORTH OF SPYTTY PILL (H2)	25	307	0	0	0	0	0	0	0	0	0	0	
08/0869	NEWPORT ATHLETIC CLUB	0	472	472	3.73	0	0	0	0	0	0	472	0	
08/1434	RODNEY PARADE, USK RIVERFRONT	36	480	394	0.82	0	30	30	30	30	30	244	0	
09/0907	LAND AT REAR OF 1-13 CAERLEON ROAD	0	11	11	0.06	0	0	11	0	0	0	0	0	
09/1211	CORPORATION HOTEL	16	16	0	0	0	0	0	0	0	0	0	0	
TOTAL		162	7505	6955	172.38	51	253	346	370	369	308	4970	0	

LPA Ref No	Address	Units Built				U/C	Categorisation					3 (i)	3 (ii)
		Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining		2013	2014	2015	2016	2017		
NEWPORT (ROGERSTONE/BASSALEG)													
10/0896	EGLWYS PARC, VIADUCT WAY	24	82	58	0	58	0	0	0	0	0	0	0
11/0449	GLOCH WEN	0	40	40	3.19	22	18	0	0	0	0	0	0
03/1763	FORMER TREDEGAR PARK GOLF COURSE	0	150	150	5.2	0	0	0	0	50	50	50	0
TOTAL		24	272	248	8.39	80	18	0	0	50	50	50	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 (i)	3 (ii)	
						2013	2014	2015	2016	2017			
08/1445	ROMAN LODGE HOTEL, PONTNIR ROAD	13	13	0.17	0	0	0	0	0	0	13	0	
05/0244	21 KELVDON STREET	24	24	0.25	0	0	0	0	0	0	24	0	
08/0342	SHOWROOM GAER PARK SERVICE STATION, BASSALEG ROAD	14	14	0.12	0	0	0	0	0	0	14	0	
05/0510	KINGS HOTEL, SOMERTON ROAD	32	32	0.22	0	0	0	0	0	0	32	0	
03/0760	TY DU WORKS, TREGWILYM ROAD	10	10	0.41	0	0	0	0	0	0	10	0	
09/0733	SAINSBURYS (EXISTING SITE)	140	140	2.1	0	0	0	0	0	50	90	0	
09/1243	BANKSIDE COVERACK ROAD	38	38	0.49	0	0	0	0	20	18	0	0	
10/0847	FORMER PIRELLI WORKS, CORPORATION ROAD	0	200	200	10.5	0	0	0	0	50	50	100	0
TOTAL		271	471	3.76	10.5	0	0	0	20	68	183	0	

Joint Housing Land Availability Study 2012

Residential Land Availability Schedule – Site Details

CAERLEON

SITE NAME	Adj McReadys Warehouse							
INTENTIONS	Development has not started on site however agent advises that minor amendments are due to be submitted and anticipate commencement on site late summer/early autumn 2012.							
CONTACT DETAILS	Octavian Development and Construction Ltd (Agent) Treharne-Jones Associates Ltd Blaencwm, Carmarthenshire							
PLANNIG STATUS	08/1333/RM							
CONSTRAINTS	Overhead pylons							
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	29	25	0	0	0	0

SITE NAME	Hanbury Garage							
INTENTIONS	Development not started on site. Unable to contact agent. Site to remain in 3(i)							
CONTACT DETAILS	Denemoor Development Ltd. Somerton House, Hazell Drive, Newport. NP10 8FY							
PLANNIG STATUS	06/1271/F (Residential) 10/0562/F (Nursing Home)							
CONSTRAINTS	Former Petrol Station							
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	12	0

SITE NAME	Land at Ponthir Road							
INTENTIONS	No application or developer interest known on the site. Site to remain in 3(i)							
CONTACT DETAILS								
PLANNIG STATUS	Adopted UDP site							
CONSTRAINTS								
INITIAL YEAR ON HLA	2002							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	20	0

SITE NAME	Land Opposite Belmont Lodge							
INTENTIONS	Agent has advised the site will be progress before the end of 2012 with the initiation of the first few blocks. Taking into account construction rates the site has been categorised to achieve completions in 2013.							
CONTACT DETAILS	The Celtic Manor Resort (Agent) Lewis and Lewis Ltd							
PLANNIG STATUS	07/0386/F							
CONSTRAINTS								

INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	40	20	20	20	22	0

SITE NAME	Mill Street							
INTENTIONS	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.							
CONTACT DETAILS	NCC							
PLANNING STATUS	UDP allocation							
CONSTRAINTS	Flood risk							
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	12	0

SITE NAME	St Cadocs Hospital							
INTENTIONS	Agent advised of no certainty of start date with a possibility of the site coming forward nearer the end of the development plan date (~10-15 years).							
CONTACT DETAILS	(Agent) Asbri Planning							
PLANNING STATUS	UDP allocation							
CONSTRAINTS								
INITIAL YEAR ON HLA	2000							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	250	0

SITE NAME	Trinity View							
INTENTIONS	Site is complete							
CONTACT DETAILS	Trinity View Developments (Wales) Ltd (Agent) CLC- The design office Cedar House, Hazel Drive, Newport							
PLANNING STATUS	The remaining plots have full permission							
CONSTRAINTS								
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SITE NAME	Trinity View PH Site							
INTENTIONS	Developer is on site							
CONTACT DETAILS	Trinity View Developments (Wales) Ltd (Agent) CLC- The design office Cedar House, Hazel Drive, Newport							
PLANNING STATUS	Full permission for remaining units							
CONSTRAINTS								
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	3	4	3	0	0	0	0	0

NEWPORT EAST

SITE NAME	Former Hurrans Garden Centre							
INTENTIONS	Telephone call confirmed that the next two years would see anticipated completions of 8 and 15 units respectively.							
CONTACT DETAILS	Bellway Homes SW and RED 190 Ltd (Agent) Hammond Architecture Services Ltd Cardiff, CF23 8RD							
PLANNIG STATUS	Permitted on appeal 09/0874/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	8	15	15	15	7	0	0

SITE NAME	53 Crescent Road							
INTENTIONS	It is believed that the property has been demolished. A former agent confirmed that the land has been sold since the planning approval. It has not been able to locate the current owners. The site is to be categorised in 3(i)							
CONTACT DETAILS	Llanhennock Investments Ltd (Agent) David Lerner Architects 11-19 Braevel Street, Roath, Cardiff. CF24 4SJ							
PLANNIG STATUS	05/0202/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	21	0

SITE NAME	Pencoed Castle							
INTENTIONS	Not anticipated to start within the next 5 years.							
CONTACT DETAILS	Morspan Holdings Ltd (Agent) Buckle Chamberlain Partnership Ltd							
PLANNIG STATUS	06/0267/F							
CONSTRAINTS	The castle is to be restored prior to the implementation of the residential development							
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	12	0

SITE NAME	Land to the north of the villa Somerton Lane							
INTENTIONS	Telephone conversation with agent – no development to date due to economic climate would like to see development within next 5 years							
CONTACT DETAILS	Messrs J Holland & S Gray (Agent) Building Design Services							
PLANNIG STATUS	08/0074/O							
CONSTRAINTS								

INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	10	0

SITE NAME	Taylors Garage							
INTENTIONS	Developer presence on site with marketing hoardings for Taylor Wimpey.							
CONTACT DETAILS	River7 Homes Ltd Priory House, Priory St, Usk, Monmouthshire, NP15 1BJ							
PLANNING STATUS								
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	30	30	19	0	0	0

SITE NAME	254 Cromwell Road							
INTENTIONS	Not able to contact Agent. Site categorised in 3(i)							
CONTACT DETAILS	Mr L McCarthy (Agent) Philip A Musker & Co							
PLANNING STATUS	06/1736/F (decision date Dec 2007)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	15	0

SITE NAME	Adj Hartridge High School							
INTENTIONS	The school development is due to be completed in 2012, it is anticipated that the residential development will follow. Site is being marketed by NCC.							
CONTACT DETAILS	NCC							
PLANNING STATUS	07/1590/O							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	30	30	30	10	0

SITE NAME	Land at Part of Orb Steelworks							
INTENTIONS	The developer is on site and progressing well.							
CONTACT DETAILS	Taylor Wimpey (Agent) Asbri Planning WV1 3JE Developer aiming to finish site by 2018 with an average completion of 40 private dwellings per annum, depending on the market.							
PLANNING STATUS	08/0565RM, recent replan 09/0705 reduction of 2 units							
CONSTRAINTS	Brownfield previous industrial use.							
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	14	40	40	40	40	40	220	0

SITE NAME	Land opposite 14 -28 Laburnum Drive							
INTENTIONS	Developer onsite and constructing the 4 affordable dwellings on behalf of Charter Housing. Remainder of site will be private apartments – no start date confirmed yet.							
CONTACT DETAILS	Celtic Properties Ltd (Agent) Musker Sumner Partnership							
PLANNIG STATUS	Permission awarded on appeal 08/0064/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2010							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	4	8	8	0	0	0	0	0

SITE NAME	Land to the north of 22 and 23 Frobisher road							
INTENTIONS	Contacted EAW estates officer, the site is to be sold on anticipated to actively market the site in 2012.							
CONTACT DETAILS	Environment Agency Wales (Agent) DTZ							
PLANNIG STATUS	Granted with signed Section 106 07/1524							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	10	0

SITE NAME	Lysaghts Park							
INTENTIONS	Phase 1 (76 units complete). Phase 2 is an additional 100 units – these units will be tendered for in the future.							
CONTACT DETAILS	Linc Cymru (Agent) Willdig Lammie Partnership							
PLANNIG STATUS	09/0850/RM							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	50	50	0	0	0

SITE NAME	The Severn Stiles							
INTENTIONS	Fairlake have cleared the site and are working with Newport CC with regard to a potential joint scheme. Anticipated commencement uncertain – possibly end of 2013.							
CONTACT DETAILS	Fairlake							
PLANNIG STATUS	08/0551/F Section 106 signed Dec 2008							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	10	13	0	0	0	0

SITE NAME	Adj 10 Traston Lane							
INTENTIONS	Planning permission granted for a revised planning							

	application. Agent advises that commencement is imminent (telephone conversation 11/07/2012).							
CONTACT DETAILS	Mark Scarlioli – Octavian homes ltd (Agent) Treharne-Jones Associates Ltd Blaencwm, Carmarthenshire							
PLANNIG STATUS	UDP allocation H1 (8)							
CONSTRAINTS								
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	21	0	0	0	0	0

SITE NAME	Clarence Place							
INTENTIONS	Complete							
CONTACT DETAILS	(Agent) Merritt Design Partnership ltd							
PLANNIG STATUS	09/0722/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2001							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SITE NAME	Eastern Expansion Area							
INTENTIONS	Telephone conversation with applicant confirmed that they would anticipate being on site the end of 2013 start of 2014.							
CONTACT DETAILS	Gallagher Estates (Agent) Turley Associates 15 Hockley Court Hockley Heath Solihull West Midlands B94 6NW							
PLANNIG STATUS	06/0845/O Section 106 signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2003							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	50	50	50	950	0

SITE NAME	Farmwood Close							
INTENTIONS	Unable to contact Agent and Client							
CONTACT DETAILS	Newport Developments Ltd (agent Wigley Fox Partnership plc (Number for Wigley Fox no longer exists)							
PLANNIG STATUS	Granted on appeal 06/0065/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2000							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	10	0	0	0	0	0	98	0

SITE NAME	Former Floors 2 Go							
INTENTIONS	Thraves confirmed that no development has commenced. They are seeking to renegotiate the contributions in the S106.							
CONTACT DETAILS	Llanhenock investments ltd (Agents) Thraves Architect Newport NP18 1AG							
PLANNIG STATUS	09/0234/F section 106 signed June 2010							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	10	0	0	0	0	0

SITE NAME	Former Llanwern Steelworks							
INTENTIONS	Site has been split up, see figures below for Phase 1. The remaining units for the site are outlined below. The figures are based on previously agreed estimations.							
CONTACT DETAILS	St Modwens Developments Ltd (Agent) Savills							
PLANNIG STATUS	06/0471/O section 106 signed March 2010							
CONSTRAINT								
INITIAL YEAR ON HLA	2003							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	100	150	150	150	150	2993	0

SITE NAME	Glan Llyn – Phase 1 –Greenacres							
INTENTIONS	Developer (Persimmon Homes) are on site							
CONTACT DETAILS	St Modwens Developments Ltd (Agent) Savills							
PLANNIG STATUS	Reserved matters agreed							
CONSTRAINT								
INITIAL YEAR ON HLA	2003							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	8	30	30	30	29	0	0	0

SITE NAME	Glan Llyn – Phase 1 – Parklands							
INTENTIONS	Developers (Charles Church) are on site							
CONTACT DETAILS	St Modwens Developments Ltd (Agent) Savills							
PLANNIG STATUS	Reserved matters agreed							
CONSTRAINT								
INITIAL YEAR ON HLA	2003							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	14	30	30	30	19	0	0	0

SITE NAME	Former Pirelli Site							
INTENTIONS	S106 is still not signed and no development has occurred. Anticipated detailed application for the site to be submitted.							
CONTACT DETAILS	Welsh Government (Agent) Powell Dobson Urbanists							

PLANNIG STATUS	10/0847/O section 106 unsigned							
CONSTRAINTS								
INITIAL YEAR ON HLA	2003							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	50	50	100	0

SITE NAME	Land fronting north of Spytty pill							
INTENTIONS	Site complete							
CONTACT DETAILS	Taylor Woodrow							
PLANNIG STATUS	05/0407/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SITE NAME	Former Robert Price							
INTENTIONS	Development progressing on site.							
CONTACT DETAILS	Taylor Wimpey UK Ltd WV1 3JE							
PLANNIG STATUS	09/0886/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	4	30	30	30	28	0	0	0

SITE NAME	Glebelands							
INTENTIONS	NCC still have intention to sell the land for development and will market the site this year.							
CONTACT DETAILS	Vinci investments & NCC (Agents) Atkins							
PLANNIG STATUS	03/1531/RM							
CONSTRAINTS								
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	153	0

SITE NAME	Herbert Road							
INTENTIONS	There is no known developer for this site. The site has been submitted as a Candidate site for the LDP.							
CONTACT DETAILS	Mixed Ownership							
PLANNIG STATUS	UDP allocation H1 (47)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2000							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	50	0

SITE NAME	Newport Athletic Club							
INTENTIONS	The club is undergoing regeneration at present, no residential development started to date. Planning							

	application due to lapse 2013 considered unlikely that development will take place within 5 years.							
CONTACT DETAILS	Newport Rugby Football Club Ltd Rodney Road Newport NP19 OUU							
PLANNIG STATUS	08/0689/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2011							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	472	0

SITE NAME	Land adj Portskewett Street							
INTENTIONS	Site now owned by Hayworth Developments who are looking to make amendments to the application. Due to submit a new application before the end of the calendar year.							
CONTACT DETAILS	Tribute Homes /Fairlake (responsible only for Block A) 20 St Andrews Crescent							
PLANNIG STATUS	10/0794/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	20	25	0	0	0

SITE NAME	Rodney Parade (City Vizion)							
INTENTIONS	Developer on site.							
CONTACT DETAILS	Taylor Wimpey WV1 3JE							
PLANNIG STATUS	07/0055/F subsequent amendment 10/0626							
CONSTRAINTS								
INITIAL YEAR ON HLA	2006							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	30	30	30	30	30	244	0

SITE NAME	Land at rear of 1-13 Caerleon Road							
INTENTIONS	Section 106 has been signed within the last year. No reserved matters on the site. However the signing of the 106 shows an indication of progression on the site and has therefore been categorised within the 5 year supply							
CONTACT DETAILS	Bluewood Homes Ltd (Owner)							
PLANNIG STATUS	09/1243/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	18	0	0	0	0

SITE NAME	Corporation Hotel							
INTENTIONS	Site is complete, for the conversion of site from public							

	house to 16 units							
CONTACT DETAILS	JDW Architects							
PLANNING STATUS	Full permission granted March 2010 (has not been on proformas previously – mistakenly omitted)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2012							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SITE NAME	Turner Street							
INTENTIONS	Developer is on site with all the units under construction							
CONTACT DETAILS	Fairlake							
PLANNING STATUS	Permission granted December 2011							
CONSTRAINTS								
INITIAL YEAR ON HLA	2012							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	32	0	0	0	0	0	0	0

NEWPORT WEST

SITE NAME	30-33 High Street							
INTENTIONS	Application to extend time period for commencement currently being considered by NCC DM.							
CONTACT DETAILS	Property Investment Partnership (Agent) Hemmingway Architects Hertfordshire WD7 8AQ							
PLANNING STATUS	06/0468/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	24	0	0

SITE NAME	35 Bassaleg Road							
INTENTIONS	Remains being used as a nursery. To remain on the schedule until residential permission lapses (Dec 2012)							
CONTACT DETAILS	J Otley Rhodes Ltd (Agent) Thraves Architect Monmouth House 35 Bassaleg Road							
PLANNING STATUS	08/0410/O							
CONSTRAINTS								
INITIAL YEAR ON HLA	2010							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	35	0

SITE NAME	Albany Chambers							
INTENTIONS	Could not make contact with agent							
CONTACT DETAILS	Hensmans Hill Development (Agent) Horth Bristol BS8 3BY							
PLANNING STATUS	07/0510/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	14	0

SITE NAME	Allt Yr Yn Campus							
INTENTIONS	The developer is currently seeking permission for demolition. The developer is present on site (boardings etc)							
CONTACT DETAILS	Taylor Wimpey							
PLANNING STATUS	09/0101/VC							
CONSTRAINTS	Application for demolition of the site is currently being considered							
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	30	30	30	30	30	50	0

SITE NAME	Black Clawson							
INTENTIONS	Awaiting re-plan scheme to be submitted							
CONTACT DETAILS	Redrow Homes (SW) Ltd (Agent) Powell Dobson Architects Redrow House, St David's Park, Flintshire, CH53RX							
PLANNING STATUS	07/0889/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	111	0

SITE NAME	Cambrian Centre							
INTENTIONS	There has been a recent permission (12/0105/F) which doesn't include residential but the original permission which does include residential is still valid until August 2012. To remain on the schedule until residential permission lapses (August 2012)							
CONTACT DETAILS	SDG (Newport) Ltd (Agent) Red Property Services LLP							
PLANNING STATUS	10/0746/O (excludes residential) 06/1495/F (includes residential)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2005							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	0	239

SITE NAME	Land at John Frost Square							
INTENTIONS	Re-plan scheme granted planning permission (11/1317/F) no residential use. To remain on the schedule until residential permission lapses (March 2013)							
CONTACT DETAILS	Modus Covorest (Newport) Ltd & NCC (Agent) Matthews and Goodman							
PLANNING STATUS	08/0201/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2004							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	0	200

SITE NAME	Land to the west and forming part of Bettws Comp							
INTENTIONS	66 plots completed (of 203 total). Estimated to be complete on site by June 2018. Estimated 25 units completed per annum.							
CONTACT DETAILS	Barratt Homes South Wales BDW Trading Ltd Barratt House Cartwright Way, Forest Business Park, Bardon Hill, Coalville Leicestershire							

	LE67 1UF							
PLANNIG STATUS	10/0214/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	42	25	25	25	25	21	0	0

SITE NAME	Penmaen Wharf							
INTENTIONS	The site now has a recently signed S106 (2011) Agreement. Agent – no indication of imminent start							
CONTACT DETAILS	Collingbourne Properties (Agent) Lewis and Lewis Ltd							
PLANNIG STATUS	07/0031/O							
CONSTRAINTS								
INITIAL YEAR ON HLA	2008							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	160	0
SITE NAME	3 -19 Church Street							
INTENTIONS	No longer a S106 site, permission was conditioned instead of legal agreement. Linked to Penmaen developed and therefore categorised within the same timescale							
CONTACT DETAILS	(Agent) Lewis & Lewis Ltd (Owner) Collingbourne							
PLANNIG STATUS	07/0821/O							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	24	0

SITE NAME	East of Lighthouse Road							
INTENTIONS	No known developer for site. Constrained site.							
CONTACT DETAILS	NCC							
PLANNIG STATUS								
CONSTRAINTS	Flood Risk							
INITIAL YEAR ON HLA	1999							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	0	80

SITE NAME	Monmouthshire bank sidings							
INTENTIONS	Telephone conversation with agent, development anticipated to begin within the next year.							
CONTACT DETAILS	Network Rail (Agents) Savills Hephher Dixon							
PLANNIG STATUS	07/0540/O							
CONSTRAINTS								
INITIAL YEAR ON HLA	2000							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	40	40	40	40	40	375	0

SITE NAME	Old Town Dock, Edward Ware							
INTENTIONS	The site has been given temporary permission (3 years) for use as a car park. (10/0148/F)							
CONTACT DETAILS	Edward Ware Julian Hodge Bank (Agent) H Davis							
PLANNIG STATUS	Residential permission still valid until Dec 2012 (07/1547)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	227	0

SITE NAME	Old Town Dock, Westmark							
INTENTIONS	Two blocks built, developers not on site.							
CONTACT DETAILS	Westmark Developments ltd							
PLANNIG STATUS	05/1644/F							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	90	0

SITE NAME	Old Town Dock, Remainder							
INTENTIONS	The site is currently being marketed by Newport Unlimited. No developer is currently linked with the site.							
CONTACT DETAILS	NCC							
PLANNIG STATUS	UDP allocation							
CONSTRAINTS								
INITIAL YEAR ON HLA	2007							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	25	50	484	0

SITE NAME	Rear of Saracens Ground							
INTENTIONS	No known developer for the site. Constrained Site							
CONTACT DETAILS								
PLANNIG STATUS	UDP allocation H1 (23)							
CONSTRAINTS	Flood Risk							
INITIAL YEAR ON HLA	1997							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	0	80

SITE NAME	Whiteheads Works							
INTENTIONS	Contact with WG : Envisaged that Housing Directorate will take control of the site and bring it to the market, therefore the site will be coming forward within the next 5 years and should be included within the housing land supply figures.							
CONTACT DETAILS	Welsh Government Corus (Owner)							
PLANNIG STATUS	UDP allocation H1 (50)							
CONSTRAINTS								
INITIAL YEAR ON HLA	2003							

	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	40	40	40	280	0

SITE NAME	Former Westfield School							
INTENTIONS	Developer (Bellway) is on site and progressing							
CONTACT DETAILS	Hammond Architectural Ltd							
PLANNING STATUS	Permission granted June 2011							
CONSTRAINTS								
INITIAL YEAR ON HLA	2012							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	15	0	0	0	0	0	0	0

SECTION 106 SITES

SITE NAME	Roman Lodge Hotel							
INTENTIONS	No progression on the site, therefore remains outside of the 5 year supply. Development of the two properties to the rear of the hotel has been completed.							
CONTACT DETAILS	(Agent) Musker Sumner Partnership							
PLANNIG STATUS	08/1445/F Section 106 still to be signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2010							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	13	0

SITE NAME	21 Kelvedon Street							
INTENTIONS	No progression on the site, therefore remains outside of the 5 year supply.							
CONTACT DETAILS	Leever Homes Ltd (agent) Ark Architectural Services							
PLANNIG STATUS	05/0244/O Section 106 still to be signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	24	0

SITE NAME	Showroom Gaer Park Garage							
INTENTIONS	Recent application submitted for alternative (retail) uses. Therefore placed in category 3(i)							
CONTACT DETAILS	Messers Johnsey and Hicks (Agent) Liddell and Associates							
PLANNIG STATUS	08/0342/F Section 106 still to be signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	14	0

SITE NAME	Kings Hotel							
INTENTIONS	No progression on the site, therefore remains outside of the 5 year supply.							
CONTACT DETAILS	Liddell and Associates							
PLANNIG STATUS	05/0510/F Section 106 still to be signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2009							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	32	0

SITE NAME	Bankside, Coverack Road							
INTENTIONS	In conversation with Agent confirmed that they are progressing with the site in terms of working with							

	potential development and demolition and would expect to see the site developed within the next 5 years. Therefore the site has been placed in the final two years of the supply categorisation.							
CONTACT DETAILS	Messrs Karbani (Agent) Robertson Francis Partnership							
PLANNING STATUS	09/1243/F Section 106 to be signed							
CONSTRAINTS	2011							
INITIAL YEAR ON HLA								
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	18	20	0	0

SITE NAME	Ty Du Works							
INTENTIONS	No contact with agent but the site has an alternative and active use therefore kept out of the 5 year supply/							
CONTACT DETAILS	S Dudley and Sons Ltd (Agent) Roger Brown							
PLANNING STATUS								
CONSTRAINTS								
INITIAL YEAR ON HLA	2004							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	0	10	0

SITE NAME	Existing Sainsburys							
INTENTIONS	This site is being reviewed by the Section 106 Manager. Telephoned Agent site was sold last year and there are no new application for the site. Therefore the site has been pushed back a year.							
CONTACT DETAILS	Sainsburys Supermarket Ltd (Agent) RPS Planning							
PLANNING STATUS	09/0733 Section 106 to be signed							
CONSTRAINTS								
INITIAL YEAR ON HLA	2010							
	U/C	2013	2014	2015	2016	2017	3(i)	3(ii)
	0	0	0	0	0	50	90	0

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

Objector	Site	Response	NCC Response	2nd Response
HBF	53 Crescent Road	I think this application has now lapsed? If so, the site should be removed.	Agree	N/A
HBF	Former Llanwern Steelworks, Greenacres, Parklands	<p>We are concerned with the development rate on this site. We have spoken to Persimmon/Charles Church (8/10/2) and they have stated that the development of this site should be no more than the following:-</p> <p>2013 - 100 2014 - 150 2015 - 150 2016 - 150 2017 - 150</p> <p>However, when the total for the site is considered, the figures increase to:-</p> <p>2013 - 165 2014 - 215 2015 - 215 2016 - 207 2017 - 173</p> <p>Given that Persimmon/Charles Church are the developers of this site, we believe the figures for Parklands and Greenacres should be taken from the overall totals from the Llandwern site. Therefore the over all total should be:-</p> <p>2013 - 35 2014 - 85 2015 - 85 2016 - 93</p>	<p>There is clear agreement for the proposed figures for Greenacres and Parklands (Phase 1) of the Glan Llyn Development. The difference between the figures set out by HBF and Savills are not significant. Therefore it is suggested that the figures to be taken forward for the remaining section of Glan Llyn are a compromise between the two figures taking into account the delivery rates currently being achieved by the known developer and the possible delivery of more units highlighted by Savills within the next phases of the development. The figures suggested therefore are:</p> <p>2013 – 50 2014 – 100 2015 – 100 2016 – 100 2017 – 150</p>	Agree

		2017 - 127		
		This would allow the total site to equal the development rate proposed by the developer.		
HBF	Monmouthshire Bank Sidings	Redrow stated that they would not be getting 40 units out by April 2013. They commented that they need to get a rail bridge in before any completions can come forward, so there should be nil for the coming year and 40 pa thereafter.	Agree	N/A
HBF	Old Town Dock Remainder	This site has been in the 5 year supply since 2007 and has still not received any interest from a developer. In light of the guidance within the TAN, we believe the whole site should be moved to 3(i), until we have more substantive proof that it will be developed in the next 5 years.	There has been a lot of recent work on this site in terms of reviewing and amending the masterplan (not yet out for consultation). The Council and Newport Unlimited are working on selecting a developer for the site, anticipated January 2013. Therefore it is felt that the small figures outlined within the latter part of the 5 year supply.	Agree
HBF	Whitehead Works	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. Transferring it to another department is unlikely to change the situation in any material sense. In light of its history, we believe that at the very least we need to see interest from a developer, before we recategorise the site into the 5 year supply.	The intention of the WG was confirmed to the Council and they envisaged development on the site within the 5 year period. There are no significant constraints known on the site and the delivery of the adjacent site at Monmouthshire Bank Sidings illustrates a market for housing development in that area of Newport, alongside the developer intention suggests some level of delivery within the 5 years. The WG are working	Agree

			towards undertaking the setting up of a development company for the site, whose role is to look at underwriting the risk on site. The current estimation is therefore considered appropriate and reflects the intention to develop the site.																																										
Savills	Former Llanwern Steelworks, Greenacres, Parklands	<p>I have reviewed the information and (apart from noting that there is not a proforma for Glan Llyn, beyond the Charles Church and Persimmon Phases), my reading of the current situation is as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Scheme</th> <th colspan="5">Dates</th> </tr> <tr> <th>2012/13</th> <th>2013/14</th> <th>2014/15</th> <th>2015/16</th> <th>2016/17</th> </tr> </thead> <tbody> <tr> <td>Charles Church Parklands</td> <td>30</td> <td>30</td> <td>30</td> <td>22</td> <td></td> </tr> <tr> <td>Persimmon Greenacres</td> <td>35</td> <td>35</td> <td>35</td> <td>35</td> <td>23</td> </tr> <tr> <td>Glan Llyn Phases 2 and 3</td> <td>100</td> <td>150</td> <td>150</td> <td>150</td> <td>150</td> </tr> <tr> <td>Total 2012</td> <td>165</td> <td>215</td> <td>215</td> <td>202</td> <td>173</td> </tr> <tr> <td>2011 JHLAS Figures</td> <td>150</td> <td>175</td> <td>175</td> <td>200</td> <td>-</td> </tr> </tbody> </table> <p>I could, as I have done before, make lots of qualitative points about Glan Llyn's sequential and corporate priority and how general market capacity and economic conditions will guide performance across all the</p>	Scheme	Dates					2012/13	2013/14	2014/15	2015/16	2016/17	Charles Church Parklands	30	30	30	22		Persimmon Greenacres	35	35	35	35	23	Glan Llyn Phases 2 and 3	100	150	150	150	150	Total 2012	165	215	215	202	173	2011 JHLAS Figures	150	175	175	200	-	<p>There is clear agreement for the proposed figures for Greenacres and Parklands (Phase 1) of the Glan Llyn Development. The difference between the figures set out by HBF and Savills are not significant. Therefore it is suggested that the figures to be taken forward for the remaining section of Glan Llyn are a compromise between the two figures taking into account the delivery rates currently being achieved by the known developer and the possible delivery of more units highlighted by Savills within the next phases of the development. The figures suggested therefore are:</p> <p>2013 – 50 2014 – 100 2015 – 100 2016 – 100 2017 – 150</p>	<p>The figures for the whole development (Greenacres, Parklands and the other phases) become 105 in (12/13), 165 in (13/14), 165 in (14/15), but they then fall to 157 in (15/16) before rising to 173 in (16/17).</p> <p>In this light my main (but modest) concern is the drop in performance in 15/16. This needs to be corrected by increasing the 15/16 figure to 175 and by rounding up 16/17 to 175. This can be done by raising the (non Greenacres/Parklan</p>
Scheme	Dates																																												
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		<p>schemes on your list. These are real and important points but I will take them as read (and acknowledged).</p> <p>That said, and if my maths are right in the above table, in some years, the 2012 figures appear to have crept up a little (from those accepted in last year's study). I would have thought that given we are half way through 2012/2013, it would be sensible to go for a combined (all three source) total of 100 for 12/13, and that that this (combined total) would then rise to 150 in 2013/2014, 175 for 14/15 and 15/16 and to 200 in 16/17. This reflects a general uplift in conditions, but also a less tactical (and more ambitious) approach to delivery rates from existing developers in the meantime. At the moment these low expectations seem to penalise the scheme for having made a start in current conditions (which must of course be a remarkable and good thing considering how many more easier sites have stalled).</p>		<p>ds) area by 18 in 15/16 and by 2 (!) in 16/17.</p> <p>As also discussed, could you note (for the record) that I do not agree with the figures that have been offered for Greenacres and Parklands by the developers there. My opinion is that they are low, and do not reflect the likelihood of increased rates of sale and the ambitions for the two sites. St Modwen on the other hand is working hard at the moment on the completion of the new substantial park that will frame the whole of the western part of the development and (in the next two years) the Queen's Way will be opened up which will</p>
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				<p>improve profile and accessibility. Work will also commence on the new primary school and the local centre. This underscores the scope for elevated levels as progress is made with the scheme, and provides further explanation as to why the blip in the figures as suggested needs to be adjusted. I understand fully that you do not wish to prolong this debate, and that the figures will be reviewed yearly. On this basis, I won't question them further at this time, but I would like them to be recognised as minimum figures.</p>
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Appendix 3 – Agreed Site Schedules

Site Name	Units built since last study	Total unit capacity	Units Rmng	Hectares Rmng	UC	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
Monmouthshire Bank Sidings	0	575	575	11.3	0	0	40	40	40	40	0	415	0
Old Town Dock Remainder	0	559	559	13.94	0	0	0	0	25	50	0	484	0
Whitehead Works	0	400	400	18.62	0	0	0	40	40	40	0	280	0
Glan Llyn	0	3693	3693	108	0	50	100	100	118	152	0	3173	0