

**MONMOUTHSHIRE COUNTY COUNCIL**  
**JOINT HOUSING LAND AVAILABILITY STUDY**  
**2015**

**BETWEEN MONMOUTHSHIRE COUNTY COUNCIL AND THE  
STUDY GROUP:**

**HOME BUILDERS' FEDERATION  
DWR CYMRU / WELSH WATER  
BARRATT HOMES  
PERSIMMON HOMES  
THE SEREN GROUP  
MELIN HOMES  
MONMOUTHSHIRE HOUSING  
RPS**

**July 2015**

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## **1.0 SUMMARY**

1.1 This is the Monmouthshire County Council Joint Housing Land Availability Study for 2014 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2015. It replaces the report for the previous base date of 1<sup>st</sup> April 2014.

1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales (PPW)* and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.

<http://gov.wales/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>.

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual methodology set out in TAN 1 Monmouthshire County Council has 5.0 years housing land supply.

### **Involvement**

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Dwr Cymru / Welsh Water
- The Seren Group
- Melin Homes
- Monmouthshire Housing
- Barratt Homes
- Persimmon Homes
- RPS

### **Report production**

1.5 Monmouthshire County Council issued draft site schedules and site proformas for consultation between 15<sup>th</sup> April 2015 and the 22<sup>nd</sup> April 2015. Written comments in response to the consultation were received from the Home Builders Federation, Persimmon Homes and Dwr Cymru / Welsh Water within this period.

1.6 A draft Statement of Common Ground was prepared and published for consultation between 7<sup>th</sup> May 2015 and 15<sup>th</sup> May 2015. Persimmon Homes submitted one further response. A final Statement of Common Ground was subsequently prepared and following consultation with the Study Group submitted to the Welsh Government on 29<sup>th</sup> May 2015.

1.7 A Study Group meeting was held on 28<sup>th</sup> April 2015 to try and resolve disputes concerning a number of sites. As a consensus was not achieved on all of the disputed matters it was necessary for the Planning Inspectorate to review these outstanding matters.

1.8 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Monmouthshire County Council and this information has been incorporated into this report.

## 2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the Monmouthshire County Council Local Development Plan (2011 – 2021), adopted on 27<sup>th</sup> February 2014.

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply 01<sup>st</sup> April 2015 – 01<sup>st</sup> April 2020 - Large Sites</b>						
	Proposed homes	<b>5 Year Land Supply (TAN 1 categories)</b>		<b>Beyond 5 Years</b>		Homes completed since last study
		1	2	3	4	
<b>Total</b>	3,294	90	2,330	0	498	106

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

Private	1,610
Public	810
<b>Total</b>	<b>2,420</b>

2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

**Table 2 – Small Site Completions for previous 5 years**

<b>2010/11</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>Total</b>
94	108	94	59	99	454

2.5 The overall **total 5 year land supply** (large and small sites) is 2,874.

**Table 3 – 5 Year Land Supply Calculation (Residual Method)**

<b>A</b>	Total Housing Requirement (as set out in the adopted Development Plan)	4,500
<b>B</b>	Completions from start of plan period to JHLAS base date (large and small sites)	1031
<b>C</b>	Residual Requirement (A – B)	3469
<b>D</b>	5 Year Requirement (C/number of years of plan period remaining x 5)	2891
<b>E</b>	Annual Need (D/5)	578
<b>F</b>	Total 5 Year Land Supply (from para. 2.5)	2,874
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>5.0</b>

## **Appendix 1 – Site Schedules**

Monmouthshire  
Residential Land Availability Schedule  
as at 01-04-2015  
Sites with Planning Permission or in Adopted Plans

**PRIVATE SECTOR**

**ABERGAVENNY**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4	
DC/2007/01679	Ross Road	0	9	9	0.55	0	0	0	0	0	0	0	0	9
DC/2008/00024(O/L)	Ross Road	0	7	7	0.41	0	0	0	0	0	0	0	0	7
DC/2013/00304	Former Milsteel Fabrications	0	35	35	0.45	0	15	20	0	0	0	0	0	0
MON LDP	Deri Farm	0	162	162	8.7	0	0	15	42	35	35	0	0	35
MON LDP	Coed Glas	0	39	39	1.9	0	0	9	30	0	0	0	0	0
<b>TOTAL</b>		0	252	252	12.01	0	15	44	72	35	35	0	0	51

**CAERWENT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4	
DC/2009/00725	Merton Green	22	106	0	4.3	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		22	106	0	4.3	0	0	0	0	0	0	0	0	0

**CALDICOT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4	
DC/2011/00256	Church Road	24	45	0	1.8	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		24	45	0	1.8	0	0	0	0	0	0	0	0	0

Monmouthshire  
Residential Land Availability Schedule  
as at 01-04-2015  
Sites with Planning Permission or in Adopted Plans

**CHEPSTOW**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2009/00910	Osborn International	0	135	130	2.4	0	0	20	20	20	20	0	50
DC/2013/00648	Former Forensic Science Laboratory	4	26	22	1.7	22	0	0	0	0	0	0	0
MON LDP	Fairfield Mabey	0	227	227	9.5	0	0	20	30	40	50	0	87
<b>TOTAL</b>		4	388	379	13.6	22	0	40	50	60	70	0	137

**LITTLE MILL**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2012/00907	Saw Mill House	13	14	0	0.91	0	0	0	0	0	0	0	0
<b>TOTAL</b>		13	14	0	0.91	0	0	0	0	0	0	0	0

**LLANFOIST**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2013/00860	Gavenny Gate	6	64	58	2.76	16	22	20	0	0	0	0	0
DC/2013/00266	Westgate, Land off Merthyr Road	0	35	35	1.44	0	0	10	25	0	0	0	0
<b>TOTAL</b>		6	99	93	4.2	16	22	30	25	0	0	0	0



Monmouthshire  
Residential Land Availability Schedule  
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Sites with Planning Permission or in Adopted Plans

**MAGOR/UNDY**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2006/01113	Land at Magor West	17	72	0	2.02	0	0	0	0	0	0	0	0
MON LDP	Rockfield Farm	0	202	202	8.2	0	0	35	35	35	47	0	50
MON LDP	Land at Vinegar Hill	0	169	169	7.81	0	0	36	36	36	36	0	25
<b>TOTAL</b>		17	443	371	18.03	0	0	71	71	71	83	0	75

**MONMOUTH**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2011/00436	Land at Croft-Y-Bwla	6	67	0	3.28	0	0	0	0	0	0	0	0
DC/2011/01134	Wyesham Infant School	9	42	0	1.2	0	0	0	0	0	0	0	0
DC/2011/00936	Former Cottage Hospital	0	24	24	0.67	0	12	12	0	0	0	0	0
DC/2010/00785	Dixton Road Clinic	0	16	16	0.18	16	0	0	0	0	0	0	0
DC/2013/00368(O/L)	Wonastow Road (Part)	0	240	240	10.71	0	20	50	50	50	50	0	20
MON LDP	Wonastow Road (LDP)	0	52	52	5.75	0	0	0	10	22	20	0	0
MON LDP	Tudor Road Wyesham	0	23	23	2.05	0	0	0	10	13	0	0	0
<b>TOTAL</b>		15	464	355	23.84	16	32	62	70	85	70	0	20

**PENPERLLENI**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land south of School Lane	0	42	42	2.2	0	12	20	10	0	0	0	0
<b>TOTAL</b>		0	42	42	2.2	0	12	20	10	0	0	0	0

Monmouthshire  
Residential Land Availability Schedule  
as at 01-04-2015  
Sites with Planning Permission or in Adopted Plans

**PORTSKEWETT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Crick Road	0	214	214	7.77	0	0	40	40	40	40	0	54
<b>TOTAL</b>		0	214	214	7.77	0	0	40	40	40	40	0	54

**RAGLAN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land at Chepstow Road	0	29	29	2.18	0	0	0	15	14	0	0	0
<b>TOTAL</b>		0	29	29	2.18	0	0	0	15	14	0	0	0

**SUDBROOK**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Former Paper Mill	0	142	142	6.6	0	0	10	38	38	38	0	18
<b>TOTAL</b>		0	142	142	6.6	0	0	10	38	38	38	0	18

**TINTERN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
2012/00620	Former Abbey Hotel	0	9	9	0.5	0	9	0	0	0	0	0	0
<b>TOTAL</b>		0	9	9	0.5	0	9	0	0	0	0	0	0

Monmouthshire  
Residential Land Availability Schedule  
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Sites with Planning Permission or in Adopted Plans

**USK**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Cwrt Burrium	0	13	13	0.66	0	0	6	7	0	0	0	0
<b>TOTAL</b>		0	13	13	0.66	0	0	6	7	0	0	0	0

**VILLAGE SITES**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land adj Village Hall Cross Ash	0	4	4	0.41								
MON LDP	Land adj Cross Ash Garage	0	2	2	0.2								
MON LDP	Land at Well Lane Devauden	0	6	6	0.56								
MON LDP	Land to south east of Dingestow	0	6	6	0.51								
MON LDP	Land to west of Grosmont	0	6	6	0.6								
MON LDP	Land north of Little Mill	0	6	6	0.51								
MON LDP	Land rear Village Hall Llanddewi Rhydderch	0	2	2	0.17								
MON LDP	Land to north west of Llanellen	0	6	6	0.55								
MON LDP	Land at Ton Road Llangybi	0	4	4	0.34								
MON LDP	Land rear Carpenters Arms Llanishen	0	2	2	0.2								
MON LDP	Land adj Church Road Llanishen	0	2	2	0.17								
MON LDP	Land north Llanvair Kilgeddin	0	2	2	0.17								
MON LDP	Land west of Mathern	0	6	6	0.5								
MON LDP	Land to south west of Penallt	0	4	4	0.41								
MON LDP	Hill Farm Pwllmeyric	0	6	6	0.56								
MON LDP	Land east Shirenewton (south of minor road)	0	2	2	0.17								
MON LDP	Land east Shirenewton (north of minor road)	0	2	2	0.16								
MON LDP	Land adj Trellech School	0	6	6	1.69								
MON LDP	Land adj Werngifford Pandy	0	6	6	0.65								
<b>TOTAL</b>		0	80	80	8.53	0	6	15	15	15	15	0	14

<b>TOTAL</b>		<b>101</b>	<b>2340</b>	<b>1979</b>	<b>107.13</b>	<b>54</b>	<b>96</b>	<b>338</b>	<b>413</b>	<b>358</b>	<b>351</b>	<b>0</b>	<b>369</b>
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Monmouthshire  
Residential Land Availability Schedule  
as at 01-04-2015  
Sites with Planning Permission or in Adopted Plans

**HOUSING ASSOCIATION, PUBLIC**

**ABERGAVENNY**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2008/00024	Ross Road	0	2	2	0	0	0	0	0	0	0	0	2
DC/2013/00304	Former Milsteel Fabrications	0	3	3	0	0	3	0	0	0	0	0	0
MON LDP	Deri Farm	0	88	88	0	0	0	5	23	20	20	0	20
MON LDP	Coed Glas	0	21	21	0	0	0	5	16	0	0	0	0
<b>TOTAL</b>		0	114	114	0	0	3	10	39	20	20	0	22

**CALDICOT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2011/00256	Church Road	4	11	0	0	0	0	0	0	0	0	0	0
DC/2013/01034	Former Westend School	0	17	17	0.52	0	0	17	0	0	0	0	0
<b>TOTAL</b>		4	28	17	0.52	0	0	17	0	0	0	0	0

**CHEPSTOW**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2009/00910	Osborn International	0	34	34	0	0	0	12	12	10	0	0	0
DC/2013/00618	Garages rear Thornwell Road	0	16	16	0.64	16	0	0	0	0	0	0	0
DC/2013/00648	Former Forensic Science Laboratory	0	6	6	0	6	0	0	0	0	0	0	0
MON LDP	Fairfield Mabey	0	123	123	0	0	0	10	20	20	25	0	48
<b>TOTAL</b>		0	179	179	0.64	22	0	22	32	30	25	0	48

Monmouthshire  
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**LITTLE MILL**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2012/00907	Saw Mill House	1	4	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>		1	4	0	0	0	0	0	0	0	0	0	0

**LLANFOIST**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2013/00860	Gavenny Gate	0	16	16	0	10	6	0	0	0	0	0	0
DC/2013/00266	Westgate, Land off Merthyr Road	0	9	9	0	0	0	9	0	0	0	0	0
<b>TOTAL</b>		0	25	25	0	10	6	9	0	0	0	0	0

**MAGOR/UNDY**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Rockfield Farm	0	68	68	0	0	0	20	20	20	8	0	0
MON LDP	Land at Vinegar Hill	0	56	56	0	0	0	14	14	14	14	0	0
<b>TOTAL</b>		0	124	124	0	0	0	34	34	34	22	0	0

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**MONMOUTH**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2010/00785	Dixton Road Clinic	0	4	4	0	4	0	0	0	0	0	0	0
DC/2013/00368(O/L)	Wonastow Road (Part)	0	130	130	0	0	10	25	25	25	25	0	20
MON LDP	Wonastow Road (LDP)	0	28	28	0	0	0	0	5	12	11	0	0
MON LDP	Tudor Road Wyesham	0	12	12	0	0	0	0	5	7	0	0	0
<b>TOTAL</b>		0	174	174	0	4	10	25	35	44	36	0	20

**PENPERLLEN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land south of School Lane	0	23	23	0	0	3	12	8	0	0	0	0
<b>TOTAL</b>		0	23	23	0	0	3	12	8	0	0	0	0

**PORTSKEWETT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Crick Road	0	71	71	0	0	0	15	15	15	15	0	11
<b>TOTAL</b>		0	71	71	0	0	0	15	15	15	15	0	11

**RAGLAN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land at Chepstow Road	0	16	16	0	0	0	0	8	8	0	0	0
<b>TOTAL</b>		0	16	16	0	0	0	0	8	8	0	0	0

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**ROGIET**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
DC/2014/01114	Former Rogiet Primary School	0	19	19	0.69	0	0	19	0	0	0	0	0
<b>TOTAL</b>		0	19	19	0.69	0	0	19	0	0	0	0	0

**SUDBROOK**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Former Paper Mill	0	48	48	0	0	0	5	12	12	12	0	7
<b>TOTAL</b>		0	48	48	0	0	0	5	12	12	12	0	7

**TINTERN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
2012/00620	Former Abbey Hotel	0	2	2	0	0	2	0	0	0	0	0	0
<b>TOTAL</b>		0	2	2	0	0	2	0	0	0	0	0	0

**USK**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Cwrt Burrium	0	7	7	0	0	0	7	0	0	0	0	0
<b>TOTAL</b>		0	7	7	0	0	0	7	0	0	0	0	0

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Sites with Planning Permission or in Adopted Plans

**VILLAGE SITES**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2015/16	2016/17	2017/18	2018/19	2019/20	3	4
MON LDP	Land adj Village Hall Cross Ash	0	6	6	0								
MON LDP	Land adj Cross Ash Garage	0	3	3	0								
MON LDP	Land at Well Lane Devauden	0	9	9	0								
MON LDP	Land to south east of Dingestow	0	9	9	0								
MON LDP	Land to west of Grosmont	0	9	9	0								
MON LDP	Land north of Little Mill	0	9	9	0								
MON LDP	Land rear Village Hall Llanddewi Rhydderch	0	3	3	0								
MON LDP	Land to north west of Llanellen	0	9	9	0								
MON LDP	Land at Ton Road Llangybi	0	6	6	0								
MON LDP	Land rear Carpenters Arms Llanishen	0	3	3	0								
MON LDP	Land adj Church Road Llanishen	0	3	3	0								
MON LDP	Land north Llanvair Kilgeddin	0	3	3	0								
MON LDP	Land west of Mathern	0	9	9	0								
MON LDP	Land to south west of Penallt	0	6	6	0								
MON LDP	Hill Farm Pwllmeyric	0	9	9	0								
MON LDP	Land east Shirenewton (south of minor road)	0	3	3	0								
MON LDP	Land east Shirenewton (north of minor road)	0	3	3	0								
MON LDP	Land adj Trellech School	0	9	9	0								
MON LDP	Land adj Werngifford Pandy	0	9	9	0								
<b>TOTAL</b>		0	120	120	0		7	23	23	23	23	0	21

<b>TOTAL</b>		<b>5</b>	<b>954</b>	<b>939</b>	<b>1.85</b>	<b>36</b>	<b>31</b>	<b>198</b>	<b>206</b>	<b>186</b>	<b>153</b>	<b>0</b>	<b>129</b>
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<b>TOTAL</b>		<b>106</b>	<b>3294</b>	<b>2918</b>	<b>108.98</b>	<b>90</b>	<b>127</b>	<b>536</b>	<b>619</b>	<b>544</b>	<b>504</b>	<b>0</b>	<b>498</b>
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## Appendix 2 – Past Completions Data

	<b>Number of Homes completed on</b>		
<b>Year</b>	<b>Large Sites</b>	<b>Small Sites</b>	<b>Total Completions</b>
2010/11	173	94	267
2011/12	146	108	254
2012/13	248	94	342
2013/14	171	59	230
2014/15	106	99	205

### Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	UC & 1	2		3i	3ii
2010/11	154	408	5.0	77	0
2011/12	155	475	4.4	77	0
2012/13	220	220	3.6	77	0
2013/14	121	2,067	5.2	669	0
	<b>1</b>	<b>2</b>		<b>3</b>	<b>4</b>
2014/15	90	2,330	5.0	0	498

#### TAN 1 categories 2010-14:

**UC** – Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

**1** – Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

**2** – Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

**3(i)** – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group;

**3(ii)** – Sites or the phases of sites where development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

#### TAN 1 categories 2015:

**1** – Sites or the phases of sites which are under construction;

**2** – Sites or the phases of sites where development either can commence immediately, or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years;

**3** – Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints;

**4** – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.

## **Appendix 4 – Planning Inspectorate’s Recommendation**

# Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Robert Sparey MPlan

# Joint Housing Land Availability Study Report

by Robert Sparey MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 24/06/2015

an officer of the Planning Inspectorate

Date: 24/06/2015

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**Ref: JHLAS/15/E6840/516101**

**Local Planning Authority: Monmouthshire County Council**

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

1. That the 2015 JHLAS housing land supply figure for the Monmouthshire County Council area be determined as 5.0 years.

## Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing<sup>1</sup>. The purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing; and
  - Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.
3. The Local Planning Authority and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 'Joint Housing Land Availability Studies' (2015).
4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Monmouthshire County Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

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<sup>1</sup> PPW Edition 7 paragraph 9.2.3

## Main Issue

5. The SoCG confirms that there are 376 units in dispute over the 5 disputed sites. The main issue is whether each of the units in dispute on those sites should count towards the five year housing land supply.

## Reasons

6. Osborn International, Chepstow (DC/2009/00910) (114 units in dispute): This site benefits from an extant full planning permission granted in 2011, and was first included in the land supply for the 2011 JHLAS. It therefore satisfies the criteria for inclusion in the JHLAS given in paragraphs 4.3.1 and 4.4.5 of TAN 1. I note the concerns over delivery rates, however the LPA confirms that 5 units have been completed on site. HBF propose removal of all units from the land supply on the basis of financial viability. Despite HBF's expressed concerns and mention of the landowner approaching major developers, I have no evidence before me to show that it is not financially viable to bring units forward on the site. In light of the site meeting the criteria in TAN 1, I have no reason to exclude these units from the land supply at this time. I therefore find that these 114 disputed units should be counted towards the 5 year land supply figure.
7. Rockfield Farm, Undy (SAH5) (90 units in dispute): This site is allocated in the adopted LDP and was first included in the land supply for the 2013 JHLAS. The LPA have forecast 55 units per annum to come forward in the last 4 years of the study period, a total of 220 units in the study period. Barratt Homes queried whether this was achievable and put forward an alternate forecast with 130 units included in the land supply. One of the reasons for this was the suggestion that first completions should be pushed back a year to allow time for necessary technical studies to be undertaken. The LPA confirm that several time specific studies have been undertaken and that a hydraulic modelling assessment will soon be commissioned. In the absence of any evidence that the site is constrained or financially unviable, it meets the criteria for Category 2 from paragraph 4.4.2 of TAN 1, and I see no reason to exclude any units on this site from the land supply. I therefore find that these 90 disputed units should be counted towards the 5 year land supply figure.
8. Land at Vinegar Hill, Undy (SAH6) (50 units in dispute): This site is adjacent to the Rockfield Farm site, and is also an allocated LDP site that first appeared in the 2013 JHLAS. The LPA forecast 50 units per annum in the last 4 years of the study period. HBF state that this should be pushed back by a year, which would result in an additional 50 units being taken out of the land supply. The LPA confirm that the developer Bovis, intend to submit a full application soon. As with the adjacent Rockfield Farm site, the LPA indicates that the hydraulic modelling assessment should be commissioned soon. In the absence of any evidence of constraints and given the developer's intentions, this site meets the criteria for Category 2 in TAN 1, and I see no reason to exclude any of these units from the land supply. I therefore find that these 50 disputed units should be counted toward the 5 year land supply figure.
9. Crick Road, Portskewett (SAH2) (70 units in dispute): This site is also allocated in the LDP and first appeared in the 2013 JHLAS. The LPA agreed to reduce the forecast number of units to a level that was consistent with that in the Inspector's Report on the 2014 JHLAS, i.e. 55 completions per annum. The LPA forecast this level of completions for the last 4 years of the study period. HBF state that this should be pushed back by a year and reduced to 50 units per annum, thereby reducing the number of units in the supply by 70. The LPA confirm that progress on the masterplan

is advancing, and that relevant surveys have been undertaken. This site is genuinely available, and I have no evidence before me of constraints. For the foregoing reasons, I find that these 70 disputed units should be counted towards the 5 year land supply figure.

10. 'Main Village Sites' (SAH11) (52 units in dispute): HBF's comments on this LDP allocation, which consists of a number of smaller sites in different settlements, indicate that they consider that an extra 52 units should be removed from the land supply to reflect land owner price expectations. The LPA points to the interest in some of the sites and submission of an application on the site in Trellech as evidence which supports their trajectory. In the absence of any specific information as to which of the smaller sites may not deliver in the study period I see no reason to lower the LPA's trajectory at this time. I therefore find that these 52 disputed units should be counted towards the 5 year land supply.
11. For the above reasons, I find that the total number of units in the five year land supply is 2,874.

### **Conclusion**

12. Based on the foregoing analysis I recommend that the five year housing land supply for the Monmouthshire County Council planning area as at 1 April 2015 is found to be 5.0 years.

*Robert Sparey*

**Planning Officer**