



Llywodraeth Cymru
Welsh Government

www.cymru.gov.uk

Housing Land Availability in Wales

Summary for 2013

Planning Divison
Welsh Government
Cardiff
CF10 3NQ

E-mail: planning.division@wales.gsi.gov.uk

Planning website: [**www.wales.gov.uk/planning**](http://www.wales.gov.uk/planning)

HOUSING LAND AVAILABILITY IN WALES – SUMMARY FOR 2013

In order to ensure that sufficient land is brought forward for housing development, the Welsh Government's planning policy requires local planning authorities in Wales to identify specific, deliverable sites for the following five year period and to review this position on an annual basis through the preparation of a Joint Housing Land Availability Study (see, [Planning Policy Wales, paragraph 9.2.3 - Welsh Government website](#)). The Studies have a common base date of 1st April.

This summary presents information on the overall results from the 2013-based Joint Housing Land Availability Studies from local planning authorities. It covers data on housing land supply, use of Brownfield / Greenfield land and sites with flood risk constraints. A summary of the housing land supply position for each authority over the period 2007 – 2013 is also provided.

Summary

- The 2013 Studies show that as at 1 April 2013 eighteen out of the twenty-five local planning authorities had less than five years housing land supply.
- By comparison, sixteen local planning authorities had less than five years housing land supply in 2012, fifteen of which still have less than five years supply in 2013.
- Nine authorities have had less than five years housing land supply for three or more consecutive years (Conwy, Denbighshire, Wrexham, Pembrokeshire, Cardiff, Merthyr Tydfil, Caerphilly, Brecon Beacons National Park and Pembrokeshire Coast National Park).
- In the National Parks the use of Brownfield land for housing in 2012/13 ranges from 21 per cent in Snowdonia National Park to 94 per cent in Pembrokeshire Coast National Park. Outside the National Parks the range is from 1 per cent in Powys to 99.7 per cent in Cardiff. The equivalent ranges in 2011/12 were from 21 per cent in Snowdonia National Park to 55 per cent in Brecon Beacons National Park and from 0 per cent in Powys to 98 per cent in Cardiff, Newport and the Vale of Glamorgan.
- The range for completions on sites with flood constraints is from 0 per cent in twelve local planning authorities to 38 per cent in Newport.
- The range for projected completions on sites with flood constraints for 2013-18 is from 0 per cent in four local planning authorities to 68 per cent in Cardiff.

The data, collated from the individual published Studies for each authority, is set out in the tables below.

Contact: Planning Policy Branch, Planning Division

E-mail: planning.division@wales.gsi.gov.uk

Joint Housing Land Availability Studies by local planning authority as at 1 April 2013

Table 1. Housing Land Supply and Completions in 2012-13 by type of dwelling (a)

Local Planning Authority	Housing Land Supply -	Completions in 2012-13 on large sites only by dwelling type (c)		
	residual or <i>past build</i>	Houses	Flats	Bungalows
	rate based (b)	per cent	per cent	per cent
	years			
Isle of Anglesey	5.4	48.4	7.6	43.9
Gwynedd	4.5	69.0	13.5	17.5
Conwy	4.1	91.0	9.0	0.0
Denbighshire	3.5	98.0	0.0	2.0
Flintshire	4.1	94.0	6.0	0.0
Wrexham	3.4	83.0	17.0	0.0
Powys	3.4	93.0	3.0	4.0
Ceredigion	6.5	57.0	43.0	0.0
Pembrokeshire	4.9	..	..	..
Carmarthenshire	5.3	91.0	9.0	0.0
Swansea	3.3	62.0	38.0	0.0
Neath Port Talbot	2.6	93.0	7.0	0.0
Bridgend	5.7	98.0	2.0	0.0
The Vale of Glamorgan	4.4	65.0	35.0	0.0
Cardiff	3.2	43.0	57.0	0.0
Rhondda Cynon Taf	3.7	95.0	5.0	0.0
Merthyr Tydfil	2.9	60.0	40.0	0.0
Caerphilly	2.9	97.0	3.0	0.0
Blaenau Gwent	3.3	85.0	15.0	0.0
Torfaen	6.6	92.0	7.0	1.0
Monmouthshire	3.6	88.0	12.0	0.0
Newport	7.4	75.0	25.0	0.0
Snowdonia National Park	9.5	16.0	79.0	5.0
Brecon Beacons National Park	1.3	100.0	0.0	0.0
Pembrokeshire Coast National Park	3.0	6.0	94.0	0.0

Source: Local Authority Joint Housing Land Availability Studies 2013

(a) Percentages in this table are calculated from the charts in the Land Availability Study reports and may differ to those shown in the text of the reports

(b) The Residual Method (shown in bold) involves comparing the quantity of land agreed to be genuinely available with the remaining housing provision in the adopted development plan. The 'past building rate' method (shown in italics) is used where the plan period has expired before the study base date – it involves a comparison of available land with the number of dwellings completed in the 5 years (or longer or shorter period, as agreed by the Study Group) preceding the base date of the study (see section 7.5 of Technical Advice Note 1, Joint Housing Land Availability Studies, and paragraphs 2.10 and 2.11 of the Guidance Note on Joint Housing Land Availability Studies [Version 2, September 2012] for further details.

(c) 'Large sites' are normally defined as sites of 10 or more dwellings, but a Study Group may agree a lower limit if it believes that this is more appropriate for its area. In rural areas it has become practice to set a threshold of 5 or more dwellings (see paragraph 7.1.4 of TAN 1).

Joint Housing Land Availability Studies by local planning authority as at 1 April 2013

Table 2. Completions and proposals by land type and sites with flood constraints (a)

Local Planning Authority	Completions in 2012-13 on large sites only		Proposals on 5 year land supply sites (2013-18)		Completions in 2012-13 on large sites only - sites with flood constraints (b)		5 year land supply sites with flood constraints (2013-18)	
	Greenfield land	Brownfield land	Greenfield Land	Brownfield land	C1	C2	C1	C2
	per cent	per cent	per cent	per cent	per cent	per cent	per cent	per cent
Isle of Anglesey	28	72	54	46	0	0	3	6
Gwynedd	50	50	76	24	0	1	4	6
Conwy	59	41	36	64	3	0	30	0
Denbighshire	80	20	73	27	38	0	23	3
Flintshire	71	29	64	36	10	0	12	14
Wrexham	27	73	38	62	0	7	0	9
Powys (c)	99	1	89	11	0	0	1	0
Ceredigion	52	48	77	23	0	0	0	0
Pembrokeshire (d)	..	..	88	12	0	0	0	0.6
Carmarthenshire	63	37	69	31	0	1	0	2
Swansea	18	82	37	63	12	0	15	0
Neath Port Talbot	53	47	26	74	0	33	0	17
Bridgend	82	18	48	52	0	0	0.6	0
The Vale of Glamorgan (e)	33	67	40	60	0	0	0	0
Cardiff	0.3	99.7	10	90	11	4	66	2
Rhondda Cynon Taf	69	31	67	33	0	5	0	11
Merthyr Tydfil	17	83	27	73	0	0	0	0
Caerphilly	4	96	11	89	0	32	6	4
Blaenau Gwent	20	80	31	69	0	0	0	14
Torfaen	9	91	59	41	0	0	0	0
Monmouthshire	78	22	47	53	0	0	32	0
Newport	15	85	19	81	38	0	54	4
Snowdonia National Park	79	21	81	19	3	0	12	0
Brecon Beacons National Park	56	44	72	28	0	0	0	3
Pembrokeshire Coast National Park	6	94	37	63	0	0	0	55

Source: Local Authority Joint Housing Land Availability Studies 2013

(a) Percentages in this table are calculated from the charts in the Land Availability Study reports and may differ to those shown in the text of the reports.

(b) 'Flood constraints' are defined in accordance with TAN 15, Development and Flood Risk. The flood zones referred to are C1 (areas of the flood plain which are developed and served by significant infrastructure, including flood defences) and C2 (areas of the flood plain without significant flood defence infrastructure).

(c) The figure of 1 per cent for 5 year land supply sites with flood constraints (2013-2018) is a combined figure for sites in both C1 and C2 zones.

(d) No figures for completions were provided by these authorities.

(e) Figures shown for 'proposals on 5 year land supply sites (2013-18) for Greenfield and Brownfield land differs from that in the Vale of Glamorgan's report as it has been calculated on a different basis. The Council have used the total land supply (including sites in categories 3i and 3ii) as the denominator, whereas this report uses only the 5-year land supply sites as the denominator.

Joint Housing Land Availability Studies by local planning authority as at 1 April 2013

Table 3. Housing Land Supply by Local Planning Area 2007 to 2013 (a)

Local Planning Authority	2007	2008	2009	2010	2011	2012	2013
Isle of Anglesey	5.3	5.7	5.1	4.6	5.1	5.8	5.4
Gwynedd	5.3	5.5	6.4	5.1	5	4.8	4.5
Conwy	4.5	5.9	5.3	5.1	4.7	4.0	4.1
Denbighshire	6.3	5.4	5.2	4.6	4.5	3.5	3.5
Flintshire (b)	2.8	4.2	.	6	6.8	4.5	4.1
Wrexham	14.9	7.5	6.1	5.4	3.9	3.5	3.4
Powys	7.1	8.6	7.9	6.4	5.2	4.1	3.4
Ceredigion	3.7	3.7	4.5	4.3	5.9	5.3	6.5
Pembrokeshire (c)	6.1	5.4	5.7	4.5	4.7	4.3	4.9
Carmarthenshire	6.4	7.1	6.8	5.6	4.4	4.1	5.3
Swansea (d)	8.3	6.5	5.8	.	5.8	5.1	3.3
Neath Port Talbot	6.5	4.9	4.7	4.7	5.8	6	2.6
Bridgend	8.1	6.6	6.2	5.2	5.5	5.1	5.7
The Vale of Glamorgan	4.3	5.5	4.6	3.3	7.8	3.3	4.4
Cardiff (e)	7.9	6	4.5/ 2.6	3.4 / 2.2	2.3	2.9	3.2
Rhondda Cynon Taf	5.1	4	5.3	7.6	5.3	4.5	3.7
Merthyr Tydfil	5	5.6	4.8	4.5	3.2	3.6	2.9
Caerphilly (f)	17.3	22.5 / 3.8	21.2/ 4.2	14.2/ 3.8	4.3	3.5	2.9
Blaenau Gwent	8.9	7.8	7.1	8.9	7.9	7.6	3.3
Torfaen	10.2	9.1	9.6	5.9	4.8	6.3	6.6
Monmouthshire	3.8	5.9	5.3	4.3	5	4.4	3.6
Newport	7.2	5.3	4.6	3.5	4.3	7.0	7.4
Snowdonia National Park	6.9	6.3	5.2	5.7	7.6	9.3	9.5
Brecon Beacons National Park	4.9	3.7	3.6	3.2	2.8	1.9	1.3
Pembrokeshire Coast National Park (g)	.	.	.	.	3.8	3.5	3

Source: Local Authority Joint Housing Land Availability Studies

(a) The land supply figures in red are below the required 5-years. The land supply figures in italics were calculated using the 'past build rates' method (i.e. where the LPA does not have an adopted development plan or the plan period expired prior to the base date of the study).

(b) Flintshire did not complete a Study in 2009.

(c) The housing land supply figure includes Pembrokeshire Coast National Park for the period 2007-2010.

(d) Swansea did not complete a Study in 2010.

(e) Two figures (Residual and Past Build Rates) are included for 2009 and 2010 due to unresolved disputes within Cardiff's Study Group regarding the appropriate methodology.

(f) Two figures (Residual and Past Build Rates) are included for 2008-2010 due to unresolved disputes within Caerphilly's Study Group regarding the appropriate methodology.

(g) Pembrokeshire Coast National Park's housing land supply was prepared jointly with Pembrokeshire County Council from 2007-2010.