



Llywodraeth Cymru  
Welsh Government

# Housing Land Availability in Wales

Summary for 2015

October 2016

## HOUSING LAND AVAILABILITY IN WALES – SUMMARY FOR 2015

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 2015-based Joint Housing Land Availability Studies from local planning authorities. The housing land supply position for each authority for the preceding four years (2011 – 2014) is also provided.

### Summary

- The 2015 Studies show that as at 1 April 2015 17 out of the twenty-five local planning authorities had less than five years housing land supply.
- By comparison, 18 local planning authorities had less than five years housing land supply in 2014, 16 of which still have less than five years supply in 2015.
- 12 local planning authorities have had less than five years housing land supply for three or more consecutive years.
- Four local planning authorities were unable to undertake a Joint Housing Land Availability Study as they did not have either an adopted Local Development Plan (LDP) or an adopted Unitary Development Plan (UDP) that was still within its plan period at 1 April 2015 (Isle of Anglesey, Wrexham, Cardiff and Vale of Glamorgan). In addition, Flintshire failed to complete their JHLAS within the required timeframe. As a result, these authorities are considered to have '0' housing land supply, with the exception of Cardiff which has now adopted its LDP.

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 <sup>1</sup> (years)				
	2011	2012	2013	2014	2015

Isle of Anglesey	5.1	5.8	5.4	4.6	0
Gwynedd	5.0	4.8	4.5	3.6	3.3
Conwy	4.7	4.0	4.1	4.8	4.0
Denbighshire	4.5	3.5	3.5	1.8	2.1
Flintshire	6.8	4.5	4.1	3.7	0 <sup>2</sup>
Wrexham	3.9	3.5	3.4	3.1	0
Powys	5.2	4.1	3.4	1.5	1.9
Ceredigion	5.9	5.3	6.5	3.7	3.9
Pembrokeshire	4.7	4.3	4.9	5.3	5.0
Carmarthenshire	4.4	4.1	5.3	4.9	3.7
Swansea	5.8	5.1	3.3	2.7	3.0
Neath Port Talbot	5.8	6.0	2.6	2.5	5.5 <sup>3</sup>
Bridgend	5.5	5.1	5.7	6.0	5.4
Vale of Glamorgan	7.8	3.3	4.4	7.3	0

<b>Cardiff</b>	<b>2.3</b>	<b>2.9</b>	<b>3.2</b>	<b>3.6</b>	<b>5.2<sup>4</sup></b>
<b>Rhondda Cynon Taf</b>	<b>5.3</b>	<b>4.5</b>	<b>3.7</b>	<b>2.8</b>	<b>2.4</b>
<b>Merthyr Tydfil</b>	<b>3.2</b>	<b>3.6</b>	<b>2.9</b>	<b>2.5</b>	<b>2.8</b>
<b>Caerphilly</b>	<b>4.3</b>	<b>3.5</b>	<b>2.9</b>	<b>2.5</b>	<b>1.9</b>
<b>Blaenau Gwent</b>	<b>7.9</b>	<b>7.6</b>	<b>3.3</b>	<b>2.6</b>	<b>2.0</b>
<b>Torfaen</b>	<b>4.8</b>	<b>6.3</b>	<b>6.6</b>	<b>4.7</b>	<b>4.8</b>
<b>Monmouthshire</b>	<b>5.0</b>	<b>4.4</b>	<b>3.6</b>	<b>5.2</b>	<b>5.0</b>
<b>Newport</b>	<b>4.3</b>	<b>7.0</b>	<b>7.4</b>	<b>9.2</b>	<b>6.3</b>
<b>Snowdonia National Park</b>	<b>7.6</b>	<b>9.3</b>	<b>9.5</b>	<b>8.3</b>	<b>7.0</b>
<b>Brecon Beacons National Park</b>	<b>2.8</b>	<b>1.9</b>	<b>1.3</b>	<b>5.5</b>	<b>5.8</b>
<b>Pembrokeshire Coast National Park</b>	<b>3.8</b>	<b>3.5</b>	<b>3.0</b>	<b>2.7</b>	<b>1.8</b>

<sup>1</sup> Figures in *italics* indicate that the housing land supply was calculated using the past building rates methodology. This methodology is no longer permissible for the 2015 studies onwards under the revised TAN 1 (January 2015) because it is based on the past performance of the house-building industry rather than the housing provision set out in an adopted plan.

<sup>2</sup> Flintshire did not complete their 2015 JHLAS within the required timeframe and they have therefore been attributed a '0' housing land supply.

<sup>3</sup> Figure based on Neath Port Talbot's LDP which was adopted on 27 January 2016 and which supersedes the authority's 2015 JHLAS figure.

<sup>4</sup> Cardiff was unable to undertake a JHLAS for 2015 as the authority did not have either an adopted LDP or an adopted UDP as at 1 April 2015. However, Cardiff adopted its LDP on 28 January 2016 and its housing land supply figure for 2015 is therefore taken from its LDP.