

MONMOUTHSHIRE COUNTY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
2019

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

**HOME BUILDERS' FEDERATION
DWR CYMRU / WELSH WATER
REDROW HOMES
BARRATT DAVID WILSON HOMES
BELLWAY HOMES
POBL GROUP
MELIN HOMES
CANDLESTON HOMES
MONMOUTHSHIRE HOUSING ASSOCIATION
BOYER PLANNING
LRM PLANNING**

June 2019

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1.0 SUMMARY

1.1 This is the Monmouthshire County Council Joint Housing Land Availability Study for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.

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 Association
- Redrow Homes
- Barratt David Wilson Homes
- Bellway Homes
- Candleston Homes
- Boyer Planning
- LRM Planning

Report production

- 1.5 Monmouthshire County Council issued draft site schedules and site proformas for consultation between the 15th April 2019 and the 3rd May 2019. Written comments in response to the consultation were received within this period from:
- Home Builders Federation,
 - Barratt David Wilson Homes,
 - Redrow Homes South Wales,
 - Candleston Homes,
 - LRM Planning, and
 - Dwr Cymru / Welsh Water.
- 1.6 A Study Group meeting was held on 9th May 2019 to try and resolve disputes concerning a number of sites. Consensus was achieved on the disputed matters during the meeting and through subsequent correspondence.
- 1.7 A draft Statement of Common Ground was published for consultation between 17th May 2019 and 29th May 2019, no further comments with regard to the schedule and proformas were received. A final Statement of Common Ground was subsequently prepared and submitted to the Welsh Government on 31st May 2019.
- 1.8 This Joint Housing Land Availability Study report has been prepared on the basis of the Statement of Common Ground.

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 2018 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	3,313	155	2,305	0	355	359

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

Private	1784
Public	676
Total	2460

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

2014/15	2015/16	2016/17	2017/18	2017/18	Total
99	99	86	83	84	451

2.5 The overall **total 5 year land supply** (large and small sites) is 2,911.

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)	2225
C	Residual Requirement (A – B)	2275
D	5 Year Requirement (Based upon the LDP allocation less completions (column c - 2275 units) = 2 years; plus the annual average requirement (4,500 /10 = 450 x 3) = 3 years)	3625
E	Annual Need (D/5)	725
F	Total 5 Year Land Supply (from para. 2.5)	2911
G	Land Supply in Years (F / E)	4.0

Appendix 1 – Site Schedule

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2019

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							
							2019/20	2020/21	2021/22	2022/23	2023/24	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/2014/01015	Mulberry House	0	25	25	0.7	7	0	18	0	0	0	0	0	0
DC/2015/01585	The Hill	20	44	0	3.95	0	0	0	0	0	0	0	0	0
DC/2015/01587	Coed Glas	0	51	51	1.9	28	23	0	0	0	0	0	0	0
DC/2014/01360	Deri Farm	32	250	218	8.7	39	11	50	50	50	18	0	0	0
DM/2018/00007	Magistrates Court	0	47	47	0.46	0	0	47	0	0	0	0	0	0
TOTAL		52	435	359	16.67	74	34	115	50	50	18	0	18	

CALDICOT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
DC/2016/01453	Brookside	25	25	0	0.97	0	0	0	0	0	0	0	0	0
DC/2013/00796	Former White Hart Inn, Sandy Lane	0	16	16	0.17	0	0	16	0	0	0	0	0	0
DM/2018/00880 (O/L)	Church Road	0	130	130	10.36	0	0	30	40	40	20	0	0	0
TOTAL		25	171	146	11.5	0	0	46	40	40	20	0	0	

CHEPSTOW

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2009/00910	Osborn International	35	169	129	2.4	4	26	30	30	30	9	0	0
DC/2014/01290(O/L)	Fairfield Mabey	0	450	450	9.5	0	0	45	70	105	105	0	125
TOTAL		35	619	579	11.9	4	26	75	100	135	114	0	125

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2019

DINGESTOW

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							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
DM/2018/01404	Land to south east of Dingestow	0	15	15	0.51	0	5	10	0	0	0	0	0	0
TOTAL		0	15	15	0.51	0	5	10	0	0	0	0	0	0

LLANELLEN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
DC/2015/00474	Llanellen Court Farm	0	14	14	0.7	14	0	0	0	0	0	0	0	0
DC/2015/00983	Llanellen Court Farm	0	14	14	0.32	0	0	0	14	0	0	0	0	0
TOTAL		0	28	28	1.02	14	0	0	14	0	0	0	0	0

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2019

LLANFAIR KILGEDDIN

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						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DM/2018/02001(O/L)	Land north of Llanfair Kilgeddin	0	5	5	0.17	0	0	0	5	0	0	0	0
TOTAL		0	5	5	0.17	0	0	0	5	0	0	0	0

LLANFOIST

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2016/00880(O/L)	Land at Grove Farm	0	115	115	5.24	0	0	10	35	35	26	0	9
TOTAL		0	115	115	5.24	0	0	10	35	35	26	0	9

LLANISHEN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	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						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2016/00883(O/L)	Rockfield Farm	0	122*	122	2.8	0	0	18	35	35	34	0	0
DM/2018/01606 (RM)	Rockfield Farm (Phase 1)	0	144	144	5.4	0	22	44	44	34	0	0	0
MON LDP	Land at Vinegar Hill	0	225	225	7.81	0	0	25	50	50	50	0	50
TOTAL		0	491	491	16.01	0	22	87	129	119	84	0	50

* Original outline permission for 266 units, phase 1 has come in for 144

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2019

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							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
DC/2012/00754	Hillcrest Road Wyesham	0	11	11	0.5	0	0	11	0	0	0	0	0	0
DC/2015/00390	Wonastow Road (Taylor Wimpey)	81	166	34	4.53	31	3	0	0	0	0	0	0	0
DC/2015/00392	Wonastow Road (Barratt)	64	173	52	4.49	15	25	12	0	0	0	0	0	0
DC/2017/00539(O/L)	Land west Rockfield Road	0	70	70	2.86	0	0	10	30	30	0	0	0	0
MON LDP	Wonastow Road (LDP)	0	110	110	5.75	0	0	15	45	50	0	0	0	0
MON LDP	Tudor Road Wyesham	0	35	35	2.05	0	0	0	0	15	20	0	0	0
TOTAL		145	565	312	20.18	46	28	48	75	95	20	0	0	0

PENALLT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2019/20	2020/21	2021/22	2022/23	2023/24	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	0
TOTAL		0	10	10	0.41	0	0	10	0	0	0	0	0	0

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

PENPERLLEN

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2013/01001	Land south of Usk Road (Phase 1)	39	40	1	1.34	1	0	0	0	0	0	0	0
DC/2014/00468	Land south of Usk Road (Phase 2)	25	25	0	1.6	0	0	0	0	0	0	0	0
TOTAL		64	65	1	2.94	1	0	0	0	0	0	0	0

PORTSKEWETT

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DM/2018/00696 (O/L)	Crick Road	0	291	291	7.77	0	0	29	58	58	58	0	88
TOTAL		0	291	291	7.77	0	0	29	58	58	58	0	88

PWLLMEYRIC

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	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						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DM/2018/00769 (O/L)	Land at Chepstow Road	0	45	45	2.18	0	0	12	12	12	9	0	0
TOTAL		0	45	45	2.18	0	0	12	12	12	9	0	0

Monmouthshire County Council
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Sites with Planning Permission or in Adopted Plans

ROGIET

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2015/01328	Green Farm	0	11	11	0.7	0	0	5	6	0	0	0	0
TOTAL		0	11	11	0.7	0	0	5	6	0	0	0	0

SHIRENEWTON

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation						
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4
DC/2015/00688	Land to east (north of minor road)	5	5	0	0.17	0	0	0	0	0	0	0	0
TOTAL		5	5	0	0.17	0	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						
							2019/20	2020/21	2021/22	2022/23	2023/24	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	33	210	175	6.6	16	19	35	35	35	35	0	0
TOTAL		33	256	221	7.6	16	19	45	71	35	35	0	0

Monmouthshire County Council
Residential Land Availability Schedule
as at 01-04-2019
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							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
DC/2012/00620	Former Abbey Hotel	0	11	11	0.5	0	0	11	0	0	0	0	0	0
TOTAL		0	11	11	0.5	0	0	11	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							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
MON LDP	Cwrt Burrium	0	20	20	0.66	0	0	13	7	0	0	0	0	0
TOTAL		0	20	20	0.66	0	0	13	7	0	0	0	0	0

VILLAGE SITES

LPA Ref No.	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	HA	U/C	Categorisation							
							2019/20	2020/21	2021/22	2022/23	2023/24	3	4	
MON LDP	Land adj Village Hall Cross Ash	0	10	10	0.41									10
MON LDP	Land adj Cross Ash Garage	0	5	5	0.2									5
MON LDP	Land at Well Lane Devauden	0	15	15	0.56		7	8						
MON LDP	Land to west of Grosmont	0	15	15	0.6									15
MON LDP	Land north of Little Mill	0	15	15	0.51				15					
MON LDP	Land rear Village Hall Llanddewi Rhydderch	0	5	5	0.17									5
MON LDP	Land to north west of Llanellen	0	15	15	0.55				15					
MON LDP	Land at Ton Road Llangybi	0	10	10	0.34									10
MON LDP	Land adj Church Road Llanishen	0	5	5	0.17									5
MON LDP	Land west of Mathern	0	15	15	0.5									15
MON LDP	Land east Shirenewton (south of minor road)	0	5	5	0.17		5							
MON LDP	Land adj Werngifford Pandy	0	15	15	0.65			5	10					
TOTAL		0	130	130	4.83	0	5	12	48	0	0	0	0	65

TOTAL		359	3313	2815	112.11	155	139	538	665	579	384	0	355
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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
2017/18	196	83	279
2018/19	359	84	443

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
2017/18	286	2,079	3.9	0	513
2018/19	155	2305	4.0	0	355

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.