

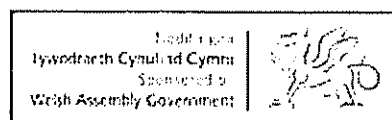


PLANNING POLICY WALES
JOINT HOUSING LAND AVAILABILITY STUDY
COUNTY BOROUGH OF BRIDGEND
30TH JUNE 2004

**Co-ordinated by the Land Development and Legal Services Division
Of the Welsh Development Agency
In cooperation with:**

**Bridgend County Borough
The House Builders Federation
Housing Associations
Welsh Water
The Environment Agency**

January 2006



JOINT LAND AVAILABILITY STUDY

COUNTY BOROUGH OF BRIDGEND- 30TH JUNE 2004

ANNUAL REPORT CO-ORDINATED BY THE LAND DEVELOPMENT AND LEGAL SERVICES DEPARTMENT OF THE WELSH DEVELOPMENT AGENCY

1. INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, which replaces the previous guidance Planning Guidance (Wales) Planning Policy (PGWPP), First Revision, April 1999, under which the study was initiated, for the County Borough of Bridgend Unitary Authority area, which came into existence on 1st April 1996.
- 1.2 Joint Housing Land Availability Studies were until April 1996 undertaken on a County/district basis in accordance with Government Guidance which commenced under Welsh Office Circular 30/80 "Land for Private Housebuilding" and was continued under Welsh Office Circular 47/84 "Land for Housing" and Planning Policy Guidance Note 3 "Land for Housing in Wales" (PPG 3 Wales) published in March 1992.
- 1.3 The report has been prepared by the Study Group in accordance with advice contained in Planning Guidance (Wales) Technical Advice Note (Wales) 1, which was first published in November 1996 and then revised in October 1997. This TAN along with all other Technical Advice Notes is under review following the publication of Planning Policy Wales in March 2002.
- 1.4 The Study Group is co-ordinated by the Land and Legal Services Department of the Welsh Development Agency. Prior to the 1st October 1998 Land Availability Studies were undertaken by the Land Authority for Wales. The Study Groups include the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings, and other bodies as appropriate.
- 1.5 The current report replaces findings for the area previously presented in the 2003 County Report for Bridgend, with information relating to a base date of 30th June 2004.
- 1.6 The study involves discussions of individual land allocations undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination,

where appropriate, of the problems inhibiting the provision of an adequate land supply.

- 1.7 The report which follows presents 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.
- 1.8 A copy of the relevant section of PPW, together with TAN (Wales) 1, are appended at Annex 4.

2. PART 1 : THE SURVEY

2.1 Requirements of Planning Policy Wales(PPW) and Technical Advice Note (Wales) 1.(TAN(W)1)

2.1.1 Planning Policy Wales : March 2002 (paragraph 9.2.5) reiterates previous guidance that there should be sufficient land genuinely available or which will 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 (Wales) 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 Operational 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 set out in structure or local plans 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 be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.

2.1.5 The definitions adopted by TAN (Wales) 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: 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 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 (Wales) 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/developers or a public body with its own firm plans for building. Also, and in line with previous practice, where because of prevailing market demand considerations the phasing of development on a site is anticipated at a rate of build which would not see the site complete within five years, the residue of the site has been placed into Category 3(i). There are, however, no physical constraints to the development of such land which could come forward for development in response to increased demand within the area.

2.2 Methodology

- 2.2.1 The Study Group met to consider all housing 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 site categorisation. Copies of the schedules, listing all individual sites considered by the Group, are published as part of the Main Report at Annex 1. The overall findings of the Group in terms of land availability are, however, set out in Table 1 which follows and is summarised below.
- 2.2.2 It should be noted that sites shown in Category 1 in Table 1 are those which are actually expected to be completed within the first year of the study period. For dwellings under construction at the base date of the study, no further estimate of when these dwellings will be completed is made. Given that these dwellings will normally be completed within two years of starting, the anticipated completions over the first two years should be taken from the figures shown in the under construction column, together with years 1 and 2 in the supplementary schedule.
- 2.2.3 Planning Policy Wales confirms earlier practice of including Category 2* sites within the 5 year supply calculations, as these sites are only constrained by the general marketing problems affecting an area, and further releases of land in these areas would not alter that position. As with last year's Study no 2* sites were identified.
- 2.2.4 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 summary Table 1, and have been taken into account in the land supply calculations presented in Part 2 of this Report.
- 2.2.5 There are no unadopted local plan allocations for Bridgend as the Ogwr Local Plan was adopted in April 1995 and all allocations are therefore included within the main schedule.

2.3 Findings

- 2.3.1 The 5 year supply in the County Borough of Bridgend as at 30th June 2004 was 3305 dwellings, 91% of which was expected to be provided on large sites. There were 282 dwellings under construction on large sites, all of which were in the private sector. 417 dwellings were

completed on large sites during the preceding year, with small sites contributing an estimated 43 additional completions.

- 2.3.2 A total of 2094 dwellings were identified on sites falling within Category 3(i) and a further 300 dwellings on sites in Category 3(ii).

FOOTNOTE - COMPLETION FIGURES

In the following analysis reference has been made to the number of completions in the year to 30th June 2004. These figures are extracted directly from the site schedule attached at Annex 1 and from which the following Table 1 is derived. However, it should be noted that these figures do not necessarily match those in Table C1 which show the official returns of completions by each former District/ new Unitary Authority to the Welsh Assembly Government.

The potential difference between these figures is explained by the difference in timescale between on site inspection of each site at or near the study base date carried out by some authorities, compared with official figures which are derived from Building Inspectors' Certificates of completion. The delay between the physical completion of a house and a certificate of completion being issued can lead to these apparent differences. As this Study deals with the position at a particular point in time, this situation may well occur year by year, however, over a reasonable period of time of say 5-10 years, the two sets of figures should balance.

The Welsh Office Statistician previously investigated discrepancies between the different sources of house completion figures and a report setting out the findings was published in 1993.

The analysis revealed in Table A later in the report is based on the site by site completion figures shown in the Supplementary Site Schedule as summarised in Table 1, together with the recorded small site completions over the past 10 years as set out in the Table E at Annex 2.

TABLE 1
UNITARY AUTHORITY

LAND AVAILABLE FOR HOUSING
AS AT 30TH JUNE 2004
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
BRIDGEND COUNTY BOROUGH

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 01/07/03 - 30/6/2004
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	5175	230.33	282	348	2207	0	2048	290	417
HOUSING ASSOCIATION – PRIVATE	0	0.00	0	0	0	0	0	0	0
PUBLIC SECTOR	86	2.47	0	0	30	0	46	10	0
HOUSING ASSOCIATION-PUBLIC	140	4.65	0	0	140	0	0	0	0
TOTAL	5240	237.45	282	348	2377	0	2094	300	417

TOTAL DWELLINGS AVAILABLE :	PRIVATE SECTOR	2837
	HOUSING ASSOCIATION SECTOR - PRIVATE	0
	PUBLIC SECTOR	30
	HOUSING ASSOCIATION - PUBLIC	140
	TOTAL	3007

FOOTNOTE: Small Sites (sites of less than 10 dwellings)

- 1) 43 dwellings were estimated to have been completed on small sites between 1/7/03 and 30/6/04.
- 2) Small sites are assumed to contribute a further 298 dwellings plots to the amount of land available for housing over the next 5 years.

Total land available : Large and small sites – Five year total - **3305**

3. PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY

3.1 Basis for Comparison

3.1.1 The land supply position has been assessed against the policy provisions of the Mid Glamorgan Replacement Structure Plan (Review No.2) 1991-2006, which incorporates the Proposed Modifications to the Deposited Plan, and which has been adopted by Bridgend County Borough Council. Table A sets out the Group's land supply assessment in respect of Bridgend County Borough, using the residual method prescribed in TAN (Wales) 1.

3.1.2 It has been customary in the past, and is considered useful by the Group, to indicate how past levels of completions compare with proposed Structure Plan levels of provision. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. A comparison of past completion rates with the requirements of the Mid Glamorgan Replacement Structure Plan (Review No.2) is presented in Table B.

3.2 Results of Comparison

3.2.1 On the residual method, based on the adopted Structure Plan forecast of need, the supply of readily available land in the County Borough of Bridgend at 30th June 2004 stood at 10.7 years (see Table A).

TABLE A - COUNTY BOROUGH OF BRIDGEND

**AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING
IN BRIDGEND AT 30TH JUNE 2004
BASED ON MID GLAMORGAN REPLACEMENT STRUCTURE PLAN 1991-2006
(AS ADOPTED BY BRIDGEND COUNTY BOROUGH COUNCIL)**

COUNTY BOROUGH	STRUCTURE PLAN ALLOCATION 1991-2006 a	COMPLETIONS MID4 b	REMAINDER MID 2004-2006 c (a-b)	5 YEAR REQUIREMENT d= c+ (a/15*3) (d=121+1420)	TOTAL ANNUAL BUILDING REQUIREMENT e=d/5	TOTAL LAND AVAILABLE f	TOTAL LAND SUPPLY IN YEARS g=f/e
BRIDGEND	7100	6979	121	1541	308	3305	10.7

NOTE:

Column a- Mid Glamorgan Replacement Structure Plan (1991-2006) figures

Column b- Source: County Borough of Bridgend Planning Department

Column c – In line with TAN 1

Column d – In line with TAN 1 where less than 5 years left of the allocation period

4. PART 3 - COMMENTARY

4.1 Introduction

4.1.1 As indicated in paragraph 3.2.1, the Group agreed to assess the existing land supply position against the requirements of the Mid Glamorgan Replacement Structure Plan, as adopted by Bridgend County Borough. As in previous years an alternative perspective has also been provided by comparing the agreed land supply against past building rates.

4.2 Performance of the House Building Industry in Bridgend 1991-2004

4.2.1 The assessment of demand remains a critical area. Calculations are supposed to take account of it, and the Replacement Structure Plan forecasts partially reflect it. Past building rates give an indication of what demand has been in the past, but do not indicate how far the demand pressure has been met, nor what it will be in the future.

4.2.2 The Group has agreed that the revised figures set out in the Replacement Structure Plan provide the relevant assessment against which the current supply should be measured until formally replaced by an adopted Unitary Development Plan (UDP) for Bridgend County Borough. Table B identifies the most recent level of housing completions and compares this with the Replacement Structure Plan Housing Requirements for the first 10 years of the Plan period. It shows that recent levels of completions in the Bridgend County Borough area have been ahead of the policy requirement when compared with measured completions by the County Borough – Table A (Column b). Official Welsh Assembly Government returns based on certified completions also indicate that the Replacement Structure Plan requirement for the period 1991-2002 have essentially been met (see Table B column (c) (ii)).

TABLE B

**HOUSEBUILDING PERFORMANCE - RECENT HOUSING
COMPLETIONS RELATIVE TO REPLACEMENT STRUCTURE PLAN
REQUIREMENTS - 1991-2006**

County Borough	Replacement Structure Plan Requirement 1991-2004 Units (a)	Housing Completions Mid 91- Mid 2004 (13 Years) Units (b)		Percentage Of Requirement Built Mid 1991-2002 (%) (c)	
		(i)	(ii)	(i)	(ii)
Bridgend	6153	6979	6636	113 %	108%

- (a) Annual Requirement Replacement Structure Plan 1991- 2006 (x 13)
- (b) Housing Completions
 - (i) Taken from Table A (Column b) based on measured completion by County Borough and former District Planning Departments
 - (ii) Official WO / WAG returns based on certified completions (refer to FOOTNOTE following Paragraph 2.32 for explanation of difference)
- (c) (b) As percentage of (a)

4.2.3 In Table B both sets of completion figures have been used to set against the Policy Requirements of the Replacement Structure Plan. The Group have agreed to use the County Borough of Bridgend Planning Department's completion figures recorded for both large and small sites in future years to provide a consistent approach over the longer term. The tables which follow show the two sets of completion figures (i.e. Welsh Assembly Government returns as well) for comparison purposes only. A full set of completion figures for Bridgend over the past ten years as recorded by the Local Planning Authority is set out at Table E.

**TABLE C
COUNTY BOROUGH OF BRIDGEND
AVERAGE GROSS COMPLETIONS 1990-2004**

C1	MID 1990-91	MID 1991-92	MID 1992-93	MID 1993-94	MID 1994-95	MID 1995-96	MID 1996-97	MID 1997-98	MID 1998-99	MID 1999-00	MID 2000-01	MID 2001-02	MID 2002-03	MID 2003-04
Bridgend	659	532	633	607	608	499	429	292	686	586	678	573	396	460

Source : Bridgend Planning Department figures as used in Table A, and shown at Annex 2 (Table E)

C2	MID 1990-91	MID 1991-92	MID 1992-93	MID 1993-94	MID 1994-95	MID 1995-96	MID 1996-97	MID 1997-98	MID 1998-99	MID 1999-00	MID 2000-01	MID 2001-02	MID 2002-03	MID 2003-04
Bridgend	409	632	421	601	597	455	539	209	331	448	671	745	541	446

Source : Official Welsh Assembly Government Returns

(refer to FOOTNOTE following Paragraph 2.32 for explanation of difference in figures shown above)

4.2.4 In terms of the purpose of this Study, a look at recent building rates in isolation is less helpful than comparing these building rates with the agreed land supply position. This latter comparison has been carried out by the Group in previous studies and forms part of the guidance issued by the Welsh Assembly Government.

4.2.5 Table D, which follows, compares the average annual housing completion figures shown in Table C with the land which is agreed by the Group to be available under the terms of TAN(Wales) 1. The comparison featured in columns (c) and (d) of the table may be contrasted with the results shown in Table A.

TABLE D

COMPARISON OF FIVE YEAR SUPPLY IN THE COUNTY BOROUGH OF BRIDGEND WITH RECENT COMPLETION RATES (GROSS COMPLETIONS)

COUNTY BOROUGH	LAND AVAILABLE IN 5 YEARS (B)	AVERAGE ANNUAL COMPLETIONS MID 1991-2004 (C)		YEARS SUPPLY OF LAND (D)	
		(i)	(ii)	(i)	(ii)
Bridgend	3305	536	510	6.2	6.5

NOTE : AVERAGE ANNUAL COMPLETIONS FIGURE SHOWN :-
 IN COLUMN (c)(i) DERIVED FROM BRIDGEND PLANNING DEPARTMENT RETURNS AS SHOWN IN TABLE C1.
 IN COLUMN (c)(ii) DERIVED FROM OFFICIAL WELSH ASSEMBLY GOVERNMENT RETURNS AS SHOWN IN TABLE C2.

4.3 Small Sites

4.3.1 Technical Advice Note(Wales) 1, indicates that the small sites allowance needs to be clearly justified on the basis of past levels of actual completions. Past completions for small sites have been recorded over the previous ten years as shown at Annex 2.

4.3.2 By using definitive small site completion figures together with the observed site completions shown on the supplementary schedules, a more accurate assessment of total completions for the County Borough of Bridgend is provided. Table E at Annex 2 indicates the housing completions over the last 13 years in terms of large and small sites. These form the basis of the figures which have been used in Table A (from 1991 to the base date) to assess the land supply position.

4.4 Summary of the Land Availability Position in Bridgend as at 30th June 2004

4.4.1 Table A shows the land supply in Bridgend to be 10.7 years when measured against the housing requirements of the Replacement Structure Plan.

4.4.2 On the basis of past housing completions (See Table D) the County Borough's formally agreed land supply of 3305 dwellings would provide a 6.2 year supply based on the past completion rates recorded by the Council's Planning Department (*or alternatively 6.5 year supply based on the Welsh Assembly Government housing completion figures*) The information on past completions from the County Borough Planning Department site records over the last 10 years is set out in Table E at Annex 2.

4.4.3 The house building completion rates of the large and small sites in the past two years has fallen below the annual average rate experienced over the plan period from 1991 as shown in Table E, Annex 2. This position will be kept under review.

5. CONCLUSIONS

5.1 Land Availability in Bridgend County Borough as at 30th June 2004

- 5.1.1 For the purposes of this study, the Group's assessment has been based upon the proposed housing requirements of the Replacement Structure Plan. Next year the recently adopted Bridgend UDP will provide an up to date policy basis for the assessment.
- 5.1.2 Comparison of the agreed land supply against the proposed housing requirement of the Replacement Structure Plan indicates that Bridgend has sufficient housing land available to provide for a five year supply, with a 10.7 year supply identified.
- 5.1.3 Comparisons have also been made with recent housing completion rates which indicate that there remains an overall more than sufficient supply to cater for the level of housing completions experienced in Bridgend throughout the plan period in Bridgend County Borough as a whole.
- 5.1.4 Based on the Replacement Structure Plan Requirements the Group concluded that overall there is a sufficient supply of housing land available in the Bridgend County Borough Council area to meet the five year land supply requirements.

JOINT HOUSING LAND AVAILABILITY STUDY

SUPPLEMENTARY SITE SCHEDULE:

BRIDGEND COUNTY BOROUGH

AS AT 30TH JUNE 2004

Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	2005	2006	2007	2008	2009	2'	3(i)	3(ii)
							Categorisation							

PRIVATE SECTOR

LLYNFI VALLEY

OGWR LP	EAST OF WESLEY STREET,H8(15)	0	30	30	1.10	0	0	0	0	0	0	0	30	0
Total CAERAU		0	30	30	1.10	0	0	0	0	0	0	0	30	0

OGWR LP	GLAN-YR-AFON,H8(6)	0	78	78	2.10	0	0	0	0	0	0	0	78	0
Total CWMFELIN		0	78	78	2.10	0	0	0	0	0	0	0	78	0

OGWR LP	CROWN RD,MAESTEG,UDP H1 (30)	0	25	25	1.20	0	0	0	6	6	0	0	7	0
03/0065	FORMER LLYNFI HOSPITAL,UDP H1 (75)	0	24	24	1.49	0	0	8	8	0	0	0	0	0
04/127/OUT	LAND AT MAESTEG SOCIAL CLUB,BRIDGEND ROAD, UDP H1 (76)	0	10	10	0.36	0	0	0	5	5	0	0	0	0
OGWR LP	R/O COMMERCIAL ST.,H8(14)	0	25	25	0.20	0	0	0	0	0	0	0	25	0
OGWR LP	SOUTH OF PRINCESS ST,H8(18)	0	20	20	0.60	0	0	0	3	4	2	0	11	0
95/0141	THE COED,BETHANIA STREET/UDP H1 (32)	0	112	2	0.00	2	0	0	0	0	0	0	0	0
OGWR LP	WEST OF BETHANIA ST,UDP H1 (32)	0	23	22	0.52	10	4	4	4	0	0	0	0	0
OGWR LP	WEST OF LIBRARY ROAD H8(12),GREENFIELD TERRACE	0	20	20	0.36	0	0	0	0	0	0	0	20	0
OGWR LP	YR YSFA,H8(3)	0	120	120	4.00	0	0	0	0	0	0	0	0	120
Total MAESTEG		0	379	268	8.73	12	4	12	26	23	8	0	63	120

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation						3(i)	3(ii)
							2005	2006	2007	2008	2009	2		
99/0074	BROADLANDS (AREAS X & Y),UDP H1 (24)	0	10	5	0.37	0	5	0	0	0	0	0	0	0
00/1042	BROADLANDS (AREA Z),	0	10	10	0.67	0	0	0	3	3	4	0	0	0
OGWR BOROUGH	BROADLANDS CAE GLEISON,	0	300	300	14.64	0	0	0	60	60	80	0	100	0
p/02/781/FUL	BROADLANDS FAWR AREA MM, L.P.	34	66	32	0.35	24	8	0	0	0	0	0	0	0
p/02/476	BROADLANDS FAWR AREA NN,	64	64	0	0.00	0	0	0	0	0	0	0	0	0
p/02/997/res	BROADLANDS FAWR AREA PP,	5	5	0	0.00	0	0	0	0	0	0	0	0	0
95/1097	BROADLANDS REMAINDER,95/1097	0	80	80	2.98	0	0	20	20	20	20	0	0	0
OGWR LP	CEFN GLAS RD, UDP H1 (1),	0	10	10	0.10	0	0	0	0	0	10	0	0	0
00/235	CEFN GLAS ROAD (NORTH),UDP H1 (68)	0	70	70	3.16	0	0	26	22	22	0	0	0	0
P/01/96/OUT	CHARLES STVERNON ST.,H3(29)	0	86	86	3.90	0	0	20	20	20	26	0	0	0
OGWR LP	CONCRETE WORKS,WYNDHAM CR.,BRACKLA, H3(8)PT.	0	10	10	0.54	0	0	0	0	0	0	0	0	10
P/02/929/OUT	COYCHURCH RD, LAND EAST OF ,MASONIC HALL	0	190	190	7.70	0	0	48	48	48	46	0	0	0
80/0447	FENWICK DRIVE,BRACKLA, UDP H1 (2)	0	29	2	0.00	2	0	0	0	0	0	0	0	0
OGWR LP	FORMER REME STORES SITE,LITCHARD H3(65)	0	120	120	3.07	0	0	0	0	0	0	0	0	120
P/02/376/OUT	LAND OFF PRINCESS WAY,BRACKLA BRIDGEND H1 (64)	0	78	78	1.52	25	25	28	0	0	0	0	0	0
89/1642 (86/133)	LOWER TREMANS,BRACKLA,"BRIARFIELDS"UDP H1 (4)	1	123	8	0.39	2	6	0	0	0	0	0	0	0
OGWR LP	NORTH EAST BRIDGEND,H4(2), UDP H1 (25) PARK DERWEN	0	1500	1500	84.60	0	0	30	60	150	150	0	1110	0
P/02/678/FUL	QUARELLA ROAD, BRIDGEND,H1 (85)	0	10	10	0.28	0	0	5	5	0	0	0	0	0
OGWR LP	QUARELLA ROAD UDP H1 (18),FORMER NURSES HOSTEL	0	30	30	0.55	0	0	0	0	0	0	0	30	0
02/400/FUL	SOUTH OF JOSLIN ROAD,H1 (65)	0	30	30	1.10	0	0	10	10	10	0	0	0	0
87/1540	THE ROWANS,BRACKLA, UDP H1 (3)	1	183	3	0.13	3	0	0	0	0	0	0	0	0
P/02/250/FUL	TREMANS FARM BRACKLA BRIDGEND,	0	104	104	4.22	0	30	30	30	14	0	0	0	0
P/02/1332/OUT	WATERTON HALL, WATERTON LANE,BRIDGEND H1 (86)	0	22	22	1.25	0	10	12	0	0	0	0	0	0
Total BRIDGEND		206	3948	3000	144.51	142	178	308	319	347	336	0	1240	130

Bridgend

Residential Land Availability Schedule

Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Heclares Rmng	U/C	Categorisation					3(i)	3(ii)
							2005	2006	2007	2008	2009		

OGWR LP	MAENDY FARM(I),UDP H1 (14)	0	200	200	7.40	0	0	0	20	30	30	0	120	0
91/0607	MAENDY FARM,UDP H1 (6)	0	50	50	1.67	14	36	0	0	0	0	0	0	0
Total BRYNCETHIN		0	250	250	9.27	14	36	0	20	30	30	0	120	0

02/1112	LAND AT GAS WORKS TERRACE,UDP H1 (50)	17	23	6	0.19	6	0	0	0	0	0	0	0	0
Total BRYNMENYN		17	23	6	0.19	6	0	0	0	0	0	0	0	0

P/03/1503/FUL	ADJACENT 21 CROWN ROAD,UDP H1 (12)	0	19	14	0.81	0	0	7	7	0	0	0	0	0
89/0622	BRYNDU DEVT(EAST),UDP H1 (8)	2	34	6	0.30	1	5	0	0	0	0	0	0	0
00/834	WATERHALL ROAD,UDP H1 (17)	0	15	15	0.50	3	0	0	5	5	2	0	0	0
Total KENFIG HILL		2	68	35	1.61	4	5	7	12	5	2	0	0	0

P/04/538/OUT	MARLAS FARM, NORTH CORNELLY,BRIDGEND	0	279	279	10.19	0	19	65	65	65	65	0	0	0
02/217	YSGOL Y FERCH OSKER H1 67,	47	70	0	0.00	0	0	0	0	0	0	0	0	0
Total NORTH CORNELLY		47	349	279	10.19	0	19	65	65	65	65	0	0	0

Sites with Planning Permission or in Adopted Plans
as at 30-Jun-2004

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Heclaies Rmng	U/C	Categorisation						3(i)	3(ii)
							2005	2006	2007	2008	2009	2		
02/596/OUT	GREENACRE DRIVE,H3(17)	0	10	10	0.40	0	0	5	0	0	0	0	0	0
00/944	LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	46	275	197	13.39	3	30	30	29	30	0	0	75	0
02/235	LAND SOUTH WEST OF JUNCTION 35,M4, PENCOED (BOCAM PARK)	74	106	32	0.13	28	4	0	0	0	0	0	0	0
OGWR LP	PENYBONT ROAD,H3(41)	0	40	40	1.70	0	0	0	0	0	0	0	0	40
OGWR LP	WOODSTOCK GARDENS,EXT 2,UDP H1 (7) (PART)	5	27	0	0.00	0	0	0	0	0	0	0	0	0
Total PENCOED		125	458	279	15.62	31	34	35	34	30	0	0	75	40
P/03/354/FUL	TYNCOED FARM, SARN,BRIDGEND	0	27	27	1.25	0	0	10	17	0	0	0	0	0
Total SARN		0	27	27	1.25	0	0	10	17	0	0	0	0	0
02/260	ADJ.SOUTHMEAD, PORTHCAWL,ROAD H3(43)	0	10	10	0.45	0	0	5	5	0	0	0	0	0
97/0709	BP GARAGE, OFF PORTHCAWL RD,UDP H1 (77)	18	18	0	0.00	0	0	0	0	0	0	0	0	0
Total SOUTH CORNELLY		18	28	10	0.45	0	0	5	5	0	0	0	0	0
99/20	LAND OFF MAESTEG ROAD,UDP H1 (51)	0	210	210	6.46	16	20	23	0	0	0	0	151	0
00/1004	LAND TO THE R/O BRYN ROAD,TONDU	0	21	21	0.63	9	9	3	0	0	0	0	0	0
Total TONDU		0	231	231	7.09	25	29	26	0	0	0	0	151	0
Total Mid Ogwr		415	5382	4117	190.18	222	301	456	472	477	433	0	1586	170

Sites with Planning Permission or in Adopted Plans
as at 30-Jun-2004

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					3(i)	3(ii)
							2005	2006	2007	2008	2009		
92/1001,93/1112	ADJ TO WAUNWEN, BETTWS ROAD,H10(18)	0	32	32	1.11	0	0	0	5	6	0	16	0
01/913	LAND AT TY-NANT,LLANGEINOR H1 (82)	0	10	10	0.06	0	0	2	3	0	0	0	0
99/13	SOUTH OF GRAIGLAS,H10(14)	0	32	32	1.45	0	0	0	0	0	0	32	0
Total LLANGEINOR		0	74	74	2.62	0	0	2	7	9	0	48	0
P/03/1354	CWRT COLMAN ST.,H10(1)	0	21	21	1.65	0	0	6	6	3	0	0	0
OGWR LP	GARON TERRACE,H10(7)	0	18	18	0.58	0	0	0	0	0	0	18	0
99/805	HEOL Y FEDWEN/HAUL BRYN,UDP H1 66)	0	18	18	0.64	0	0	0	3	3	0	9	0
OGWR LP	WAUNWEN,UDP H1 (40)	0	70	70	2.20	0	0	0	0	0	0	70	0
Total NANTYMOEL		0	127	127	5.07	0	0	6	9	6	0	97	0
02/15	BRYN ROAD OGMORE VALE,	0	10	10	0.43	0	1	2	2	3	0	0	0
P/04/252/FUL	FRONWEN TERRACE,H10(8)	0	11	11	0.51	0	0	6	5	0	0	0	0
P/03/699/RES	TYNEWYDD SCHOOL, SCHOOL ROAD,OGMORE VALE	0	16	16	0.31	0	0	16	0	0	0	0	0
Total OGMORE VALE		0	37	37	1.25	0	1	24	7	3	0	0	0

Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	Hectares Remaining	U/C	Categorisation					3(i)	3(ii)	
							2005	2006	2007	2008	2009			2
OGWR LP	EAST OF UPPER ADARE ST,UDP H1 (43)	0	18	13	0.43	0	0	0	0	0	0	0	13	0
P/04/334/FUL	FORMER SCHOOL HILL VIEW,PONTYCYMMER	0	10	10	0.27	0	0	5	0	0	0	0	0	0
OGWR LP	VICTORIA STREET,H10(3)	0	41	41	1.12	0	0	0	0	0	0	0	41	0
OGWR LP	WOOD STREET,UDP H1 (37)	0	10	10	0.30	0	0	0	0	0	0	0	10	0
Total PONTYCYMMER		0	79	74	2.12	0	0	5	0	0	0	0	64	0
OGWR LP	LLUEST SCHOOL, BRYN,COTTAGE,H10(23)	0	11	11	0.30	0	0	0	0	0	0	0	11	0
Total PONTYRHYL		0	11	11	0.30	0	0	0	0	0	0	0	11	0
91/0266	NORTH OF ABER COTTAGES,OGWY ST,UDP H1 (41)	0	14	6	0.43	2	1	2	1	0	0	0	0	0
Total PRICETOWN		0	14	6	0.43	2	1	2	1	0	0	0	0	0
98/923	FORMER OGMORE LOWER,COMPREHENSIVE SCHOOL, H1 (38)	0	16	7	0.15	2	3	2	0	0	0	0	0	0
OGWR LP	SOUTH OF WOODLAND ST.,H10(22)	0	14	14	0.45	0	0	0	0	0	0	0	14	0
Total WYNDHAM		0	30	21	0.62	2	3	2	0	0	0	0	14	0
Total Ogmore and Garw Valleys		2	522	487	20.48	6	30	75	43	33	23	0	277	0

Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					3(i)	3(ii)	
							2005	2006	2007	2008	2009			
PORTHCAWL AND COASTAL VALE														
83/1323	AUSTIN AVE/BRIDGEND ROAD,NEWTON, UDP H1 (26)	0	84	3	0.17	0	3	0	0	0	0	0	0	0
P/03/1357/FUL	FORMER SEA BANK HOTEL,CAR PARK, THE GREEN AVE	0	48	48	0.97	0	0	48	0	0	0	0	0	0
OGWR LP	FRONTING MACKWORTH RD,UDP H1 (58)	0	24	24	0.26	0	0	0	24	0	0	0	0	0
P/03/887/FUL	LOCK LANE (LAND ADJ),PORTHCAWL	0	40	40	5.38	0	10	30	0	0	0	0	0	0
OGWR LP	MACKWORTH ROAD,BEACHSIDE,UDP H1 (58)	0	12	12	0.27	0	0	0	12	0	0	0	0	0
BRGD UDP	THE ESPANADE HOTEL,PORTHCAWL H1 (87)	0	42	42	0.00	42	0	0	0	0	0	0	0	0
Total PORTHCAWL		0	250	169	7.05	42	13	78	0	36	0	0	0	0
Total Porthcawl and Coastal Vale		0	250	169	7.05	42	13	78	0	36	0	0	0	0
Total Private Sector		417	6667	5175	230.33	282	348	621	545	573	468	0	2048	290

Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	2005	2006	2007	2008	2009	2*	3(i)	3(ii)
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PUBLIC SECTOR

LLYNFI VALLEY

OGWR LP	WEST OF LANSBURY CLOSE.H8(17)	0	30	30	1.10	0	0	0	0	0	0	0	30	0
Total MAESTEG		0	30	30	1.10	0	0	0	0	0	0	0	30	0
Total Llynfi Valley		0	30	30	1.10	0	0	0	0	0	0	0	30	0

OGMORE AND GARW VALLEYS

OGWR LP	FORMER LLANHARAN CINEMA, OXFORD ST. H10(6)	0	10	10	0.10	0	0	0	0	0	0	0	0	10
OGWR LP	REMAINDER OF LOWER ADARE ST., JDP H1 (36)	0	23	16	0.77	0	0	0	0	0	0	0	16	0
Total PONTYGYMMER		0	33	26	0.87	0	0	0	0	0	0	0	16	10
Total Ogmere and Garw Valleys		0	33	26	0.87	0	0	0	0	0	0	0	16	10

PORHCRAWL AND COASTAL VALE

Bridgend

**Residential Land Availability Schedule
Sites for 10 or more units**

**Sites with Planning Permission or in Adopted Plans
as at 30-Jun-2004**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rm1g	Hectares Rm1g	U/C	Categorisation					3(i)	3(ii)
							2005	2006	2007	2008	2009		

HOUSING ASSOCIATION, PUBLIC

LLYNFI VALLEY

OGWR LP	GLANAVON TERRACE, H8(5)	0	28	13	0.32	0	0	0	13	0	0	0	0	0
Total NANTYFYLLON		0	28	13	0.32	0	0	0	13	0	0	0	0	0
Total Llynfi Valley		0	28	13	0.32	0	0	0	13	0	0	0	0	0

MID OGWR

	BROADLANDS AREA G2,	0	46	46	1.15	0	0	0	46	0	0	0	0	0
Total BRIDGEND		0	46	46	1.15	0	0	0	46	0	0	0	0	0

00/1079 BRYNDU DEVT CENTRAL, UDP H1(9),

	BRYNDU DEVT CENTRAL, UDP H1(9),	0	113	81	3.19	0	0	0	30	25	26	0	0	0
Total KENFIG HILL		0	113	81	3.19	0	0	0	30	25	26	0	0	0
Total Mid Ogwr		0	159	127	4.33	0	0	0	76	25	26	0	0	0

Sites for 10 or more units

Sites with Planning Permission or in Adopted Plans

as at 30-Jun-2004

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation				3(i)	3(ii)
							2005	2006	2007	2008		

Total Housing Association, Public							0	187	140	4.65	0	0	76	38	26	0	0	0	0
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TABLE E

LARGE AND SMALL SITE COMPLETIONS INFORMATION
 (as supplied by Bridgend C.B.C. Planning Department)

Last 14 Years Actual Completions : 1st July 1990 – 30th June 2004.

ANNUAL COMPLETIONS

<i>LARGE SITES</i>	PERIOD	<i>SMALL SITES</i>
621 UNITS	1990/91	38 UNITS
	START OF PLAN PERIOD	
478 UNITS	1991/92	54 UNITS
522 UNITS	1992/93	111 UNITS
582 UNITS	1993/94	25 UNITS
597 UNITS	1994/95	11 UNITS
447 UNITS	1995/96	52 UNITS
376 UNITS	1996/97	53 UNITS
260 UNITS	1997/98	32 UNITS
589 UNITS	1998/99	97 UNITS
	5 YEAR PERIOD	
521 UNITS	1999/2000	65 UNITS
613 UNITS	2000/2001	65 UNITS
498 UNITS	2001/2002	75 UNITS
346 UNITS	2002/2003	50 UNITS
417 UNITS	2003/2004	43 UNITS
6867 UNITS	TOTAL (14 years)	771 UNITS
6246 UNITS	TOTAL (13 Years Plan Period)	733 UNITS
491 pa	ANNUAL AVERAGE Over 14 Years	55 pa
480 pa	ANNUAL AVERAGE Over 13 years Plan Period	56pa

Total Completions (Last 5 Years - Large and Small sites) - 2693 UNITS

Average large site completions over last five years (ie 2395 / 5) = 479 p.a.

Average small site completions over last five years (ie 298/5) = 60 p.a.

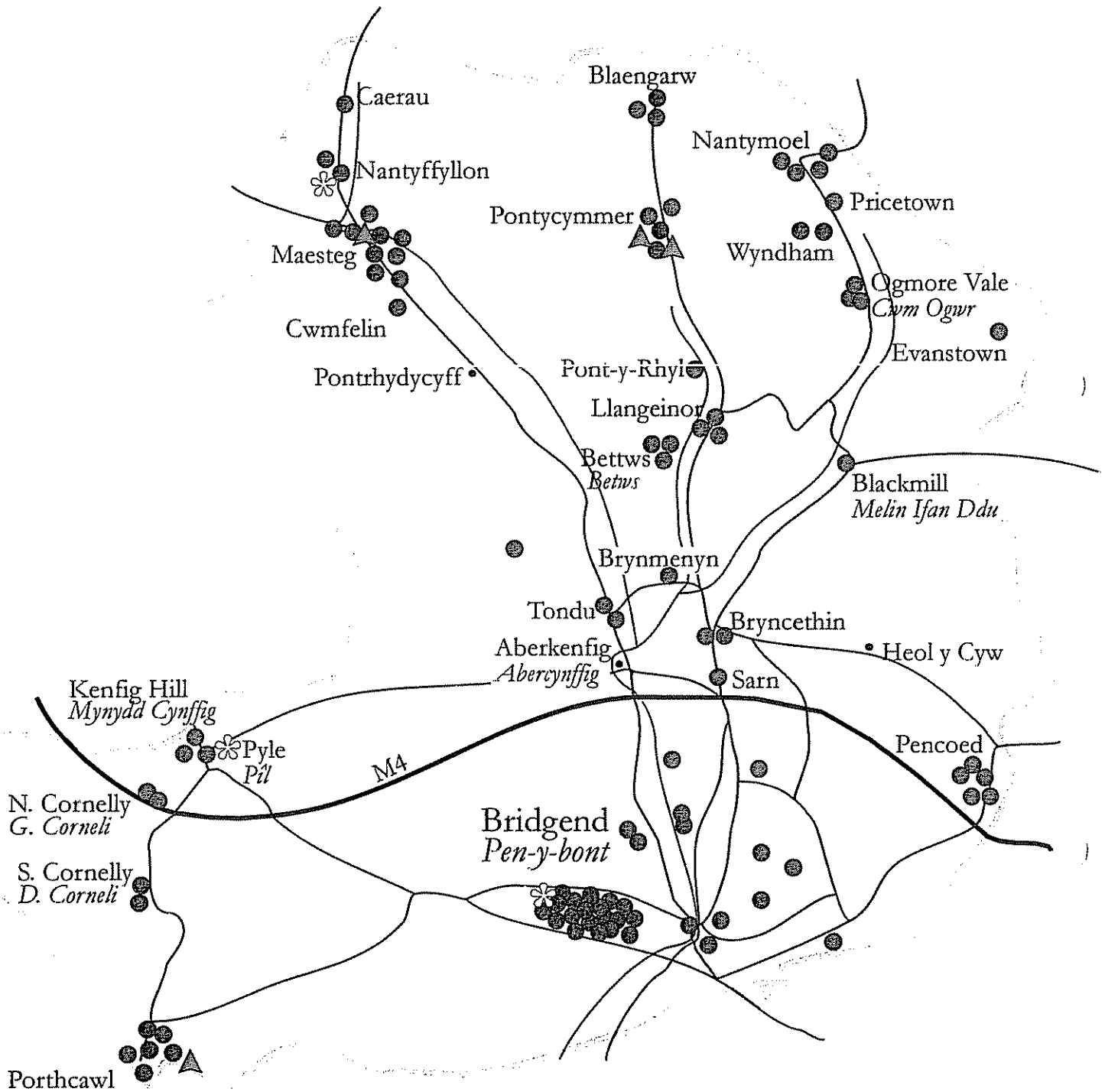
**A BREAKDOWN OF THE
PHASED DEVELOPMENT AT
BROADLANDS.**

BROADLANDS - BRIDGEND STUDY - 2004

Area	Built 03-04	Total	Remaining	Area Rem.	u/c	CATEGORISATION					3i and 3ii
						2005	2006	2007	2008	2009	
A	0	177	0	0							
AA	0	102	5	0.17	4	1					
B	0	129	0	0.0							
C	0	100	0	0.0							
CC	31	99	66	3.01	22	22					
D & S	19	90	42	1.31	15	20	7				
DD	3	17	2	0.24	2						
E & N	0	87	0	0.0							
EE	10	10	0	0							
F	9	96	87	3.65	16	25	25	21			
FF	0	36	0	0.0							
G1 & G2	23	86	42	1.12		46					
H	15	93	0	0.0							
HH	0	36	0	0.0							
I	0	34	0	0.0							
JJ	2	35	0	0							
K	0	60	0	0.0							
KK	0	24	0	0.0							
L & M	11	85	0	0.00							
LL	0	70	70	2.98		25	25	20			
P & Q	3	120	0	0							
R	0	30	0	0.0							
T, BB	0	28	0	0.0							
U	0	53	0	0.0							
W	0	58	0	0.0							
X & Y	0	10	5	0.37		5					
Z	0	10	10	0.67				3	3	4	
MM	34	66	32	1.41	24	8					
NN	50	64	0	0							
PP	5	5	0	0							
Cae Gleision	0	300	300	14.64				60	60	80	100
Rem.95/1097	0	80	80	2.98			20	20	20	20	
(Including GG & V)											
Totals	215	2290	741	32.551	83	152	99	124	83	104	100

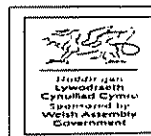
ANNEX 4

**Bridgend
Joint Housing Land Availability
Sites Map**



- Private
Preifat
- ▲ Public
Cyhoeddus
- ✿ Housing Association
Cymdeithas Tai

30th June 2003
30ed Mehefin 2003



ANNEX 5

EXTRACTS FOM PLANNING POLICY WALES:

MARCH 2002

AND

TECHNICAL ADVICE NOTE 1

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

Contents

	Paragraph Number
<u>Introduction</u>	1
<u>Joint Housing Land Availability Studies</u>	5
<u>Preparation of a Joint Housing Land Availability Study</u>	13
<u>Cancellation</u>	29

Introduction

Reference

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:

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.

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.⁷ 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.