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# Housing Land Availability in Wales

Summary for 2014

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## HOUSING LAND AVAILABILITY IN WALES – SUMMARY FOR 2014

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). The Studies have a common base date of 1<sup>st</sup> April.

This summary presents information on the overall results from the 2014-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 five-year period 2010 – 2014 is also provided at Annex 1.

### Summary

- The 2014 Studies show that as at 1 April 2014 18 out of the 25 local planning authorities had less than 5 years housing land supply.
- 18 local planning authorities also had less than 5 years housing land supply in 2013, 14 of which still have less than 5 years supply in 2014.
- 11 local planning authorities have had less than 5 years housing land supply for three or more consecutive years.
- Outside the National Parks the use of Brownfield land for housing in 2013/14 ranges from 6 per cent in Powys to 100 per cent in Newport. In the National Parks the range is from 1 per cent in Brecon Beacons National Park to 67 per cent in Pembrokeshire Coast National Park.
- The range for completions on sites with flood constraints is from 0 per cent in 10 local planning authorities to 53 per cent in Cardiff.

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

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Local Planning Authority	Housing Land Supply – residual or past building rate based <sup>1</sup>  years	Completions in 2013-14 on large sites <sup>2</sup> by dwelling type  per cent			Completions in 2013-14 on large sites  per cent		Proposals on 5 year land supply sites (2014-19)  per cent		Completions in 2013-14 on large sites – sites with flood constraints <sup>3</sup>  per cent		5 year land supply sites with flood constraints (2014-19)  per cent	
		Houses	Flats	Bungalows	Greenfield land	Brownfield land	Greenfield land	Brownfield land	C1	C2	C1	C2
Isle of Anglesey	4.7	61	19	20	34	66	29	71	0	16	3	4
Gwynedd	3.7	79	10	11	57	43	69	31	11	1	5	0
Conwy	4.8	39	59	2	26	74	60	40	18	0	1	2
Denbighshire	1.8	41	35	24	52	48	83	17	0.4	0	2	0.5
Flintshire	3.7	Not available										
Wrexham	3.1	79	19	2	15	85	42	58	0	19	0	5
Powys	1.5	92	3	5	94	6	86	14	2		1.3	
Ceredigion	3.7	51	49	0	45	55	88	12	0	0	0	0

<b>Pembrokeshire</b>	<b>5.3</b>	Not available			78	22	87	13	0	0	0	1.2
<b>Carmarthenshire</b>	<b>4.9</b>	96	1.6	2.4	70	30	68	32	0	<1	0	1.5
<b>Swansea</b>	<b>2.7</b>	70	30	0	29	71	41	59	36	0	17	0
<b>Neath Port Talbot</b>	<b>2.5</b>	75	25	0	28	72	23	77	0	6	0	5
<b>Bridgend</b>	<b>6.0</b>	17	83	0	57	43	39	61	0	0	0	0
<b>Vale of Glamorgan</b>	<b>7.3</b>	69	31	0	27	73	47	53	0	0	0	0
<b>Cardiff</b>	<b>3.6</b>	19	81	0	9	91	13	87	41	12	44	< 1
<b>Rhondda Cynon Taf</b>	<b>2.8</b>	75	24	1	56	44	59	41	0	13	0	9
<b>Merthyr Tydfil</b>	<b>2.5</b>	87	13	0	44	56	28	72	0	0	0	0
<b>Caerphilly</b>	<b>2.5</b>	92	8	0	7	93	13	87	0	3.3	3.1	2.5
<b>Blaenau Gwent</b>	<b>2.6</b>	95	0	5	5	95	33	67	0	0	0	30
<b>Torfaen</b>	<b>4.7</b>	81	18	1	25	75	43	57	0	0	0	0

<b>Monmouthshire</b>	<b>5.2</b>	84	16	0	71	29	66	34	3	0	5	0
<b>Newport</b>	<b>9.2</b>	93	7	0	0	100	16	84	43	0	49	4
<b>Snowdonia National Park</b>	<b>8.3</b>	93	3.5	3.5	73	27	78	22	0	0	3	0.3
<b>Brecon Beacons National Park</b>	<b>5.5</b>	100	0	0	99	1	81	19	0	0	0	1.7
<b>Pembrokeshire Coast National Park</b>	<b>2.7</b>	50	50	0	33	67	37	63	0	0	0	5.5

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<sup>1</sup> The 'residual' method 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 can be used where there is no adopted plan or 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 10 years preceding the base date of the study. Use of the 'past building rate' method is no longer an option under revised Technical Advice Note 1, *Joint Housing Land Availability Studies* (January 2015), which is effective for the 2015 Studies onwards.

<sup>2</sup> '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.

<sup>3</sup> 'Flood constraints' are defined in accordance with Technical Advice Note 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).

Housing Land Supply by LPA: 2010 - 2014<sup>1</sup>

Local Planning Authority	2010	2011	2012	2013	2014
Isle of Anglesey	4.6	5.1	5.8	5.4	4.7
Gwynedd	5.1	5.0	4.8	4.5	3.7
Conwy	5.1	4.7	4.0	4.1	4.8
Denbighshire	4.6	4.5	3.5	3.5	1.8
Flintshire	6.0	6.8	4.5	4.1	3.7
Wrexham	5.4	3.9	3.5	3.4	3.1
Powys	6.4	5.2	4.1	3.4	1.5
Ceredigion	4.3	5.9	5.3	6.5	3.7
Pembrokeshire <sup>2</sup>	4.5	4.7	4.3	4.9	5.3
Carmarthenshire	5.6	4.4	4.1	5.3	4.9
Swansea	- <sup>3</sup>	5.8	5.1	3.3	2.7
Neath Port Talbot	4.7	5.8	6.0	2.6	2.5
Bridgend	5.2	5.5	5.1	5.7	6.0
Vale of Glamorgan	3.3	7.8	3.3	4.4	7.3
Cardiff <sup>4</sup>	3.4 / 2.2	2.3	2.9	3.2	3.6
Rhondda Cynon Taf	7.6	5.3	4.5	3.7	2.8
Merthyr Tydfil	4.5	3.2	3.6	2.9	2.5

Local Planning Authority	2010	2011	2012	2013	2014
Caerphilly <sup>5</sup>	14.2 / 3.8	4.3	3.5	2.9	2.5
Blaenau Gwent	8.9	7.9	7.6	3.3	2.6
Torfaen	5.9	4.8	6.3	6.6	4.7
Monmouthshire	4.3	5.0	4.4	3.6	5.2
Newport	3.5	4.3	7.0	7.4	9.2
Snowdonia National Park	5.7	7.6	9.3	9.5	8.3
Brecon Beacons National Park	3.2	2.8	1.9	1.3	5.5
Pembrokeshire Coast National Park <sup>6</sup>	-	3.8	3.5	3.0	2.7

<sup>1</sup> 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).

<sup>2</sup> The housing land supply figure includes Pembrokeshire Coast National Park for 2010.

<sup>3</sup> Swansea did not complete a Study in 2010.

<sup>4</sup> Two figures (Residual and Past Build Rates) are included for 2010 due to unresolved disputes within Cardiff's Study Group regarding the appropriate methodology.

<sup>5</sup> Two figures (Residual and Past Build Rates) are included for 2010 due to unresolved disputes within Caerphilly's Study Group regarding the appropriate methodology.

<sup>6</sup> Pembrokeshire Coast National Park's housing land supply was prepared jointly with Pembrokeshire County Council in 2010.