

**MONMOUTHSHIRE COUNTY COUNCIL**  
**JOINT HOUSING LAND AVAILABILITY STUDY**  
**2016**

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

**HOME BUILDERS' FEDERATION  
DWR CYMRU / WELSH WATER  
REDROW HOMES  
PERSIMMON HOMES  
TAYLOR WIMPEY  
THE SEREN GROUP  
MELIN HOMES  
MONMOUTHSHIRE HOUSING  
RPS  
ASBRI PLANNING  
SAVILLS  
BOYER**

**July 2016**

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## 1.0 SUMMARY

1.1 This is the Monmouthshire County Council Joint Housing Land Availability Study for 2015 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2016. It replaces the report for the previous base date of 1<sup>st</sup> April 2015.

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 4.1 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
- Redrow Homes
- Persimmon Homes
- Taylor Wimpey
- RPS
- Asbri Planning
- Savills
- Boyer

### Report production

1.5 Monmouthshire County Council issued draft site schedules and site proformas for consultation between 11<sup>th</sup> April 2016 and the 22<sup>nd</sup> April 2016. Written comments in response to the consultation were received within this period from:

- Home Builders Federation,
- Persimmon Homes East Wales,

- Turley on behalf of Taylor Wimpey,
- Asbri Planning on behalf of Hallam Land Management,
- Boyer on behalf of Hallam Land Management Ltd,
- Redrow Homes South Wales,
- RPS,
- RPS on behalf of Bovis Homes, and
- Dwr Cymru / Welsh Water.

1.6 A draft Statement of Common Ground was prepared and published for consultation between 11<sup>th</sup> May 2016 and 20<sup>th</sup> May 2016, No further comments were received. A final Statement of Common Ground was subsequently prepared and following consultation with the Study Group submitted to the Welsh Government on 25<sup>th</sup> May 2016.

1.7 A Study Group meeting was held on 29<sup>th</sup> April 2016 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 Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by 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 2016 – 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>	3,041	118	2,070	0	703	135

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

Private	1485
Public	703
<b>Total</b>	<b>2188</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>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>Total</b>
108	94	59	99	99	459

2.5 The overall **total 5 year land supply** (large and small sites) is 2,647.

**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)	1265
<b>C</b>	Residual Requirement (A – B)	3235
<b>D</b>	5 Year Requirement (C/number of years of plan period remaining x 5)	3235
<b>E</b>	Annual Need (D/5)	647
<b>F</b>	Total 5 Year Land Supply (from para. 2.5)	2,647
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>4.1</b>

## **Appendix 1 – Site Schedules**

Monmouthshire County Council  
Residential Land Availability Schedule  
as at 01-04-2016

**ABERGAVENTNY**

Sites with Planning Permission or in Adopted Plans

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2016/17	2017/18	2018/19	2019/20	2020/21	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	9	9	0.41	0	0	0	0	0	0	0	0	9
DC/2013/00304	Former Milsteel Fabrications	0	38	38	0.45	0	18	20	0	0	0	0	0	0
DC/2015/01174	Old Hereford Road	0	12	12	0.22	0	12	0	0	0	0	0	0	0
MON LDP	Deri Farm	0	250	250	8.7	0	0	20	55	55	55	0	65	
MON LDP	Coed Glas	0	60	60	1.9	0	0	14	46	0	0	0	0	
<b>TOTAL</b>		0	378	378	12.23	0	30	54	101	55	55	0	83	

**CALDICOT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2013/01034	Former Westend School	9	17	8	0.52	8	0	0	0	0	0	0	0
<b>TOTAL</b>		9	17	8	0.52	8	0	0	0	0	0	0	0

**CHEPSTOW**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2009/00910	Osborn International	0	169	164	2.4	0	0	32	32	30	30	0	40
DC/2013/00618	Garages rear Thornwell Road	16	16	0	0.64	0	0	0	0	0	0	0	0
DC/2013/00648	Former Forensic Science Laboratory	28	32	0	1.7	0	0	0	0	0	0	0	0
MON LDP	Fairfield Mabey	0	350	350	9.5	0	0	0	40	80	80	0	150
<b>TOTAL</b>		44	567	514	14.24	0	0	32	72	110	110	0	190

Monmouthshire County Council  
Residential Land Availability Schedule  
as at 01-04-2016  
Sites with Planning Permission or in Adopted Plans

**LLANELLEN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2015/00474	Llanellen Court Farm	0	14	14	0.7	14	0	0	0	0	0	0	0
<b>TOTAL</b>		0	14	14	0.7	14	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						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2014/00663	Westgate, Land off Merthyr Road	37	65	28	1.44	10	18	0	0	0	0	0	0
DC/2015/00090	Gavenny Gate	43	85	36	2.76	16	20	0	0	0	0	0	0
<b>TOTAL</b>		80	150	64	4.2	26	38	0	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						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Rockfield Farm	0	270	270	8.2	0	0	20	55	60	60	0	75
MON LDP	Land at Vinegar Hill	0	225	225	7.81	0	0	0	40	40	40	0	105
<b>TOTAL</b>		0	495	495	16.01	0	0	20	95	100	100	0	180



Monmouthshire County Council  
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Sites with Planning Permission or in Adopted Plans

**MONMOUTH**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2011/00936	Former Cottage Hospital	0	24	24	0.67	24	0	0	0	0	0	0	0
DC/2010/00785	Dixton Road Clinic	2	20	18	0.18	18	0	0	0	0	0	0	0
DC/2015/00390	Wonastow Road (Part)	0	166	166	4.53	0	10	30	35	35	45	0	11
DC/2015/00392	Wonastow Road (Part)	0	174	174	4.49	0	20	35	30	40	35	0	14
MON LDP	Wonastow Road (LDP)	0	110	110	5.75	0	0	0	0	30	45	0	35
MON LDP	Tudor Road Wyesham	0	35	35	2.05	0	0	15	20	0	0	0	0
<b>TOTAL</b>		2	529	527	17.67	42	30	80	85	105	125	0	60

**PENALLT**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2015/00606	Land to the south west of Penallt	0	10	10	0.41	0	0	10	0	0	0	0	0
<b>TOTAL</b>		0	10	10	0.41	0	0	10	0	0	0	0	0

**PENPERLLENI**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2013/01001	Land south of Usk Road (Phase 1)	0	40	40	1.34	0	0	15	25	0	0	0	0
DC/2014/00468	Land south of Usk Road (Phase 2)	0	25	25	1.6	0	0	0	5	20	0	0	0
<b>TOTAL</b>		0	65	65	2.94	0	0	15	30	20	0	0	0

Monmouthshire County Council  
Residential Land Availability Schedule  
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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						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Crick Road	0	285	285	7.77	0	0	20	60	60	60	0	85
<b>TOTAL</b>		0	285	285	7.77	0	0	20	60	60	60	0	85

**RAGLAN**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Land at Chepstow Road	0	45	45	2.18	0	0	0	23	22	0	0	0
<b>TOTAL</b>		0	45	45	2.18	0	0	0	23	22	0	0	0

**ROGIET**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2014/01114	Former Rogiet Primary School	0	19	19	0.69	19	0	0	0	0	0	0	0
<b>TOTAL</b>		0	19	19	0.69	19	0	0	0	0	0	0	0

**SUDBROOK**

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Former Paper Mill	0	190	190	6.6	0	0	10	35	35	35	0	75
DC/2011/00607(O/L)	Old Shipyard	0	46	46	1	0	0	10	36	0	0	0	0
<b>TOTAL</b>		0	236	236	7.6	0	0	20	71	35	35	0	75

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

TINTERN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2012/00620	Former Abbey Hotel	0	11	11	0.5	0	2	9	0	0	0	0	0
<b>TOTAL</b>		0	11	11	0.5	0	2	9	0	0	0	0	0

TRELLECH

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
DC/2015/00097	Land at Monmouth Road/Greenway Lane	0	15	15	1.68	9	6	0	0	0	0	0	0
<b>TOTAL</b>		0	15	15	1.68	9	6	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						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Cwrt Burrium	0	20	20	0.66	0	0	0	13	7	0	0	0
DC/2015/00970	Three Salmons Hotel	0	10	10	0.2	0	3	7	0	0	0	0	0
<b>TOTAL</b>		0	30	30	0.86	0	3	7	13	7	0	0	0

Monmouthshire County Council  
Residential Land Availability Schedule  
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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						
							2016/17	2017/18	2018/19	2019/20	2020/21	3	4
MON LDP	Land adj Village Hall Cross Ash	0	10	10	0.41								
MON LDP	Land adj Cross Ash Garage	0	5	5	0.2								
MON LDP	Land at Well Lane Devauden	0	15	15	0.56								
MON LDP	Land to south east of Dingestow	0	15	15	0.51								
MON LDP	Land to west of Grosmont	0	15	15	0.6								
MON LDP	Land north of Little Mill	0	15	15	0.51								
MON LDP	Land rear Village Hall Llanddewi Rhydderch	0	5	5	0.17								
MON LDP	Land to north west of Llanellen	0	15	15	0.55								
MON LDP	Land at Ton Road Llangybi	0	10	10	0.34								
MON LDP	Land rear Carpenters Arms Llanishen	0	5	5	0.2								
MON LDP	Land adj Church Road Llanishen	0	5	5	0.17								
MON LDP	Land north Llanvair Kilgeddin	0	5	5	0.17								
MON LDP	Land west of Mathern	0	15	15	0.5								
MON LDP	Hill Farm Pwllmeyric	0	15	15	0.56								
MON LDP	Land east Shirenewton (south of minor road)	0	5	5	0.17								
MON LDP	Land east Shirenewton (north of minor road)	0	5	5	0.16								
MON LDP	Land adj Werngifford Pandy	0	15	15	0.65								
<b>TOTAL</b>		0	175	175	6.43	0	5	35	35	35	35	0	30

<b>TOTAL</b>		<b>135</b>	<b>3041</b>	<b>2891</b>	<b>96.63</b>	<b>118</b>	<b>114</b>	<b>302</b>	<b>585</b>	<b>549</b>	<b>520</b>	<b>0</b>	<b>703</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
2015/16	135	99	234

### 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
2015/16	118	2,070	4.1	0	703

#### 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 Ifan Gwilym BSc MSc

# Joint Housing Land Availability Study Report

by Ifan Gwilym BSc MSc

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 05/07/2016

an officer of the Planning Inspectorate

Date: 05/07/2016

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**Ref: JHLAS/16/E6840/516204**

**Local Planning Authority: Monmouthshire County Council**

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- This report concerns the Monmouthshire County Council Joint Housing Land Availability Study (JHLAS) 2016.
  - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in May 2016.
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## Recommendation to the Welsh Ministers

1. That the 2016 JHLAS housing land supply figure for the Monmouthshire County Council area be determined as 4.1 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 8 paragraph 9.2.3



## Main Issue

5. The SoCG confirms that there are 165 units in dispute over 3 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. Rockfield Farm, Undy (SAH5) (75 units in dispute): This site is allocated in the adopted LDP for a total of 270 units, and was first included in the land supply for the 2013 JHLAS. The LPA have forecast the first completions in year 2 (20 units), with 55 units completed in year 3, and 80 units in each of the last two years of the study. The HBF argue that as a planning application had not been submitted at the base date, it could take up to 18 months for full permission to be granted and conditions to be discharged and suggest that delivery starting in year 3 is more realistic. In the absence of any evidence that the site is constrained or financially unviable, and as all technical studies required for the development of the site have been completed, I consider that delivery of the first units in year 2 is realistic. The HBF also argue that build rates are too high, especially considering the competition that it will face from the neighbouring site (SAH6 – Land at Vinegar Hill, Undy). The HBF contend that build rates would be no higher than 60 units per year, which is closer to the build rate forecast in the 2015 JHLAS (up to 55 units per year). I acknowledge that bringing these two sites forward at the same time could have an impact on the overall build rate, and as there is no evidence from the developer to support the higher build rate, I consider that the HBF's suggestion is more realistic. I therefore find that a total of 195 units (Year 1 – 0, Year 2 – 20, Year 3 – 55, Year 4 – 60, Year 5 – 60) should be included in the 5 year land supply, and 40 of the disputed sites should be moved into Category 3 as described in paragraph 4.4.2 of TAN 1. I find that 35 of the disputed units should be counted towards the 5 year land supply figure.
7. Land at Vinegar Hill, Undy (SAH6) (30 units in dispute): This site is adjacent to the Rockfield Farm site, and is allocated in the LDP for a total of 225 units. It first appeared in the 2013 JHLAS. The LPA forecast 50 units per annum in the last 3 years of the study period. For the reasons given above, I agree with the HBF that this build rate is over optimistic, and that a build rate of 40 units per year is more realistic. I consider that the 30 disputed units should not be included in the 5 year land supply and should be moved to Category 3 as described in paragraph 4.4.2 of TAN 1.
8. Crick Road, Portskewett (SAH2) (60 units in dispute): This site is allocated in the LDP for a total of 285 units and first appeared in the 2013 JHLAS. The LPA forecast a completion rate of 20 units in year 2 and 60 units in each of the final 3 years of the study. The HBF argue that this build rate is overly optimistic considering other developments in the area, and also argue that as there is no developer on board at the base date of the study, the start date could be delayed. The LPA state that discussions are ongoing with a developer, with an intention to submit a planning application by the end of 2016, showing that progress is being made. This site is genuinely available, and meets the criteria for Category 2 from paragraph 4.4.2 of TAN 1, with no evidence of constraints available to me. For the foregoing reasons, I find that these 60 disputed units should be counted towards the 5 year land supply figure.
9. For the above reasons, I find that the total number of units in the five year land supply is 2,647.

## **Conclusion**

10. 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 2016 is found to be 4.1 years.

*Ifan Gwilym*

**Planning Officer**