

**The Vale of Glamorgan Council**

**Joint Housing Land Availability Study 2019**

**Between The Vale of Glamorgan Council and:**

**The Home Builders Federation**

**Barratt David Wilson Homes**

**Bellway Homes**

**Persimmon Homes**

**Redrow Homes**

**Taylor Wimpey**

**Newydd Housing Association**

**Hafod Housing**

**Wales and West Housing**

**United Welsh Housing**

**Herbert R Thomas**

**LRM Planning**

**Welsh Government**

**Natural Resources Wales**

**Dwr Cymru Welsh Water**

**Cardiff Council Strategic Estates**

**Network Rail Western and Wales**

**Vale of Glamorgan Council Estates and Housing Departments**

**May 2019**

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## 1. Summary

1.1 This is the Vale of Glamorgan Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019.

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 JHLAS <http://gov.wales/topics/planning/policy/tans/tan1/?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 method set out in TAN 1 the Vale of Glamorgan Council has **5.0 years** housing land supply.

### Involvement

1.4 The housing land supply has been assessed in consultation with the following interested organisations:

- Home Builders Federation
- Barratt David Wilson Homes
- Bellway Homes
- Persimmon Homes
- Redrow Homes
- Taylor Wimpey
- Newydd Housing Association
- Hafod Housing
- Wales and West Housing
- United Welsh Housing
- Herbert R Thomas
- LRM Planning
- Welsh Government
- Natural Resources Wales
- Dwr Cymru Welsh Water
- Cardiff Council
- Network Rail Western and Wales
- Vale of Glamorgan Council Estates and Housing Departments

### Report production

1.5 The Vale of Glamorgan Council issued draft site schedules and site proformas for consultation between 4<sup>th</sup> April 2019 and 23<sup>rd</sup> April 2019. Comments were provided by the Home Builders Federation and other members of the study group within this period. A draft Statement of Common Ground (SoCG) was subsequently prepared and further consultation with the Study Group was undertaken between the 17<sup>th</sup> May and May 23<sup>rd</sup> 2019.

1.6 All matters were agreed following the consultation and the agreed SoCG was submitted to the Welsh Government on 23<sup>rd</sup> May 2019.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

## 2. 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 the adopted Vale of Glamorgan Local Development Plan, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the Vale of Glamorgan Local Development Plan 2011-2026 adopted on the 28<sup>th</sup> June 2017.

**Table 1 - Identified Housing Land Supply**

Housing Land Supply (April 1 <sup>st</sup> 2019 plus 5 years) - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study
<b>Total</b>	<b>6363</b>	<b>628</b>	<b>3250</b>	<b>1995</b>	<b>490</b>	<b>623</b>

Note: Proposed Homes refers to the total number of homes remaining to be built on eligible sites in the JHLAS.

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

Private	2883
Public	685
Housing Association	310
<b>Total</b>	<b>3878</b>

2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is 297 based on the completions for the last five years.

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

Year	2014-15	2015-16	2016-17	2017-18	2018-19
Number of Dwellings	<b>44</b>	<b>44</b>	<b>85</b>	<b>46</b>	<b>78</b>

2.5 The overall **total 5 year land supply** (large + small sites) is (**4175**) (3878+ 297).

**Table 3 - Five Year Land Supply Calculation**

<b>A</b>	<b>Total Housing Requirement (as set out in the adopted Development Plan)</b>	<b>9460</b>
<b>B</b>	<b>Completions from start of plan period to JHLAS base date (large and small sites)</b>	<b>3617</b>
<b>C</b>	<b>Residual Requirement (A-B)</b>	<b>5843</b>
<b>D</b>	<b>5 Year Requirement (C/number of years of plan period remaining x 5)</b>	<b>4174</b>
<b>E</b>	<b>Annual Need (D/5)</b>	<b>835</b>
<b>F</b>	<b>Total 5 Year Land Supply</b>	<b>4175</b>
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>5.0</b>

## Appendix 1 - Site Schedules

**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Local Authority**

**Settlement: Barry**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1385	A	Land to the West of Pencoedre Lane	0	0	137	137	0	4.45	0	0	0	45	47	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
														0	92	45	0
1386	A	Court Road Depot	0	0	50	50	0	1.60	0	0	0	0	0	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
														0	0	0	50
<b>* TOTALS for Barry(Local Authority)</b>			<b>0</b>	<b>0</b>	<b>187</b>	<b>187</b>	<b>0</b>	<b>6.05</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>0</b>	
														<b>0</b>	<b>92</b>	<b>45</b>	<b>50</b>

**Settlement: Llantwit Major**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1392	A	Former Eagleswell Primary School, Llantwit Major	0	0	72	72	0	2.40	0	0	0	24	24	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
														0	48	24	0
<b>* TOTALS for Llantwit Major(Local Authority)</b>			<b>0</b>	<b>0</b>	<b>72</b>	<b>72</b>	<b>0</b>	<b>2.40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	
														<b>0</b>	<b>48</b>	<b>24</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Local Authority**

**Settlement: Penarth**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1395	A	Land adjacent to Oak Court Penarth	0	0	145	145	0	4.00	0	0	0	35	35	0	0	0
<b>Revised 2015 Categorisation</b>													1	2	3	4
													0	70	75	0
<b>* TOTALS for Penarth(Local Authority)</b>			0	0	145	145	0	4.00	0	0	0	35	35	0	0	0
													0	70	75	0
<b>** TOTALS for Local Authority</b>			0	0	404	404	0	12.45	0	0	0	104	106	0	0	0
													0	210	144	50

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Aberthin**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1370	P	Land at Court Close, Aberthin	20	20	20	0	0	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	0	0	0		
<b>* TOTALS for Aberthin(Private)</b>			<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Revised 2015 Categorisation												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Settlement: Barry**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
16	A	Phase 2 Barry Waterfront (LDP Allocation)	0	0	441	441	0	43.00	0	0	147	147	147	0	0	0
Revised 2015 Categorisation												1	2	3	4	
Revised 2015 Categorisation												0	441	0	0	
1249	A	Barry Island Pleasure Park	0	0	25	25	0	0.50	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
Revised 2015 Categorisation												0	0	0	25	
1345	P	Site known as South Quay (Parkside), Barry Waterfront, Barry (Barratt)	72	5	72	0	0	0.00	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
Revised 2015 Categorisation												0	0	0	0	

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Barry**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1358	P	Site known as South Quay (Parkside), Barry Waterfront, Barry	89	55	89	0	0	0.00	0	0	0	0	0	0	0	0	0
									Revised 2015 Categorisation				1	2	3	4	
													0	0	0	0	
1437	A	United Reformed Church, Windsor Road, Barry	0	0	22	0	22	0.00	0	0	0	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4	
													22	0	0	0	
1462	P	Land at Barry Waterfront, Phase 2, Barry (Persimmon)	109	84	109	0	0	0.00	0	0	0	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4	
													0	0	0	0	
1468	A	Dockside Quay, Barry Waterfront (Persimmon)	0	0	39	0	39	0.00	0	0	0	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4	
													39	0	0	0	
1476	P	Land at Barry Waterfront, Cliffside Road, Barry (Taylor Wimpey)	0		163	128	35	2.12	44	45	39	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4	
													35	128	0	0	
1477	A	Land at Barry Waterfront, Barry (District Centre)	0		57	57	0	1.20	0	57	0	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4	
													0	57	0	0	

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Bonvilston**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
<b>* TOTALS for Bonvilston(Private)</b>			<b>0</b>	<b>0</b>	<b>120</b>	<b>120</b>	<b>4</b>	<b>7.71</b>	<b>21</b>	<b>30</b>	<b>30</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>4</b>	<b>116</b>	<b>0</b>	<b>0</b>	

**Settlement: Colwinston**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation					
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)		
1236	P	Land to rear of St Davids Church in Wales Primary School, Colwinston	64	6	64	0	0	0.00	0	0	0	0	0	0	0	0			
												Revised 2015 Categorisation				1	2	3	4
												0	0	0	0				
<b>* TOTALS for Colwinston(Private)</b>			<b>64</b>	<b>6</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
												0	0	0	0				

**Settlement: Cowbridge**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation					
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)		
1303	A	Land to the north and west of Darren Close, Cowbridge	0	0	475	460	15	26.15	40	60	60	60	60	0	0	0			
												Revised 2015 Categorisation				1	2	3	4
												15	280	180	0				
1389	A	Cowbridge Comprehensive 6th Form Block	0	0	20	20	0	0.52	0	0	20	0	0	0	0	0			
												Revised 2015 Categorisation				1	2	3	4
												0	20	0	0				

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Cowbridge**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1390	A	Land adjoining St Athan Road, Cowbridge	0	0	130	130	0	4.30	0	0	0	30	30	0	0	0
												Revised 2015 Categorisation	1	2	3	4
													0	60	70	0
1443	A	Land to the rear of Westgate (West of Eagle Lane), Cowbridge	0	0	37	0	37	0.00	0	0	0	0	0	0	0	0
												Revised 2015 Categorisation	1	2	3	4
													37	0	0	0
<b>* TOTALS for Cowbridge(Private)</b>			<b>0</b>	<b>0</b>	<b>662</b>	<b>662</b>	<b>52</b>	<b>30.97</b>	<b>40</b>	<b>60</b>	<b>80</b>	<b>90</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>52</b>	<b>360</b>	<b>250</b>	<b>0</b>

**Settlement: Culverhouse Cross**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1177	A	Land Off Old Port Road, Culverhouse Cross (ITV)	201	51	224	0	23	0.00	0	0	0	0	0	0	0	0
												Revised 2015 Categorisation	1	2	3	4
													23	0	0	0
<b>* TOTALS for Culverhouse Cross(Private)</b>			<b>201</b>	<b>51</b>	<b>224</b>	<b>23</b>	<b>23</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Dinas Powys**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1302	A	Caerleon Road, Dinas Powys (Caerwent Gardens)	22	22	70	19	29	0.68	19	0	0	0	0	0	0	0
												Revised 2015 Categorisation	1	2	3	4
													29	19	0	0
1308	A	Land at Cardiff Road/Cross Common Road, Dinas Powys	1	1	50	13	36	0.60	13	0	0	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4
													36	13	0	0
1396	A	Land at and adjoining St.Cyres school, Murch Road	2	2	215	206	7	12.65	37	49	60	60	0	0	0	
												Revised 2015 Categorisation	1	2	3	4
													7	206	0	0
<b>* TOTALS for Dinas Powys(Private)</b>			<b>25</b>	<b>25</b>	<b>335</b>	<b>310</b>	<b>72</b>	<b>13.92</b>	<b>69</b>	<b>49</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													<b>72</b>	<b>238</b>	<b>0</b>	<b>0</b>

**Settlement: Llandough (Penarth)**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1397	A	Land south of Llandough Hill/Penarth Road	0	0	130	130	0	5.20	0	0	0	30	30	0	0	0
												Revised 2015 Categorisation	1	2	3	4
													0	60	70	0
<b>* TOTALS for Llandough (Penarth)(Private)</b>			<b>0</b>	<b>0</b>	<b>130</b>	<b>130</b>	<b>0</b>	<b>5.20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>60</b>	<b>70</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Llantwit Major**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1169	A	Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major	37	37	149	68	44	2.01	28	40	0	0	0	0	0	0
									Revised 2015 Categorisation				1	2	3	4
													44	68	0	0
1391	A	Land adjacent to Llanwtit Major Bypass	4	4	85	44	37	0.94	24	20	0	0	0	0	0	
									Revised 2015 Categorisation				1	2	3	4
													37	44	0	0
<b>* TOTALS for Llantwit Major(Private)</b>			<b>41</b>	<b>41</b>	<b>234</b>	<b>193</b>	<b>81</b>	<b>2.95</b>	<b>52</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>81</b>	<b>112</b>	<b>0</b>	<b>0</b>

**Settlement: Ogmore by Sea**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
959	P	Ogmore By Sea Caravan Park (Sutton Place) Ogmore By Sea	111	22	111	0	0	0.00	0	0	0	0	0	0	0	0
									Revised 2015 Categorisation				1	2	3	4
													0	0	0	0
1274	P	Land to the South of Craig Yr Eos Avenue, Ogmore by Sea	20	3	20	0	0	0.00	0	0	0	0	0	0	0	0
									Revised 2015 Categorisation				1	2	3	4
													0	0	0	0

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**Vale of Glamorgan Council**

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**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Ogmore by Sea**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>* TOTALS for Ogmore by Sea(Private)</b>			<b>131</b>	<b>25</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Settlement: Penarth**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
1277	P	Land adjacent St. Josephs School, Sully Road, Penarth (Manor Park)	74	16	74	0	0	0.00	0	0	0	0	0	0	0	0	0	
													Revised 2015 Categorisation		1	2	3	4
													0	0	0	0		
1394	A	Headlands School, St Augustines Road	0	0	65	65	0	2.20	0	0	0	0	0	0	0	0	0	
													Revised 2015 Categorisation		1	2	3	4
													0	0	0	65		
1398	A	Llandough Landings, Penarth	0	0	120	120	0	6.00	0	0	0	20	30	0	0	0	0	
													Revised 2015 Categorisation		1	2	3	4
													0	50	70	0		
1428	A	The Highlands, Old Barry Road, Penarth	0	0	11	3	8	0.66	0	3	0	0	0	0	0	0	0	
													Revised 2015 Categorisation		1	2	3	4
													8	3	0	0		
1445	A	Northcliffe Lodge, Northcliffe Drive, Penarth	0	0	30	21	9	0.63	0	10	11	0	0	0	0	0	0	
													Revised 2015 Categorisation		1	2	3	4
													9	21	0	0		

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Penarth**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1480	A	Former RS Garage, Windsor Road, Penarth	0	12	0	12	0.13	0	0	0	0	0	0	0	0	0	
Revised 2015 Categorisation											1	2	3	4			
											12	0	0	0			
<b>* TOTALS for Penarth(Private)</b>			<b>74</b>	<b>16</b>	<b>312</b>	<b>238</b>	<b>29</b>	<b>9.62</b>	<b>0</b>	<b>13</b>	<b>11</b>	<b>20</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>29</b>	<b>74</b>	<b>70</b>	<b>65</b>			

**Settlement: Rhose**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1115	A	Land to the north of the railway line- West (3 phases) (Taylor Wimpey)	143	76	350	147	60	2.86	47	50	50	0	0	0	0	0	
Revised 2015 Categorisation											1	2	3	4			
											60	147	0	0			
1506	A	Land North of the Railway Line (East), Rhose	0	350	350	0	10.80	0	0	0	0	0	0	0	0	0	
Revised 2015 Categorisation											1	2	3	4			
											0	0	0	350			
<b>* TOTALS for Rhose(Private)</b>			<b>143</b>	<b>76</b>	<b>700</b>	<b>557</b>	<b>60</b>	<b>13.66</b>	<b>47</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>60</b>	<b>147</b>	<b>0</b>	<b>350</b>			

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: St Athan**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1356	A	St. Athan Boys Village, St. Athan	0	0	15	15	0	0.00	0	0	0	0	15	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
													0	15	0	0	
1380	A	Land at Church Farm St Athan	0	0	250	250	0	8.40	0	0	0	20	30	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
													0	50	200	0	
1382	A	Land East of Eglwys Brewis, St Athan	0	0	253	253	0	0.00	0	0	23	55	55	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
													0	133	120	0	
1401	A	Higher End St Athan (Phase 2 - Part of MG2 2)	0	0	120	120	0	3.60	0	0	0	30	30	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
													0	60	60	0	
1459	A	Tathan Hall, 6, Rectory Drive, St. Athan	0	0	16	16	0	0.00	0	16	0	0	0	0	0	0	
													Revised 2015 Categorisation	1	2	3	4
													0	16	0	0	
<b>* TOTALS for St Athan(Private)</b>			<b>0</b>	<b>0</b>	<b>654</b>	<b>654</b>	<b>0</b>	<b>12.00</b>	<b>0</b>	<b>16</b>	<b>23</b>	<b>105</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													0	274	380	0	

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Wenvoe**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1156	P	Land to the West of Port Road, Wenvoe	132	17	132	0	0	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												0	0	0	0		
1347	A	Land at The Rectory, Wenvoe (Redrow)	8	8	12	0	4	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												4	0	0	0		
<b>* TOTALS for Wenvoe(Private)</b>			<b>140</b>	<b>25</b>	<b>144</b>	<b>4</b>	<b>4</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Settlement: Wick**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1273	A	Land off St. Brides Road, Wick	111	3	124	0	13	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												13	0	0	0		
<b>* TOTALS for Wick(Private)</b>			<b>111</b>	<b>3</b>	<b>124</b>	<b>13</b>	<b>13</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>		

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Private**

**Settlement: Ystradowen**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1400	A	Land off Sandy Lane, Ystradowen ( MG2 45 -Phase 2)	0	0	45	45	0	1.60	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												0	0	45	0		
<b>* TOTALS for Ystradowen(Private)</b>			0	0	45	45	0	1.60	0	0	0	0	0	0	0	0	0
												0	0	45	0		
<b>** TOTALS for Private</b>			1342	501	5757	4415	478	146.98	338	477	533	547	487	0	0	0	0
												478	2382	1115	440		

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts**  
**Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Public**

**Settlement: Barry**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1387	A	Holm View, Barry	0	0	50	50	0	1.20	0	11	39	0	0	0	0	0	0
Revised 2015 Categorisation													1	2	3	4	
													0	50	0	0	
1388	A	Hayes Wood, Bendricks, Barry	0	0	55	55	0	1.80	0	0	25	30	0	0	0	0	
Revised 2015 Categorisation													1	2	3	4	
													0	55	0	0	
<b>* TOTALS for Barry(Public)</b>			<b>0</b>	<b>0</b>	<b>105</b>	<b>105</b>	<b>0</b>	<b>3.00</b>	<b>0</b>	<b>11</b>	<b>64</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													<b>0</b>	<b>105</b>	<b>0</b>	<b>0</b>	

**Settlement: Lavernock**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1393	A	Land at Upper Cosmeston Farm, Lavernock	0	0	576	576	0	22.20	0	0	50	50	50	0	0	0
Revised 2015 Categorisation													1	2	3	4
													0	150	426	0
<b>* TOTALS for Lavernock(Public)</b>			<b>0</b>	<b>0</b>	<b>576</b>	<b>576</b>	<b>0</b>	<b>22.20</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>150</b>	<b>426</b>	<b>0</b>

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Public**

**Settlement: St Athan**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
1381	A	Former Stadium Site/ Land adj to Burley Place, St. Athan	0	0	65	65	0	2.20	0	0	0	15	25	0	0	0
													1	2	3	4
													0	40	25	0
1383	A	Land Adjacent to Froglands Farm, Llantwit Major	0	0	90	90	0	4.40	0	0	15	30	30	0	0	0
													1	2	3	4
													0	75	15	0
1384	A	Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major	0	0	375	375	0	15.80	0	0	15	45	45	0	0	0
													1	2	3	4
													0	105	270	0
<b>* TOTALS for St Athan(Public)</b>			<b>0</b>	<b>0</b>	<b>530</b>	<b>530</b>	<b>0</b>	<b>22.40</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>90</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>220</b>	<b>310</b>	<b>0</b>
<b>** TOTALS for Public</b>			<b>0</b>	<b>0</b>	<b>1211</b>	<b>1211</b>	<b>0</b>	<b>47.60</b>	<b>0</b>	<b>11</b>	<b>144</b>	<b>170</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>475</b>	<b>736</b>	<b>0</b>

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

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**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Registered Social Landlord**

**Settlement: Barry**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1011	A	RAFA Club, 21, Porthkerry Road, Barry	0	0	13	0	13	0.03	0	0	0	0	0	0	0	0	0
														1	2	3	4
														13	0	0	0
1179	A	Haydock House, 1, Holton Road, Barry	0	0	15	0	15	0.00	0	0	0	0	0	0	0	0	0
														1	2	3	4
														15	0	0	0
1266	A	Barry Dock Conservative Club, Station Street, Barry	0	0	21	0	21	0.00	0	0	0	0	0	0	0	0	0
														1	2	3	4
														21	0	0	0
1290	A	Woodlands Road, Barry	0	0	27	0	27	0.00	0	0	0	0	0	0	0	0	0
														1	2	3	4
														27	0	0	0
1475	A	Provincial House, Kendrick Road, Barry	0		32	0	32	0.00	0	0	0	0	0	0	0	0	0
														1	2	3	4
														32	0	0	0
1509	A	Land at Subway Road, Barry	0		72	72	0	0.50	0	72	0	0	0	0	0	0	0
														1	2	3	4
														0	72	0	0
<b>* TOTALS for Barry(Registered Social Landlord)</b>			<b>0</b>	<b>0</b>	<b>180</b>	<b>180</b>	<b>108</b>	<b>0.53</b>	<b>0</b>	<b>72</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
														<b>108</b>	<b>72</b>	<b>0</b>	<b>0</b>

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

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**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Registered Social Landlord**

**Settlement: Llandough (Penarth)**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1288	A	Land North of Leckwith Road	0	0	40	40	0	1.00	0	40	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4		
												0	40	0	0		
<b>* TOTALS for Llandough (Penarth)(Registered Social Lan</b>			<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>1.00</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>		

**Settlement: Llangan**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1505	A	Cwrt Canna, land adjacent to Llangan Primary School, Llangan	0	13	13	13	0	0.70	0	13	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4		
												0	13	0	0		
<b>* TOTALS for Llangan(Registered Social Landlord)</b>			<b>0</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0.70</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>		

**Settlement: Penarth**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1377	A	Land at Cogan Hill, Penarth	0	0	40	40	0	0.37	0	0	0	40	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4		
												0	40	0	0		

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

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**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Registered Social Landlord**

**Settlement: Penarth**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1473	A	St. Pauls Church Hall, Arcot Street, Penarth	0	14	0	14	0.00	0	0	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											14	0	0	0			
<b>* TOTALS for Penarth(Registered Social Landlord)</b>			0	0	54	54	14	0.37	0	0	0	40	0	0	0	0	
											14	40	0	0			

**Settlement: Pentre Meyrick**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1361	A	Land at Pentre Meyrick, Pentre Meyrick	0	0	13	0	13	0.00	0	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											13	0	0	0			
<b>* TOTALS for Pentre Meyrick(Registered Social Landlord)</b>			0	0	13	13	13	0.00	0	0	0	0	0	0	0	0	
											13	0	0	0			

**Settlement: St Athan**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1470	A	Land off Gileston Road, St. Athan	0	18	18	0	0.60	0	0	0	0	18	0	0	0		
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											0	18	0	0			

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts  
Vale of Glamorgan Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2019**

**Market sector: Registered Social Landlord**

**Settlement: St Athan**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
<b>* TOTALS for St Athan(Registered Social Landlord)</b>			<b>0</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>0.60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>

**Settlement: Twyn Yr Odyn**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
1321	A	Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe	0	0	15	0	15	0.00	0	0	0	0	0	0	0	0	0
<b>* TOTALS for Twyn Yr Odyn(Registered Social Landlord)</b>			<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>** TOTALS for Registered Social Landlord</b>			<b>0</b>	<b>0</b>	<b>333</b>	<b>333</b>	<b>150</b>	<b>3.20</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>40</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													<b>150</b>	<b>183</b>	<b>0</b>	<b>0</b>	

**\*\*\* GRAND TOTALS**

<b>1342</b>	<b>501</b>	<b>7705</b>	<b>6363</b>	<b>628</b>	<b>210.23</b>	<b>338</b>	<b>613</b>	<b>677</b>	<b>861</b>	<b>761</b>	<b>0</b>	<b>0</b>	<b>0</b>
										<b>628</b>	<b>3250</b>	<b>1995</b>	<b>490</b>

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

## Appendix 2 – Past Completion Data

Number of homes completed on			
Year	Large Sites	Small Sites	Total Completions
2011-12	107	55	162
2012-13	108	80	188
2013-14	61	54	115
2014-15	228	44	272
2015-16	577	44	621
2016-17	757	85	842
2017-18	748	46	794
2018-19	545	78	623

## Appendix 3 - Previous Land Supply Data

Vale of Glamorgan Land Supply (TAN 1 2006 calculation)						
Year	5 year supply – Number of Homes			Number of years supply	Supply beyond 5 years –Number of homes	
	1	2	2*		3i	3ii
2011	62	1109	0	7.8	1025	77
2012	769	720	25	3.2	2198	65
2013	90	904	0	4.4	2080	0
2014	115	1386	0	7.3	1953	149

Vale of Glamorgan Land Supply (TAN 1 2015 calculation)					
Year	5 year supply Number of Homes		Number of years supply	Supply beyond 5 years –Number of homes	
	1	2		3	4
2015	140	2731	3.6	1083	149
2016	281	2673	3.6	1298	149
2017	316	4181	5.6	3080	50
2018	473	3765	5.6	2201	305
2019	628	3250	5.0	1995	490