

Department for Housing and Regeneration
Adran Tai ac Adfywio



Llywodraeth Cymru
Welsh Government

Ms Lindsay Christian,
Senior Planning Policy Officer
Newport City Council

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Eich cyf : Your ref
Ein cyf : Our ref: Newport/JHLAS/2013
Dyddiad : Date: 7 May 2014

Dear Ms Christian,

Joint Housing Land Availability Study 2013

We received the Planning Inspector's recommendation on your Joint Housing Land Availability Study (JHLAS) on 2 May 2014 and this is attached. We have accepted the Inspector's recommendation and therefore please proceed to prepare the JHLAS report in line with this recommendation and in accordance with the template provided at Appendix 3 of the JHLAS process Guidance Note (September 2012). Where necessary, please also finalise your site schedule in line with the Inspector's recommendation.

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

Yours sincerely

ROSEMARY THOMAS
Chief Planner/Deputy Director
Department for Housing and Regeneration

Prif Gynlluniwr/Dirprwy Gyfarwyddwr
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Adroddiad ar gyd- astudiaethau argaeledd tir ar gyfer tai

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

Report on Joint Housing Land Availability Study

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

Ref: JHLAS/13/G6935/515912
Local Planning Authority: Newport City Council

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

1. That the 2013 JHLAS housing land supply figure for the Newport City Council area be determined as 7.4 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Newport City Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issues

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

¹ PPW Edition 6 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Reasons

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

Conclusion

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

P J Davies

Inspector