

MONMOUTHSHIRE COUNTY COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY
2017

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

**HOME BUILDERS' FEDERATION
DWR CYMRU / WELSH WATER
REDROW HOMES
PERSIMMON HOMES
BARRATT HOMES
TAYLOR WIMPEY
POBL GROUP
MELIN HOMES
MONMOUTHSHIRE HOUSING
RPS
TURLEY
SAVILLS
BOYER PLANNING**

July 2017

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1.0 SUMMARY

1.1 This is the Monmouthshire County Council Joint Housing Land Availability Study for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.

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 4.0 years housing land supply.

Involvement

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

- Home Builders Federation
- Dwr Cymru / Welsh Water
- Pobl Group
- Melin Homes
- Monmouthshire Housing
- Redrow Homes
- Persimmon Homes
- Barratt Homes
- Taylor Wimpey
- RPS
- Turley
- Savills
- Boyer Planning

Report production

1.5 Monmouthshire County Council issued draft site schedules and site proformas for consultation between 13th April 2017 and the 25th April 2017. Written comments in response to the consultation were received within this period from:

- Home Builders Federation,

- Persimmon Homes,
- Turley on behalf of Taylor Wimpey UK Ltd,
- Redrow Home South Wales,
- Boyer on behalf of Hallam Land Management Ltd,
- Savills, and
- Dwr Cymru / Welsh Water.

1.6 A Study Group meeting was held on 03rd May 2017 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.

1.7 A draft Statement of Common Ground was prepared and published for consultation between 11th May 2017 and 16th May 2017, 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 17th May 2017.

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 27th February 2014.

Table 1 – Identified Housing Land Supply

Housing Land Supply 01st April 2017 – 01st April 2021 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	3,254	177	2,140	0	683	152

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

Private	1574
Public	743
Total	2317

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

2012/13	2013/14	2014/15	2015/16	2016/17	Total
94	59	99	99	86	437

2.5 The overall **total 5 year land supply** (large and small sites) is 2,754.

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

A	Total Housing Requirement (as set out in the adopted Development Plan)	4500
B	Completions from start of plan period to JHLAS base date (large and small sites)	1503
C	Residual Requirement (A – B)	2997
D	5 Year Requirement (Based upon the LDP allocation less completions (column c - 2997 units) = 4 years; plus the annual average requirement (4,500 /10 = 450) = 1 year)	3447
E	Annual Need (D/5)	689
F	Total 5 Year Land Supply (from para. 2.5)	2754
G	Land Supply in Years (F / E)	4.0

Appendix 1 – Site Schedule

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

ABERGAVENNY

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							
							2017/18	2018/19	2019/20	2020/21	2021/22	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	39	39	0.45	39	0	0	0	0	0	0	0	0
DC/2014/01015	Mulberry House	0	25	25	0.7	0	10	15	0	0	0	0	0	0
DC/2015/01174	Old Hereford Road	0	12	12	0.22	12	0	0	0	0	0	0	0	0
DC/2015/01585	The Hill	0	45	45	3.95	0	25	20	0	0	0	0	0	0
DC/2015/01587	Coed Glas	0	51	51	1.9	0	10	20	21	0	0	0	0	0
MON LDP	Deri Farm	0	250	250	8.7	0	0	32	50	50	50	50	0	68
TOTAL		0	440	440	16.88	51	45	87	71	50	50	50	0	86

CALDICOT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4	
DC/2013/01034	Former Westend School	8	17	0	0.52	0	0	0	0	0	0	0	0	0
DC/2016/01453	Brookside	0	25	25	0.97	0	10	15	0	0	0	0	0	0
TOTAL		8	42	25	1.49	0	10	15	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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2009/00910	Osborn International	0	169	164	2.4	35	10	30	30	30	29	0	0
MON LDP	Fairfield Mabey	0	350	350	9.5	0	0	0	30	60	80	0	180
TOTAL		0	519	514	11.9	35	10	30	60	90	109	0	180

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

LLANELLEN

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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2015/00474	Llanellen Court Farm	0	14	14	0.7	14	0	0	0	0	0	0	0
TOTAL		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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2014/00663	Westgate, Land off Merthyr Road	28	65	0	1.44	0	0	0	0	0	0	0	0
DC/2015/00090	Gavenny Gate	23	85	13	2.76	13	0	0	0	0	0	0	0
DC/2016/00880(O/L)	Land at Grove Farm	0	115	115	5.24	0	0	10	35	35	35	0	0
TOTAL		51	265	128	9.44	13	0	10	35	35	35	0	0

LLANISHEN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2016/00415(O/L)	Land rear Carpenters Arms Llanishen	0	8	8	0.23	0	0	3	5	0	0	0	0
TOTAL		0	8	8	0.23	0	0	3	5	0	0	0	0

MAGOR/UNDY

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
MON LDP	Rockfield Farm	0	270	270	8.2	0	0	15	55	60	60	0	80
MON LDP	Land at Vinegar Hill	0	225	225	7.81	0	0	0	40	40	40	0	105
TOTAL		0	495	495	16.01	0	0	15	95	100	100	0	185

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

MONMOUTH

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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2011/00936	Former Cottage Hospital	20	24	4	0.67	4	0	0	0	0	0	0	0
DC/2010/00785	Dixton Road Clinic	18	20	0	0.18	0	0	0	0	0	0	0	0
DC/2012/00754	Hillcrest Road Wyesham	0	11	11	0.5	0	0	11	0	0	0	0	0
DC/2015/00390	Wonastow Road (Taylor Wimpey)	3	166	163	4.53	36	4	35	35	35	18	0	0
DC/2015/00392	Wonastow Road (Barratt)	18	174	156	4.49	12	24	33	40	47	0	0	0
MON LDP	Wonastow Road (LDP)	0	110	110	5.75	0	0	0	30	45	35	0	0
MON LDP	Tudor Road Wyesham	0	35	35	2.05	0	0	0	15	20	0	0	0
TOTAL		59	540	479	18.17	52	28	79	120	147	53	0	0

PENALLT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	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
TOTAL		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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2013/01001	Land south of Usk Road (Phase 1)	0	40	40	1.34	0	0	20	20	0	0	0	0
DC/2014/00468	Land south of Usk Road (Phase 2)	0	25	25	1.6	0	0	10	15	0	0	0	0
TOTAL		0	65	65	2.94	0	0	30	35	0	0	0	0

PORTSKEWETT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
MON LDP	Crick Road	0	285	285	7.77	0	0	20	40	40	40	0	145
TOTAL		0	285	285	7.77	0	0	20	40	40	40	0	145

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

PWLLMEYRIC

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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2016/00953(O/L)	Hill Farm Pwllmeyric	0	17	17	0.92	0	0	7	10	0	0	0	0
TOTAL		0	17	17	0.92	0	0	7	10	0	0	0	0

RAGLAN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2016/00200	St Cadocs Court	0	10	10	0.24	10	0	0	0	0	0	0	0
MON LDP	Land at Chepstow Road	0	45	45	2.18	0	0	0	23	22	0	0	0
TOTAL		0	55	55	2.42	10	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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2014/01114	Former Rogiet Primary School	19	19	0	0.69	0	0	0	0	0	0	0	0
DC/2015/01328	Green Farm	0	11	11	0.7	0	5	6	0	0	0	0	0
TOTAL		19	30	11	1.39	0	5	6	0	0	0	0	0

SHIRENEWTON

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2015/00688	Land to east (north of minor road)	0	5	5	0.17	2	3	0	0	0	0	0	0
TOTAL		0	5	5	0.17	2	3	0	0	0	0	0	0

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

SUDBROOK

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						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2011/00607(O/L)	Old Shipyard	0	46	46	1	0	0	10	36	0	0	0	0
DC/2015/01184	Former Paper Mill	0	212	212	6.6	0	10	35	35	35	35	0	62
TOTAL		0	258	258	7.6	0	10	45	71	35	35	0	62

TINTERN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2012/00620	Former Abbey Hotel	0	11	11	0.5	0	0	11	0	0	0	0	0
TOTAL		0	11	11	0.5	0	0	11	0	0	0	0	0

TRELLECH

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2017/18	2018/19	2019/20	2020/21	2021/22	3	4
DC/2015/00097	Land at Monmouth Road/Greenway Lane	15	15	0	1.68	0	0	0	0	0	0	0	0
TOTAL		15	15	0	1.68	0	0	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						
							2017/18	2018/19	2019/20	2020/21	2021/22	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
TOTAL		0	30	30	0.86	0	3	7	13	7	0	0	0

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2017

VILLAGE SITES

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						
							2017/18	2018/19	2019/20	2020/21	2021/22	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 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	Land east Shirenewton (south of minor road)	0	5	5	0.17								
MON LDP	Land adj Werngifford Pandy	0	15	15	0.65								
TOTAL		0	150	150	5.51	0	5	30	30	30	30	0	25

TOTAL		152	3254	3000	106.99	177	119	405	608	556	452	0	683
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Appendix 2 – Past Completions Data

	Number of Homes completed on		
Year	Large Sites	Small Sites	Total Completions
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
2016/17	152	86	238

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
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
	1	2		3	4
2014/15	90	2,330	5.0	0	498
2015/16	118	2,070	4.1	0	703
2016/17	177	2,140	4.0	0	683

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 Kym Scott BSc MSc

Joint Housing Land Availability Study Report

by Kym Scott BSc MSc

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 14 July 2017

an officer of the Planning Inspectorate

Date: 14 July 2017

Ref: JHLAS/17/E6840/516228

Local Planning Authority: Monmouthshire County Council

- This report concerns the Monmouthshire County Council Joint Housing Land Availability Study (JHLAS) 2017.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in May 2017.
-

Recommendation to the Welsh Ministers

1. That the 2017 JHLAS housing land supply figure for the Monmouthshire County Council area be determined as 4.0 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 housing¹. 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.

¹ PPW Edition 9 paragraph 9.2.3

Main Issue

5. The SoCG confirms there are four 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. Fairfield Mabey, Chepstow (SAH3) - LPA propose 260 units in land supply:

At the base date, this site is allocated in the adopted LDP for a total of 350 dwellings. The site was first recorded as part of the JHLAS process in 2013/14. Based on the latest information provided by the agents for the site, the LPA has forecast the first completions in Year 2 (30 units), with further completions in Year 3 (60 units), Year 4 (80 units) and Year 5 (90 units). The Home Builders Federation (HBF) question whether the proposed build rate is achievable, due to the constraints on-site and the absence of a developer. There is no clear summary as to the HBF's proposed build rates for this site, and various rates have been outlined over time. Barratt Homes put forward an alternative delivery rate of 45 units per year, due to the suggestion that Fairfield Mabey is a complex brownfield site that will require a significant amount of work to be completed before construction can begin. Dŵr Cymru/Welsh Water expressed concerns regarding the presence of their strategic assets on the development site. The LPA confirm a comprehensive technical and environmental library for the site is in existence and detailed information is already held, while significant work has been undertaken with consultees. Given the constraints as outlined in the SoCG, I consider the delivery rate set out by the LPA to be somewhat optimistic. I consider the HBF's suggestion to commence delivery of the site in Year 3 to be more realistic, and therefore I find that 90 units should be removed from the land supply. I find that a total of 170 units from this site should be counted towards the 5 year land supply.

7. Land at Vinegar Hill, Undy (SAH6) – LPA propose 120 units in land supply:

This site is allocated in the LDP at the base date for a total of 225 dwellings, and first appeared in the 2013/14 JHLAS study period. The LPA has forecast 40 units per annum in the last 3 years of the study period. The HBF argue that timescales are uncertain due to the M4 Relief Road CPO. The LPA has confirmed discussions are ongoing with a developer, who is still proceeding with the site and intends to complete 50-60 units per annum once planning permission is secured. The LPA confirms the trajectory has been revised compared to that put forward in the 2016 SoCG to allow sufficient time for the resolution of any issues highlighted by the HBF. Therefore, I see no reason to exclude any of these units from the land supply, and find that 120 units should be counted towards the 5 year land supply figure.

8. Wonastow Road, Monmouth (SAH4) – LPA proposed 110 units in land supply:

At the base date, this site is allocated in the LDP for 450 dwellings, and first appeared in 2013/14 JHLAS period. Part of the site has planning permission and is under construction, the remainder of the site subject to dispute equates to 110 dwellings. The LPA forecast 30 units to be completed in Year 3, 45 units completed in Year 4 and 35 units in Year 5. The HBF argue that delivery of the site is dependent on completion of an access road, and this part of the site is ransomed by a third party landowner. There is also confirmation that the site is reliant on Barratt for access. Paragraph 4.4.3 of TAN 1 indicates that sites are to be regarded as genuinely available if there is a reasonable prospect of ownership problems being resolved. Apart from the assertion

by the HBF, I have no evidence before me to suggest there is no reasonable prospect of the issue being resolved. The LPA confirms a developer is interested and will be submitting a planning application soon. There is nothing to suggest that it is not financially viable to bring units forward on the site. The LPA trajectory also factors in the access problem, and construction on the site is not proposed to begin until 2019/2020. In light of the site meeting the criteria in TAN 1, I see no reason to exclude these units from the land supply at this time. I therefore find that 110 units should be counted towards the 5 year land supply figure.

9. 'Main Villages, Various' (SAH11) – The LPA propose 125 units in land supply:

These 14 sites are spread across the 'Main Villages' and allocated in the LDP for a total of 150 units. They first appeared in the 2013/14 JHLAS study period. The HBF raised concern that the number of sites has reduced by 3, but the build rate has remained the same. Redrow Homes argue the forecasts are still too high based on past trends. In support of their trajectory, the LPA evidence progress at the Dingestow site on which a planning application is expected in July 2017, and interest in a further site at Devauden. There is no evidence before me to indicate any site specific constraints, and therefore I see no reason to lower the LPA's trajectory at this time. I therefore find 125 units should be counted towards the 5 year land supply figure.

10. For the above reasons I find the total number of units in the five year land supply is 2,754.

Conclusion

11. Based on the foregoing analysis, I recommend that the five year housing land supply for the Monmouthshire County Council planning area at 1 April 2017 is found to be 4.0 years.

K Scott

Planning Officer