



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

**JOINT HOUSING LAND AVAILABILITY STUDY**

**VALE OF GLAMORGAN COUNTY BOROUGH COUNCIL  
CO-ORDINATED BY THE DEPARTMENT OF ENTERPRISE,  
INNOVATION AND NETWORKS (DEIN) OF THE WELSH  
ASSEMBLY GOVERNMENT**

**01<sup>ST</sup> APRIL 2006  
IN CO-OPERATION WITH:**

**VALE OF GLAMORGAN COUNTY BOROUGH COUNCIL  
LOCAL HOUSING ASSOCIATIONS  
ENVIRONMENT AGENCY  
WELSH WATER  
HOME BUILDERS FEDERATION**

**MAY 2007**

## JOINT LAND AVAILABILITY STUDY

### VALE OF GLAMORGAN COUNTY – 1ST APRIL 2006

#### ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT OF ENTERPRISE, INNOVATION & NETWORKS OF THE WELSH ASSEMBLY GOVERNMENT

#### 1. INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for Vale of Glamorgan Unitary Authority area.
- 1.2 The current report presents the findings for the area at a base date of 01<sup>st</sup> April 2006. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy (Wales) and Technical Advice Note (Wales) 1. Planning Policy (Wales) has been amended in respect of the Housing chapter guidance by the updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing (MIPPS) 01 / 2006) which was issued in June 2006. A revised TAN1(W) was also published in June 2006. The next study for the Vale of Glamorgan will be undertaken in accordance with the updated planning policy requirements set out in MIPPS 01 / 2006 and the revised TAN 1 (June 2006) guidance.
- 1.3 Prior to the 1<sup>st</sup> of April 2006 the study group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department of Enterprise, Innovation & Networks of the Welsh Assembly Government. The study Group includes the Unitary authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual land allocations undertaken on an area by area basis and includes a consideration of the likely rate of progress in building on each site and examination, where appropriate of the problems inhibiting the provision of an adequate supply.
- 1.5 The report which follows represents, unless stated otherwise, the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However, any points of difference which

have emerged and which have not been resolved by joint discussion are recorded as such and included within Part 3.

- 1.6 A copy of the relevant section of Planning Policy Wales together with TAN (W) 1 are appended.

## 2. PART 1: THE SURVEY

### 2.1 Requirements of Planning Policy Wales and Technical Advice Note Number 1 "Joint Housing Land Availability Studies"

2.1.1 Planning Policy Wales reiterates Planning Guidance (Wales): Planning Policy 1999 (paragraph 9.1) that there should be sufficient land genuinely available or assessed to become available to provide a 5 year supply of housing.

2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN (W) 1.

2.1.3 For sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:-

- i) the grant of outline or full planning permission for residential purposes; or
- ii) the land should be identified for residential purposes in an adopted local plan; or adopted Unitary Development Plan; or
- iii) the land should be identified within a Housing Strategy and Operation Plan (HSOP), or in a Housing for Wales or housing association programme.

2.1.4 To allow the comparison of land available with the housing provision in structure or local plans the sites are categorised as to their availability. The Categorisation establishes when the development of a site or a portion of a site is likely to commence. The allocation of a site to several categories indicates the rate at which development is expected to proceed.

2.1.5 The definitions of the categories adopted by TAN (W) 1 are as follows:-

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

**Category 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;

**Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint to development is

likely to be removed in time for dwellings to be completed within five years;

**Category 2\*** : Sites which are capable of being developed within the five year period but which lie within the areas defined in paragraph 17(i) of TAN (W) 1 where market demand is such that development is unlikely to occur within 5 years.

**Category 3:** Sites or the phases of sites where either (i) development is unlikely within five years by virtue of major physical constraints or other constraints as may be agreed by the Group; or (ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

2.1.6 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in category 3 (i) include planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.

2.1.7 Finally, for sites, or phases of sites to be regarded as 'genuinely available' within a five year period (i.e. sites under construction, Categories 1, 2 and 2\*) the following criteria should apply:

- i) the necessary infrastructure should be available or be expected to be available within the five year period.
- ii) the land should be capable of economic development.

In addition, for Category 1 and 2 sites there should be a reasonable prospect of a willing sale for development where the land is not already owned by builders or a public body with its own firm plans for building.

## 2.2 Method

2.2.1 The Group has met to consider all sites of 10 or more units which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published separately as part of the Report. The findings are set out in Tables 1 and 2 which follow.

2.2.2 Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of

this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the Replacement Structure Plan comparison exercise in Part 2 of the report. It was agreed by the Group that the moving average over the plan period would be used rather than the moving average over 5 years.

2.2.3 TAN (W) 1 formally recognises the value of identifying sites in Local Plans/UDP's at an advanced stage of preparation and sites subject to Section 106 Agreements. No sites subject to Section 106 Agreement are included in the current study.

2.2.4 Table 2 provides information on unadopted UDP sites at the base date of the study. All such sites are specifically excluded from the agreed 5 years land supply, although the information shown in Table 3 can be subject to analysis by Group Members.

**TABLE 1**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2006**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**VALE OF GLAMORGAN UNITARY AUTHORITY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE
			U/C	1	2	2*	3(i)	3(ii)	1/4/05 31/3/06
PRIVATE SECTOR	2889	53.43	164	271	825	0	138 9	6	335
HA PRIVATE	65	0.00	65	0	0	0	0	0	0
PUBLIC SECTOR	0	0.00	0	0	0	0	0	0	0
HA PUBLIC	0	0.0	0	0	0	0	0	0	18
<b>TOTAL</b>	<b>2954</b>	<b>53.43</b>	<b>229</b>	<b>271</b>	<b>825</b>	<b>0</b>	<b>138 9</b>	<b>6</b>	<b>353</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	1260
	HA - PRIVATE	65
	PUBLIC SECTOR	0
	HA - PUBLIC	0
	<b>TOTAL</b>	<b><u>1325</u></b>

TOTAL inc small site 1810

FOOTNOTE: SMALL SITES

Sites capable of accommodating under 10 units contribute an additional 436 dwellings to the land available for housing within 5 years, i.e. 97 per annum

Small Sites Completions over the Past 5 years:

2001-02 - 70  
2002-03 - 144  
2003-04 - 78  
2004-05 - 40  
2005-06 - 153

Total Small Sites = 485

## 2.3 Factual Findings

2.3.1 Findings relate to the Vale of Glamorgan only and site specific details can be found in the Supplementary Report attached.

2.3.2 The local supply profile from 1991 compared with current findings is shown as follows in Figure 1:-

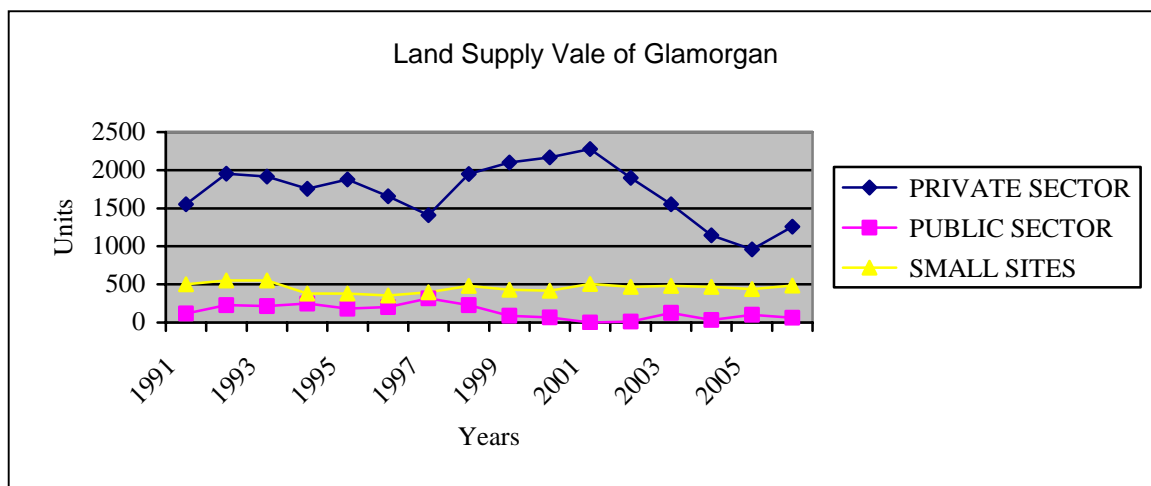


Figure 1

5 YEAR SUPPLY (NO OF DWELLINGS)															
APRIL	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
PRIVATE SECTOR	1552	1952	1914	1756	1879	1660	1411	1947	2100	2166	2270	1900	1552	1144	958
PUBLIC SECTOR	117	226	213	247	181	204	317	229	87	66	57	11	125	34	101
SMALL SITES	500	550	550	380	380	355	395	480	430	418	505	467	480	467	436
TOTAL	2169	2758	2677	2383	2440	2219	2123	2656	2617	2650	2832	2367	2157	1710	1495
APRIL	2006	DIFF 05/06													
PRIVATE SECTOR	1260	+302													
PUBLIC SECTOR	65	-36													
SMALL SITES	485	+49													
TOTAL	1810	+315													

NOTE FOR 2000 Figure. This excludes 42 units to be provided as accommodation for nursing staff at Llandough Hospital.



**AVAILABLE BEYOND 5 YEARS (CATEGORY  
3(i) ONLY)**

APRIL	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	DIFF 05/06
TOTAL	1345	1981	1209	1190	1063	1518	1366	1870	1536	1075	604	701	539	649	1428	1389	+315

2.3.3 The aggregate five year land supply has decreased since last year. The Private Sector makes up some 95% of the Large Sites supply total. Small sites contribute 27% of the overall land supply total.

2.3.4 The majority of the Vale of Glamorgan land supply is contained within four/five large sites areas, with capacities of 400 dwellings or over:-

Site	Total Units	Remaining	5 Year Supply	5 Years Plus
Barry Waterfront	1329	1193	403	790
Pencoedtre	834	60	0	60
Cogan Hall Farm	400	150	150	0
Rhose Point / Rhose	729	600	240	360
Sully Hospital	234	234	234	0

2.3.5 The above sites account for 68% of the 5 year land supply in the Vale (large sites), these sites also make up the main source of the potential supply beyond five years in the Vale (89 % of 3(i) sites).

### 3. PART 2: COMPARISON WITH DEVELOPMENT PLAN ALLOCATION

#### 3.1 Basis of Comparison

3.1.1 The Group agreed that it would again be appropriate to use the dwelling requirement recommended in the South Glamorgan Replacement Structure Plan 1991–2011: Examination in Public Panel Report, February 1996 as this represented the adopted development plan at the date of the study. The Replacement South Glamorgan Structure Plan Deposit Draft (as amended) 1995, together with the Examination in Public Panel Report are the most relevant material considerations.

3.1.2 This Study therefore compares the five year figure of land availability, which has been agreed by the Group, with the new dwelling requirement for the period 1999–2011 based on the modifications to the South Glamorgan Replacement Structure Plan 1991–2011 proposed by the EIP Panel.

3.1.3 The five year figure of land availability which has been agreed by the Group is derived from Table A shown overleaf.

3.1.4 The Vale of Glamorgan Council adopted its Unitary Development Plan on the 18<sup>th</sup> of April 2005 and this will be used for the housing requirement comparison in subsequent studies.

**Table A: South Glamorgan (Vale of Glamorgan Area)  
Replacement Structure Plan 1991–2011 Residual Comparison**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2011	COMPLETIONS 1 <sup>st</sup> April 1991– 1 <sup>st</sup> April 2006 14 YEARS	REMAINDER APRIL 2006– 2011 5 YEARS	5 YEAR REQUIREMENT  D= (138X5)		TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	a	b	c	d		e	f	g
			c = (a-b)	d = (c/7)*5		e = d/5	f	g = f/e
Vale of Glamorgan Council	8000	7310	690	690		138	1810	13.1

Note. b includes small site completions for 2005–2006 (153)

f Includes a small site 5 year rolling average equal to 485

- South Glamorgan Replacement Structure Plan 1991–2011 : Examination in Public Panel Report, February 1996 & South Glamorgan (Vale of Glamorgan Area) Replacement Structure Plan 1991–2011 : Proposed Modifications, November 1996

**Table A1: UNITARY DEVELOPMENT PLAN 1998–2011**

	UDP TOTAL HOUSE BUILDING ALLOCATION 1998–2011	COMPLETIONS 1 <sup>st</sup> April 1998–1 <sup>st</sup> April 2006 8 YEARS	REMAINDER APRIL 2006–2011 5 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIRMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	a	b	c	d	e	f	g
			$c = (a-b)$	$d = (c/5)*5$	$e = d/5$	f	$g = f/e$
Vale of Glamorgan Council	6079	4920	1159	1159	232	1810	7.8

Note. b includes small site completions for 2005–2006 (153)

f Includes a small site 5 year rolling average equal to 485

- The Unitary Development Plan (1996–2011, 15 years) was adopted in May 2005
- The Draft UDP was produced in 1998 and therefore included a 13 year dwelling requirement 1998–2011. It is this figure that is reflected in the figures

## 3.2 Results of Comparison

- 3.2.1 Table A shows that on the basis of the average annual provision from the residual provision of the South Glamorgan Replacement Structure Plan 1991–2011 there is a supply of land for public and private housing development of 13.1 years for the Vale of Glamorgan.
- 3.2.2 Table A comprises only those sites satisfying the definitions of availability used in TAN (W) 1.
- 3.2.3 Table A1 which uses the more up to date housing requirement set by the Vale of Glamorgan Unitary Development Plan (UDP) indicates that the current land supply of 1810 units represents a 7.8 years supply.

**Table B: Housing Completions 1991/92 – 2005/2006**

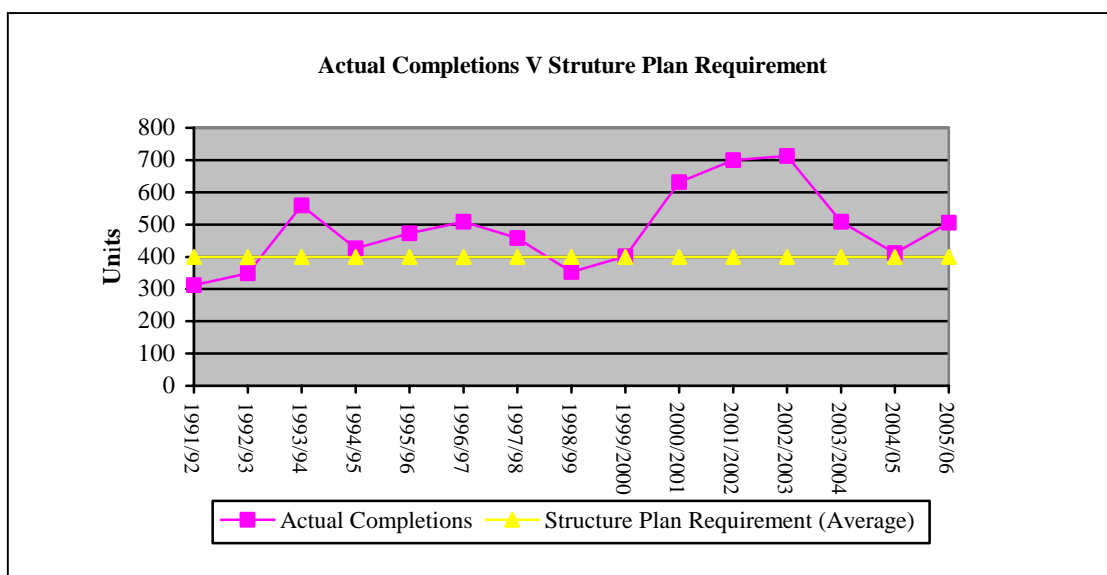
<b>A. Structure Plan Allocation</b>	<b>1991 – 2011</b>	<b>8000</b>
<b>B. Derived Average</b>		<b>400</b>
<b>C. Completions</b>	1991/92	312
	1992/93	349
	1993/94	559
	1994/95	426
	1995/96	473
	1996/97	509
	1997/98	458
	1998/99	353
	1999/00	401
	2000/01	631
	2001/02	700
	2002/03	713
	2003/04	509
	2004/05	411
2005/06	506	
<b>D. Total Completions</b>		<b>7310</b>
<b>E. Actual Average</b>		<b>487</b>
<b>F. Residual Requirements</b>		<b>690</b>
<b>G. Residual Average</b>		<b>138</b>
<b>H. G / E*100 (%)</b>		<b>28%</b>

#### 4. PART 3: COMMENTARY

##### 4.1 Introduction

4.1.1 Since 1991 when the Replacement Structure Plan period commenced, an average provision of 400 units per year has been required to meet the plans housing requirement. In only 3 years since the start of the plan period less than 400 dwellings has been completed (see figure 2). Consequently and with levels of 700 dwelling completions realised on a couple of occasions the actual average completions is now running at 487 pa (see Table B). To achieve the replacement Structure Plan requirement average completions need only reach 138 per year over the next five years.

Figure 2



Year	91/92	92/93	93/94	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06
Completions	312	349	559	426	473	509	458	353	401	631	700	713	509	411	500

4.1.2 Table C below analyses housing performance against that of the expected rate of the Structure Plan. It demonstrates that house building performance is substantially ahead of the Structure Plan requirements.

TABLE C

Performance of the House building Industry 1 <sup>st</sup> April 1991 to 1 <sup>st</sup> April 2006			
	Structure plan Projection 1/4/91 - 1/4/2011 (20 Years) a	Completions 1/4/91 - 1/4/2006 (15 Years) b	House building Performance $C = b \backslash a * 100$
Total	8000	7310	
Average	400	487	122.5

4.1.3 Table D which follows sets out the comparison between current land supply and past build rates, averaged for 15 years and 5 years respectively. As already commented upon, the level of build has been above the required rate over the past 15 years and at an even higher rate in the last 5 years. Consequently the land supply based upon past build rates is low. The land supply based on the past 15 years build rates is 4.2 years whilst in terms of the past 5 years it lies at 3.6 years

4.1.4 In respect of the recently adopted Vale of Glamorgan UDP the benefit of a more up to date housing requirement presents what the Group believe to be a more representative picture of the land supply situation. This shows a required rate of build of 232 units per annum up to 2011 and the land supply 1810 units therefore represents a 7.8 year supply.



**TABLE D**

**Table D:  
Years Supply of Housing Land Based on Past Building Rates**

	Total Approved Land Available at 2006	1991 – 2006 (15 years)		2001 –2006 (5 years)	
		Average Annual Completions	Years of Land Supply	Average Annual Completions	Years Supply of Land
Vale of Glamorgan	2044	487	4.2	568	3.6

## 4.2 TAN (W) 1 Findings

4.2.1 In terms of the demand estimate agreed by the Group there is a 13.1 year supply.

Residential Land Supply (Years) Vale of Glamorgan													
1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
5.40	5.30	4.70	4.80	5.60	5.50	7.0	6.9	7.12	8.0	7.5	8.1	7.4	7.5
2006													
13.1													

## 4.3 Assessment of Future Demand

4.3.1 As agreed by the group last year this study has used the provisions set out in the UDP, since it has now been adopted by the Council. (Though the comparison with the Structure Plan is retained for continuity and reference purposes).

4.3.2 The Vale of Glamorgan, in contrast to the County of Cardiff did not adopt the Replacement Structure Plan. As provided in the Local Government (Wales) Act 1994 the Council has prepared a Unitary Development Plan (UDP) 1996–2011 which was adopted in 2006. The group now consider that the UDP represents the most up to date measure of the future housing requirement in the County Borough.

## 4.4 Assessment of Future Supply

4.4.1 Planning Policy Wales seeks to promote economically viable housing sites in areas where people wish to live and for the full range of housing types. Equally the guidance seeks to promote the reuse of brownfield land to ensure that sufficient housing land is brought forward so that economic development and related job opportunities are not unreasonably constrained (paragraph 9.1.1).

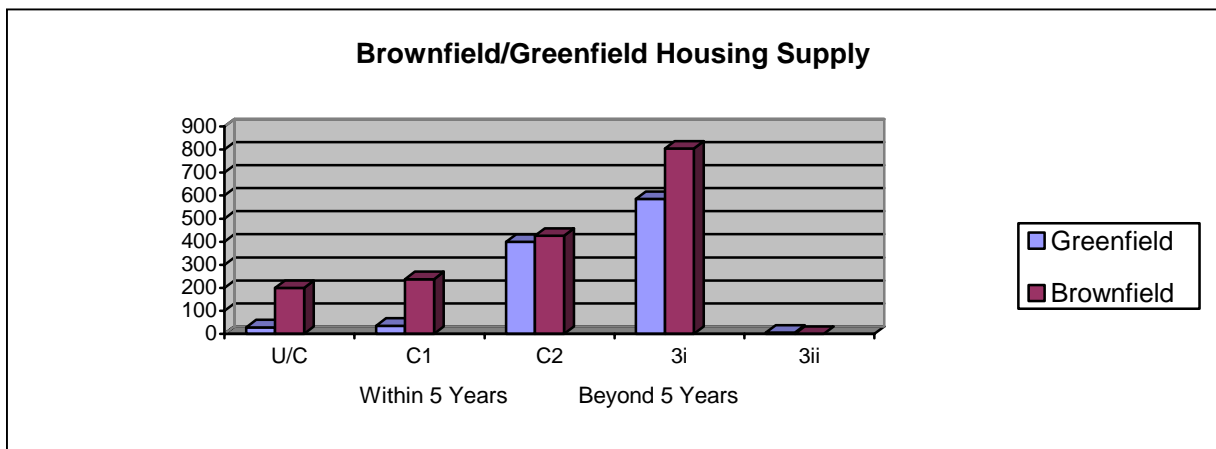
4.4.2 The Local Authority in partnership with others bodies has been able to mobilise resources to tackle substantial areas of land reclamation for use as future housing sites. These include high density developments in the urbanised Barry Waterfront, and Penarth Haven and Sully Hospital, together with lower density development at Barry Island and in the Rural Vale at Rhoose point. Nevertheless other substantial Greenfield allocations have been made to meet forecast demand. Moreover, smaller sites, including conversions and subdivisions will continue to contribute to the five year supply.

4.4.3 Sites arising from reclamation schemes (Brownfield sites) within and adjoining the urban areas of the waterfront strip from Penarth to Rhoose comprise a significant proportion of the land supply.

4.4.4 Sites at Barry Waterfront, Rhoose Point, Pencoedre, Sully Hospital redevelopment, and Cogan Hall Farm comprise the majority of the five year supply on large sites, all fall within the economic strategy area identified in the replacement structure plan and the now adopted UDP, and largely dominate the land supply in the Vale. These sites will be largely built out over the course of the next five years.

4.4.5 Figure 3 demonstrates the land supply of housing in the Vale of Glamorgan in relation to the brownfield / greenfield classification of each site. It additionally accounts for those units presently under construction and those units falling within C1, C2, 3i or 3ii sites.

**Figure 3**



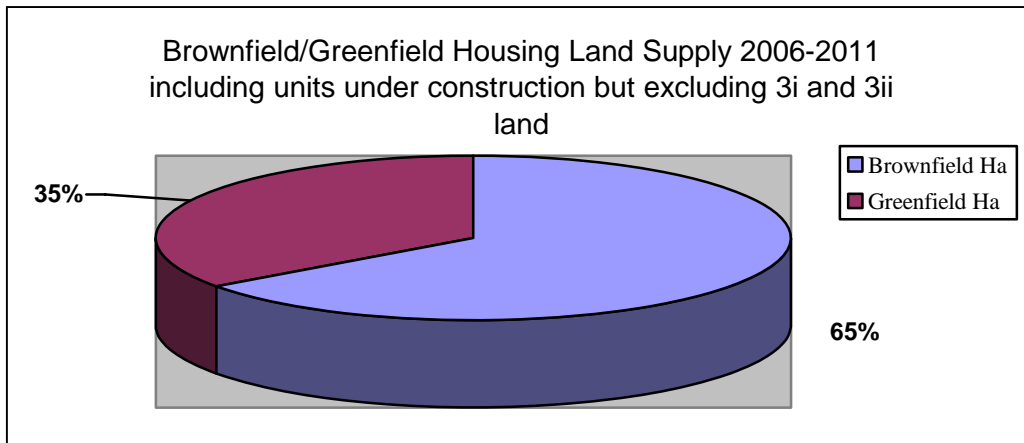
Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

4.4.6 Figure 3 demonstrates that in the Vale of Glamorgan:

- Brownfield sites dominate the general supply of housing land within 5 years.
- For sites within 3i and 3ii categories 58% of this land is located upon brownfield sites.

4.4.7 In terms of the brownfield/greenfield proportion Figure 4 below demonstrates this dominance of brownfield sites at 65% within the 5 year supply, and includes those units presently under construction.

**Figure 4**



#### 4.5 CONCLUSION

4.5.1 This study has taken place within the context of a recently adopted housing requirement for the County Borough and a land supply which incorporates the UDP allocations as well as existing planning permissions.

4.5.2 The potential of additional jobs being created at RAF St Athan and its impact on future housing needs in the Vale of Glamorgan has previously been raised by builder representatives, and requirements are likely to have a regional implication as well as within the County Borough. The confirmation of the St Athan project and its wider implications for housing land supply will need to be monitored in future land studies.

4.5.3 The current study based on the position at April 2006 shows the Vale to have significant land available to provide a 7.8 year land supply when set against the updated requirement of the recently adopted Vale of Glamorgan Unitary Development Plan.

## **Annex 1 Location Map**

**Annex 2**  
**Supplementary Schedule of Sites.**

**Annex 3**

Planning Policy Wales (Extract)

## CHAPTER 9 HOUSING

- 9.2.5 Local planning authorities should ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the UDP. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and capable of being developed economically, creating and supporting sustainable communities where people want to live, and that there must be sites suitable for the full range of housing types. Although much of this provision is likely to meet local needs, land allocated in UDPs as housing land should be available to all applicants. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study.<sup>7</sup> The Assembly Government will monitor UDPs and their implementation to ensure that sufficient housing land is brought forward for development in each unitary authority and that economic development and related job opportunities are not unreasonably constrained.
- 9.2.6 Local planning authorities should address the scope and potential for rehabilitation, conversion, clearance and redevelopment when considering suitable sites for housing development. Maximising the use of appropriate previously developed land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. In particular, local authorities should consider the contribution that reclaimable or reclaimed urban land and disused or underused buildings can make to the overall provision of land for housing.

**Planning Guidance (Wales),  
Technical Advice Note (Wales) 1,  
Joint Housing Land Availability Studies - October 1997**

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**Introduction**

***Reference***

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1. This Technical Advice Note (Wales) (TAN) should be read in conjunction with 'Planning Guidance (Wales): Planning Policy'. Planning Guidance, Technical Advice Notes and circulars should be taken into account by local planning authorities in Wales in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the Secretary of State and his Inspectors in the determination of called-in planning applications and appeals.

2. Documents listed in the Reference column in the margin provide information which should be read in conjunction with the TAN.

3. Joint Housing Land Availability Studies which until April 1996 were undertaken on a county/district basis by Joint Housing Land Availability Study Groups will now be undertaken on a local planning authority basis. This note provides guidance on the continued preparation of Joint Housing Land Availability Studies by study groups coordinated by the Land Authority for Wales (LAW). For unitary authorities the groups will comprise the Land Authority, the unitary authority, housebuilders' representatives, Housing for Wales, statutory undertakers and other bodies as appropriate. For National Parks the groups will comprise the Land Authority, the National Park, the relevant unitary authority/authorities, the housebuilders' representatives, Housing for Wales, statutory undertakers and other bodies as appropriate.

***'Planning  
Guidance  
(Wales):  
Planning  
Policy',  
1996,  
paragraph  
80***

4. Unitary authorities and National Parks, together with other study group members, may wish to establish regional groups to consider housing land availability across an area wider than an individual authority area. Such an approach may be particularly important in the National Parks.

**Joint Housing Land Availability Studies**

5. The purpose of the studies is to monitor the availability of land for general housing provision, to provide an agreed statement of residential land availability for development planning and control purposes, and to highlight the need for action in situations where an insufficient supply is identified. Local planning authorities should aim to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply



of land for housing judged against the general objectives and the scale and location of development provided for in the development plan.

6. The results of the Joint Housing Land Availability Studies published by the Land Authority (supplemented where necessary by any later information agreed by the group) should be treated as a material consideration in determining planning applications. Where an up to date study shows a substantial shortfall in land supply, the need to increase supply should be given considerable weight in dealing with planning applications, particularly where development would otherwise comply with the policies in the development plan.

7. The housing land situation can change rapidly and it is therefore important that the Land Availability Studies are as up to date as possible. Each unitary authority group should produce an annual study, which will be published by LAW. In rural areas, where the study group considers it to be appropriate, studies may be produced biennially. All parties are asked to co-operate fully to ensure that the study is published within 9 months of its base date. LAW and the local planning authorities should ensure that LAW's computerised lists of available sites are kept up to date between publication of the annual studies. The lists can be used to update information in the latest published study, and the Land Authority will make them available on request for development control and public inquiry purposes. Where building rates are high or housing land is in relatively short supply (less than 6.5 years supply according to the latest published study) the group should publish, as an interim measure prior to publication of the full study, the agreed categorisation of sites (as described in paragraphs 17 and 18). This should be published within 4 months of the base date of the study, to provide an up to date assessment of available housing land which has been agreed by the group.

8. In order to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted or approved development plan - the residual method. However, in some circumstances, that calculation has indicated land shortages or surpluses which did not exist in practice. In such cases, a comparison of available land with past building rates can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan. Any such departure from the use of the residual method should be justified.

9. In deciding which method of calculation to adopt, the following should be considered:

i. where housing completions have been broadly in line with the development plan, the residual method should give the more useful guide to housing land availability;

ii. where housing completions have fallen well behind the development plan proposals, the residual method very often indicates severe shortages of land although in practice builders may not be experiencing difficulty. In these cases a calculation in terms of past building rates is more likely to provide a relevant measure of adequacy in line with the general objectives of the plan. The use of past buildings rates must be justified by a substantial difference between past completions and development plan provision;

iii. where housing completions have run well ahead of development plan proposals, the residual method will indicate a land availability surplus in relation to the small number of houses remaining to be completed within the plan period. This is the proper conclusion unless all members of the group agree that there is a need for additional land releases. In that case past building rates should be used and the group's reasoning explained in the study report, normally linked to a recommendation for the development plan to be reviewed.

10. All significant differences of view within the group should be recorded in the study report.

11. Where the Joint Housing Land Availability Study shows that there is an insufficient supply of genuinely available land to meet the 5-year requirement, local planning authorities should consider how to increase the supply. This may include reviewing the development plan, expediting planning applications or securing the provision of infrastructure for particular sites, which prospective developers may be prepared to finance in whole or in part. LAW, with its powers to acquire and dispose of land for development and, where necessary, to facilitate the provision of infrastructure, can play a role in making land available.

12. In urban areas, studies help to identify sites suitable for development or redevelopment for housing, including disused sites which, if not likely to be required in future for their former use, may offer good opportunities for housing development.

### **Preparation of a Joint Housing Land Availability Study**

13. Sites included in the Joint Housing Land Availability Studies must satisfy at least one of the following conditions:

- i. the grant of outline or full planning permission for residential purposes; or
- ii. the land should be identified for residential purposes in an adopted local plan or adopted unitary development plan; or
- iii. the land should be identified within a Housing Strategy and Operational Plan (HSOP), or in a Housing for Wales or housing association programme.

14. At the commencement of each study LAW will invite authorities to compile comprehensive and up-to-date lists of all sites for residential development. Normally only sites with a capacity for 10 or more dwellings will be included in the studies, but a group may wish to agree a lower limit if it believes that this is more appropriate for its area. It has become the practice in rural areas to include in the studies sites of 5 or more units. It is acknowledged that sites below the 5 or 10 unit threshold, i.e. small sites, make a contribution to total housing provision. The group should therefore agree an estimate to be made for small sites. This estimate should include an allowance for sites not specifically allocated at the time of the study. This allowance should be clearly justified by evidence of the contribution which such sites have made to housing provision in the area over the last five years.

15. For each site a standard proforma should be completed including details of location, size, planning status, ownership (if known), development constraints, and the local authority's view of the number of dwellings likely to be completed within each year of the study period. LAW will provide computer print out of the previous study's proformas to assist local authorities in updating.

16. Each local planning authority should supply LAW with weekly lists of planning applications registered and copies of decisions on housing sites. The lists of planning decisions should be sent to LAW as soon as possible after the council decision and include the following information:

- i. local planning authority reference number;
- ii. national grid reference of the site;
- iii. description of the proposed development (including whether private or public);
- iv. site area;
- v. number of residential units (estimated, if necessary).

17. LAW will arrange with the group to consider the lists of sites and agree:

- i. areas where the general level of market demand is such that housing development is unlikely within 5 years. These areas of low demand should be defined prior to categorisation of individual sites;
- ii. categorisation of sites (see paragraph 18 below);
- iii. estimates of the number of dwellings likely to be completed on each site in the study period (taking into account the rate at which houses can be marketed on each site).

18. Sites (or the phases of sites where a site is to be developed in this way) should be categorised as follows:

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

**Category 1:** Sites 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;

**Category 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;

**Category 2\*:** Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 17 i above, where market demand is such that development is unlikely to occur within 5 years;

**Category 3:** Sites or the phases of sites where either:

- i. development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the group; or
- ii. development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

19. For sites or the phases of sites to be regarded as genuinely available, within a 5 year period (i.e. sites under construction and categories 1, 2, 2\*) the following criteria should apply:

- i. the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private utilities may be appropriate;

ii. the land should be capable of economic development.

In addition, for Category 1 and 2 sites there should be a reasonable prospect of a willing sale for development where the land is not already owned by developers or a public body with its own firm plans for building.

20. Some sites have remained in category 2 for periods well in excess of 5 years. This may in some areas distort the agreed housing land availability figure. Especially where sites in category 2 remain undeveloped for upwards of 7 years the group should give careful consideration to the re-categorisation of such sites to category 3 i. Sites should only be re-categorised when the group agree.

21. Categorisation should be undertaken by the group on a local planning authority basis. This will provide, for each local planning authority, information on the total housing land and that which is genuinely available for housing development. The genuinely available land can then be compared with either the housing provision in approved or adopted development plans or past building rates. Following the identification of the agreed available land for the local planning authority, comparison with the future housing requirement should be made. This will provide a measure of the adequacy of the land supply.

22. In development plan comparisons, local planning authorities should indicate whether the housing provision figures include gains from redevelopment, conversions and building on small sites. The number of dwellings for which housing land is required in the study period should be calculated as follows:

The number of dwellings already completed before the base date of the study should be deducted from the number of dwellings for which new land is required. This residual provision should be divided by the number of years the plan has to run after the base date of the survey, multiplied by 5 to give a figure for the 5 year requirement. Only where policies to phase development are specifically included in the approved or adopted plans or through section 106 agreements, should phasing be taken into account.

***Town and  
Country  
Planning  
Act 1990,  
Section 106***

***Welsh  
Office  
Circular  
13/97,  
'Planning  
Obligations'***

The precise definition of a completed dwelling can vary and the group will need to agree on the definition to be used.

23. Where comparisons are made with development plans it will normally be appropriate to use approved or adopted plans. In cases where such plans cover only part of the period of the study, published modifications may be used for land supply calculations. When there are no such modifications then the average annual provision from the last 5 years of the time covered by the development plan should be extrapolated to give an estimate of the land required.

24. When older approved or adopted development plans cover the whole period of the Joint Housing Land Availability Study, the inclusion of more up to date figures from published modifications or deposited unitary development plans may be used if all members of the group agree. Where a draft development plan is likely to be adopted before the next study is published and includes housing sites which are unlikely to

change before the plan is adopted, the sites identified in the plan can, if all members of the group agree, be included in the study report. Sites subject to section 106 agreements can also be included if all members of the group agree. However, these draft development plan and section 106 sites must be identified separately and the contribution that the sites might make to the land supply situation must not be incorporated into the agreed land supply calculations.

25. Where past house completion figures are used as a basis for comparison, the number of dwellings for which housing land is required in the study period will be the number of dwellings already completed in the 5 years preceding the base date of the study. In some circumstances a longer or shorter period may be appropriate. Where all the members of the group agree, an alternative time period may be used. The reasons for adopting an alternative period should be fully explained.

26. Each local planning authority will be invited by LAW to undertake the necessary calculations and make comparisons between the available land and the future housing requirement. These comparisons should be made for the local planning authority as a whole. However, where the group agree, comparisons may be made on a sub-area basis provided that this approach can be fully justified in the study report. Any minority views should be recorded and fully explained.

27. LAW will publish an annual study report for each local planning authority, including site assessments. The report will comment on the adequacy of the supply of housing land and should also include observations on any other relevant factors (e.g. constraints which are preventing development).

28. LAW is asked to send copies of the study report to the Welsh Office and to each of the members of the study group.

### **Cancellation**

29. Planning Guidance (Wales), Technical Advice Note (Wales) 1, 'Joint Housing Land Availability Studies' November 1996, is cancelled.