The Vale of Glamorgan Council Joint Housing Land Availability Study 2018 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** Vale of Glamorgan Council Estates and Housing Departments

June 2018

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1. Summary

1.1 This is the Vale of Glamorgan Joint Housing Land Availability Study (JHLAS) for 2018 which presents the housing land supply for the area at the base date of 1st April 2018.

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 <u>http://gov.wales/topics/planning/policy/tans/tan1/?lang=en</u>

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 **5.6 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
- 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 29th March 2018 and 20th April 2018. 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 20th May and 6th June 2018.

1.6 All matters were agreed following the consultation and the agreed SoCG was submitted to the Welsh Government on 22nd June 2018.

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 28th June 2017.

			pril 1 st 2018 p			
			ind Supply ategories)	Beyond	5 years	
	Proposed homes	1	2	3	4	Homes completed since last study
Total	6744	473	3765	2201	305	794

Table 1 - Identified Housing Land Supply

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	3,298
Public	759
Housing Association	181
Total	4,238

2.4 **Small Site Supply –** The contribution from small sites of less than 10 dwellings is 273 based on the completions for the last five years.

Table 2 - Small Site Completions for previous 5 years

Year	2013-14	2014-15	2015-16	2016-17	2017-18
Number of Dwellings	54	44	44	85	46

2.5 The overall total 5 year land supply (large + small sites) is (4511) (4238 + 273).

 Table 3 - Five Year Land Supply Calculation

Α	Total Housing Requirement (as set out in the adopted Development Plan)	9460
в	Completions from start of plan period to JHLAS base date (large and small sites)	2994
С	Residual Requirement (A-B)	6466
D	5 Year Requirement (C/number of years of plan period remaining x 5)	4040
Е	Annual Need (D/5)	808
F	Total 5 Year Land Supply	4511
G	Land Supply in Years (F/E)	5.6

Appendix 1 - Site Schedules

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Housing Association

Settlement: Barry

		No of dwellings Un	its			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last (Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1179	Haydock House, 1, Holton Road, Barry	0	15	15	0	0.40	0	15	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	15	0	0
1266	Barry Dock Conservative Club, Station Street, Barry	0	21	21	0	0.20	0	21	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	21	0	0
1289	Site of former Adult Training Centre, Woodlands Road, B (Newydd)	arry 30	30	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	0	0	0
1290	Woodlands Road, Barry	0	27	0	27	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											27	0	0	0
1387	Holm View, Barry	0	50	50	0	1.20	11	0	14	25	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	50	0	0
* TOTA	LS for Barry(Housing Association)	30	143	113	27	1.80	11	36	14	25	0	0	0	0
											27	86	0	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Housing Association

Settlement: Penarth

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	orisation
LPA Re	of No Site Name	Completed Total Since Last Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1377	Land at Cogan Hill, Penarth	0 40	40	0	0.37	0	0	0	40	0	0	0	0
						Rev	vised 2015	Categori	sation	1	2	3	4
										0	40	0	0
* ТОТА	LS for Penarth(Housing Association)	0 40	40	0	0.37	0	0	0	40	0	0	0	0
										0	40	0	0
Settle	ement: Pentre Meyrick												
		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 20 ⁴	15 Catego	orisation
LPA Re	of No Site Name	Completed Total Since Last Capacity	Remaining	U/C		2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1361	Land at Pentre Meyrick, Pentre Meyrick	0 13	13	0	0.50	0	13	0	0	0	0	0	0
						Rev	vised 2015	Categori	sation	1	2	3	4
										0	13	0	0

										•		•	•
* TOTALS for Pentre Meyrick(Housing Association)	0	13	13	0	0.50	0	13	0	0	0	0	0	0
										0	13	0	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Housing Association

Settlement: Twyn Yr Odyn

		No of dwellings	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Rei	f No Site Name	Completed Total Since Las	t Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1321	Land at Former Bus Depot Site, Chapel Terrace, Twyn Yr Odyn, Wenvoe	• 0	15	0	15	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	5 Categori	sation	1	2	3	4
											15	0	0	0
* TOTA	LS for Twyn Yr Odyn(Housing Association)	0	15	15	15	0.00	0	0	0	0	0	0	0	0
											15	0	0	0
** TOTA	LS for Housing Association	30	211	181	42	2.67	11	49	14	65	0	0	0	0
											42	139	0	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Local Authority

Settlement: Barry

		No of dwellings U	nits			Area (Ha)		Forecas	t complet	ons		Pre 201	15 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1385	Land to the West of Pencoedtre Lane	0	137	137	0	4.45	0	0	45	45	47	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	137	0	0
1386	Court Road Depot	0	50	50	0	1.60	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	0	0	50
* TOTA	LS for Barry(Local Authority)	0	187	187	0	6.05	0	0	45	45	47	0	0	0
											0	137	0	50
Settle	ement: Llantwit Major										0	137	0	50
Settle	ement: Llantwit Major	No of dwellings U	nits			Area (Ha)		Forecas	t complet	ons	0		0 I5 Catego	
	ement: Llantwit Major	No of dwellings U Completed Total Since Last		Remaining	U/C	Area (Ha) Remaining	2019	Forecas	t complet 2021	ons 2022	0 2023			
	-	-		Remaining	U/C 0		2019 0		•			Pre 201	15 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	•••		Remaining	0	2020	2021 32	2022 40	2023	Pre 201 2*	15 Catego 3(i)	orisation 3(ii)
LPA Re	f No Site Name	Completed Total Since Last	Capacity	•••		Remaining	0	2020 0	2021 32	2022 40	2023	Pre 201 2* 0	15 Catego 3(i) 0	orisation 3(ii) 0
LPA Re 1392	f No Site Name	Completed Total Since Last	Capacity	•••		Remaining	0	2020 0	2021 32	2022 40	2023 0 1	Pre 201 2* 0 2	15 Catego 3(i) 0 3	orisation 3(ii) 0 4

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Local Authority

Settlement: Penarth

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last Capacity	Remaining		Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1395	Land adjacent to Oak Court Penarth	0 145	145	0	4.00	0	0	0	35	35	0	0	0
						Rev	/ised 2015	5 Categori	sation	1	2	3	4
										0	70	75	0
* TOTA	LS for Penarth(Local Authority)	0 145	145	0	4.00	0	0	0	35	35	0	0	0
										0	70	75	0
** TOT#	ALS for Local Authority	0 404	404	0	12.45	0	0	77	120	82	0	0	0
										0	279	75	50

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Aberthin

		No of dwellings I	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	()	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1370	Land at Court Close, Aberthin	0	20	0	20	0.00	0	0	0	0	0	0	0	0
							Rev	vised 2015	Categori	sation	1	2	3	4
											20	0	0	0
* TOTA	LS for Aberthin(Private)	0	20	20	20	0.00	0	0	0	0	0	0	0	0
											20	0	0	0

Settlement: Barry

		No of dwellings Units				Area (Ha)		Forecas	st complet	ions		Pre 20'	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last Capa	acity R	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
16	Phase 2 Barry Waterfront (LDP Allocation)	0	934	934	0	43.00	0	172	172	172	172	0	0	0
							Rev	vised 201	5 Categori	sation	1	2	3	4
											0	688	246	0
1011	RAFA Club, 21, Porthkerry Road, Barry	0	13	0	13	0.00	0	0	0	0	0	0	0	0
							Rev	vised 201	5 Categori	sation	1	2	3	4
											13	0	0	0
1249	Barry Island Pleasure Park	0	25	25	0	0.50	0	0	0	0	0	0	0	0
							Rev	vised 201	5 Categori	sation	1	2	3	4
											0	0	25	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Barry

		No of dwellings U	nits			Area (Ha)		Forecas	t complet	ions		Pre 20	015 Categ	orisation
LPA Re	of No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1328	Land at Barry Waterfront, South Quay Parkside, Barry (Persimmon)	45	45	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	0	0	0
1334	Site known as South Quay (Parkside), Barry Waterfront Barry (Taylor Wimpey)	26	26	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	0	0	0
1345	Site known as South Quay (Parkside), Barry Waterfront Barry (Barratt)	67	72	0	5	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											5	0	0	0
1346	Site known as AF2, Barry Waterfront, Barry (Barratt)	20	20	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	0	0	0
1358	Site known as South Quay (Parkside), Barry Waterfront	Barry 34	89	0	55	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											55	0	0	0
1424	Arno Quay, Barry Waterfront, Barry	92	92	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
									-		0	0	0	0
											0	0	0	U

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Barry

		No of dwellings	s Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Total Since La	st Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1437	United Reformed Church, Windsor Road, Barry	0	22	0	22	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	i Categori	sation	1	2	3	4
											22	0	0	0
1462	Land at Barry Waterfront, Phase 2, Barry (Persimmon)	25	109	35	49	0.45	35	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											49	35	0	0
1468	Dockside Quay, Barry Waterfront (Persimmon)	0	38	0	38	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											38	0	0	0
* TOTA	LS for Barry(Private)	309	1485	1176	182	43.95	35	172	172	172	172	0	0	0
											182	723	271	0

Settlement: Bonvilston

		No of dwellin	gs Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	orisation
LPA Rei	f No Site Name	Completed Total Since L	ast Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1376	Land to the East of Bonvilston	0	120	120	0	7.98	0	30	30	30	30	0	0	0
							Rev	ised 2015	i Categori	sation	1	2	3	4
											0	120	0	0
* TOTA	LS for Bonvilston(Private)	0	120	120	0	7.98	0	30	30	30	30	0	0	0
											0	120	0	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Colwinston

		No of dwelling	s Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Re	of No Site Name	Completed Total Since La	st Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1236	Land to rear of St Davids Church in Wales Primary Scho Colwinston	ol, 58	64	0	6	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											6	0	0	0
* TOTA	LS for Colwinston(Private)	58	64	6	6	0.00	0	0	0	0	0	0	0	0
											6	0	0	0

Settlement: Cowbridge

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1303	Land to the north and west of Darren Close, Cowbridge	0 475	475	0	27.00	25	60	60	60	60	0	0	0
						Rev	vised 2015	5 Categori	sation	1	2	3	4
										0	265	210	0
1389	Cowbridge Comprehensive 6th Form Block	0 20	20	0	0.52	0	0	0	0	0	0	0	0
						Rev	vised 2015	5 Categori	sation	1	2	3	4
										0	0	20	0
1390	Land adjoing St Athan Road, Cowbridge	0 130	130	0	4.30	0	0	0	30	50	0	0	0
						Rev	vised 2015	5 Categori	sation	1	2	3	4
										0	80	50	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Cowbridge

		No o	f dwellings U	Inits			Area (Ha)		Forecast	t completi	ons		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Tota	Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1443	Land to the rear of Westgate (West of Eagle Lane), Cow	bridge ()	37	0	37	0.00	0	0	0	0	0	0	0	0
								Rev	ised 2015	Categori	sation	1	2	3	4
												37	0	0	0
* TOTA	LS for Cowbridge(Private)	()	662	662	37	31.82	25	60	60	90	110	0	0	0
												37	345	280	0

Settlement: Culverhouse Cross

		No of dwellings	Units			Area (Ha)		Forecas	t complet	ions		Pre 20	15 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1177	Land Off Old Port Road, Culverhouse Cross (ITV)	150	224	61	13	2.10	61	0	0	0	0	0	0	0
							Rev	vised 2015	Categori	sation	1	2	3	4
											13	61	0	0
* TOTA	LS for Culverhouse Cross(Private)	150	224	74	13	2.10	61	0	0	0	0	0	0	0
											13	61	0	0

Settlement: Dinas Powys

		No of dwellings L	Jnits			Area (Ha)		Forecas	t complet	ions		Pre 20	15 Catego	orisation	
LPA Re	of No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
1302	Caerleon Road, Dinas Powys	0	70	70	0	2.50	10	30	30	0	0	0	0	0	
							Rev	/ised 2015	Categori	sation	1	2	3	4	
											0	70	0	0	

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Dinas Powys

		No of dwellings U	nits			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	orisation
LPA Ref	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1308	Land at Cardiff Road/Cross Common Road, Dinas Powys	s 0	50	50	0	2.30	15	35	0	0	0	0	0	0
							Rev	ised 2015	5 Categori	sation	1	2	3	4
											0	50	0	0
1357	Bryneithin Home for the Elderly, St. Andrews Road, Dina Powys	s 24	24	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	rised 2015	5 Categori	sation	1	2	3	4
											0	0	0	0
1396	Land at and adjoing St.Cyres school, Murch Road	0	215	215	0	13.20	0	15	60	70	70	0	0	0
							Rev	rised 2015	5 Categori	sation	1	2	3	4
											0	215	0	0
* TOTAI	LS for Dinas Powys(Private)	24	359	335	0	18.00	25	80	90	70	70	0	0	0
											0	335	0	0
Settle	ment: Llandough (Penarth)													
		No of dwellings U	nits			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	orisation
LPA Ref	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)

Land North of Leckwith Road Motor Company, Llandough, 1288 0 21 21 0 1.00 21 0 0 0 0 0 0 0 Penarth

Revised 2015 Categorisation 1 2 3 4

0 21 0 0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Llandough (Penarth)

		No of dwellings	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since Las	at Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1397	Land south of Landough Hill/Penarth Road	0	130	130	0	5.20	0	0	0	30	30	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	60	70	0
* TOTA	LS for Llandough (Penarth)(Private)	0	151	151	0	6.20	0	0	21	30	30	0	0	0
											0	81	70	0

Settlement: Llantwit Major

		No of dwelling	gs Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Total Since L	ast Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1169	Land at Plasnewydd Farm, Cowbridge Road, Llantwit Maj	jor 0	149	149	0	4.40	20	35	35	35	24	0	0	0
							Rev	/ised 2015	5 Categori	sation	1	2	3	4
											0	149	0	0
1391	Land adjacent to Llanwtit Major Bypass	0	64	64	0	1.82	0	25	39	0	0	0	0	0
							Rev	/ised 2015	5 Categori	sation	1	2	3	4
											0	64	0	0
* TOTA	LS for Llantwit Major(Private)	0	213	213	0	6.22	20	60	74	35	24	0	0	0
											0	213	0	0
											0	215		

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Ogmore by Sea

		No of dwellings L	Jnits			Area (Ha)		Forecas	t complet	ions		Pre 20	15 Catego	orisation
LPA Re	of No Site Name 0	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
959	Ogmore By Sea Caravan Park (Sutton Place) Ogmore By S	Sea 89	100	0	11	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2018	5 Categori	sation	1	2	3	4
											11	0	0	0
961	Ogmore Residential Centre (Ocean View), Off Main Road, Ogmore By Sea	77	77	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	5 Categori	sation	1	2	3	4
											0	0	0	0
1274	Land to the South of Craig Yr Eos Avenue, Ogmore by Sea	a 17	20	0	3	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2018	5 Categori	sation	1	2	3	4
											3	0	0	0
* TOTA	LS for Ogmore by Sea(Private)	183	197	14	14	0.00	0	0	0	0	0	0	0	0
											14	0	0	0
Settle	ement: Penarth													
Cottin		No of dwellings l	Jnits			Area (Ha)		Forecas	t complet	ions		Pre 20 [°]	15 Catego	orisation

		No or uwenings of	mus			Area (Ha)		FUIECas	i complet	10115		Fie 20	15 Galego	JISation	
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
1277	Land adjacent St. Josephs School, Sully Road, Penarth (Manor Park)	58	74	0	16	0.00	0	0	0	0	0	0	0	0	
							Rev	vised 2015	Categori	sation	1	2	3	4	

16 0 0 0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Penarth

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1394	Headlands School, St Augustines Road	0 65	65	0	2.20	0	0	0	0	0	0	0	0
						Rev	ised 2015	5 Categori	sation	1	2	3	4
										0	0	0	65
1398	Llandough Landings, Penarth	0 120	120	0	6.00	0	0	0	0	0	0	0	0
						Rev	ised 2015	5 Categori	sation	1	2	3	4
										0	0	0	120
1428	The Highlands, Old Barry Road, Penarth	0 11	11	0	0.66	0	0	0	0	11	0	0	0
						Rev	ised 2015	5 Categori	sation	1	2	3	4
										0	11	0	0
1445	Northcliffe Lodge, Northcliffe Drive, Penarth	0 30	30	0	0.90	15	15	0	0	0	0	0	0
						Rev	ised 201	5 Categori	sation	1	2	3	4
										0	30	0	0
* TOTA	LS for Penarth(Private)	58 300	242	16	9.76	15	15	0	0	11	0	0	0
										16	41	0	185

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Rhoose

		No of dwellings	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since La	st Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
680	Land to the north of the railway line off Pentir Y De, Rhoc East 2) Bellway	ose (0	126	126	0	7.00	0	0	42	42	42	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	126	0	0
1115	Land to the north of the railway line- West (3 phases) (Ta Wimpey)	aylor 67	350	198	85	3.85	35	50	55	58	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											85	198	0	0
1188	Land to the north of the railway line off Pentir Y De, Rhoc East 1) Persimmon	ose (O	224	224	0	4.00	0	0	20	35	35	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	90	134	0
TOTA	LS for Rhoose(Private)	67	700	633	85	14.85	35	50	117	135	77	0	0	0
											85	414	134	0
Settle	ment: St Athan													
		No of dwellings	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since La	st Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1002	Land at Higher End (PHASE 1 - St Johns Well) St Athan	100	100	0	0	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
														0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: St Athan

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1356	St. Athan Boys Village, St. Athan	0 15	15	0	0.00	0	0	0	0	15	0	0	0
						Rev	vised 201	5 Categori	sation	1	2	3	4
										0	15	0	0
1380	Land at Church Farm St Athan	0 250	250	0	8.40	0	0	0	0	0	0	0	0
						Rev	vised 201	5 Categori	sation	1	2	3	4
										0	0	180	70
1382	Land East of Eglwys Brewis, St Athan	0 253	253	0	0.00	0	23	55	55	55	0	0	0
						Rev	vised 201	5 Categori	sation	1	2	3	4
										0	188	65	0
1401	Higher End St Athan (Phase 2 - Part of MG2 2)	0 120	120	0	3.60	0	0	0	30	30	0	0	0
						Rev	vised 201	5 Categori	sation	1	2	3	4
										0	60	60	0
1459	Tathan Hall, 6, Rectory Drive, St. Athan	0 16	16	0	0.00	0	16	0	0	0	0	0	0
						Rev	vised 201	5 Categori	sation	1	2	3	4
										0	16	0	0
* TOTA	LS for St Athan(Private)	100 754	654	0	12.00	0	39	55	85	100	0	0	0
										0	279	305	70

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: St Nicholas

		No of dwellings U	nits			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	orisation
LPA Re	of No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1351	Land to the East of St. Nicholas (Tinkinswood- Redrow Homes)	4	100	78	18	2.51	40	38	0	0	0	0	0	0
							Rev	vised 2015	5 Categori	sation	1	2	3	4
											18	78	0	0
1362	Land to the east of Mink Hollow, St. Nicholas	5	17	5	7	0.32	5	0	0	0	0	0	0	0
							Rev	vised 2018	5 Categori	sation	1	2	3	4
											7	5	0	0
* TOTA	LS for St Nicholas(Private)	9	117	108	25	2.83	45	38	0	0	0	0	0	0
											25	83	0	0
Settle	ement: Sully													
	-	No of dwellings U	nits			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	orisation
LPA Re	of No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1327	Land West of Swanbridge Road, Sully	0	500	500	0	0.00	0	0	40	60	60	0	0	0
							Rev	vised 2018	5 Categori	sation	1	2	3	4
											0	160	340	0
* TOTA	LS for Sully(Private)	0	500	500	0	0.00	0	0	40	60	60	0	0	0
											0	160	340	0

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Wenvoe

		No of dwellings U	nits			Area (Ha)		Forecas	complet	ions		Pre 201	5 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1156	Land to the West of Port Road, Wenvoe	115	132	0	17	0.00	0	0	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											17	0	0	0
1347	Land at The Rectory, Wenvoe (Redrow)	0	12	12	0	1.20	0	12	0	0	0	0	0	0
							Rev	ised 2015	Categori	sation	1	2	3	4
											0	12	0	0
* TOTA	LS for Wenvoe(Private)	115	144	29	17	1.20	0	12	0	0	0	0	0	0
											4-	40	0	•
											17	12	U	0
Settle	ement: Wick										17	12	0	0
Settle	ement: Wick	No of dwellings U	nits			Area (Ha)		Forecas	complet	ions	17		0 5 Catego	
	ement: Wick	No of dwellings U Completed Total Since Last		Remaining	U/C	Area (Ha) Remaining	2019	Forecas 2020	t complet 2021	i ons 2022	2023			
		-		Remaining 0	U/C 16		2019 0		•			Pre 201	5 Catego	orisation
LPA Re	f No Site Name	Completed Total Since Last	Capacity			Remaining	0	2020	2021 0	2022 0	2023	Pre 201 2*	5 Catego 3(i)	orisation 3(ii)
LPA Re	f No Site Name	Completed Total Since Last	Capacity			Remaining	0	2020 0	2021 0	2022 0	2023	Pre 201 2* 0	5 Catego <i>3(i)</i> 0	orisation 3(ii) 0
LPA Re 1273	f No Site Name	Completed Total Since Last	Capacity			Remaining	0	2020 0	2021 0	2022 0	2023 0 1	Pre 201 2* 0	5 Catego <i>3(i)</i> 0	orisation 3(ii) 0 4

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Ystradowen

		No of dwellings Units			Area (Ha)		Forecas	t complet	ions		Pre 20	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1400	Land off Sandy Lane, Ystradowen (MG2 45 -Phase 2)	0 45	45	0	1.60	0	0	0	0	0	0	0	0
						Re	/ised 2015	5 Categori	sation	1	2	3	4
										0	0	45	0
* TOTA	LS for Ystradowen(Private)	0 45	45	0	1.60	0	0	0	0	0	0	0	0
										0	0	45	0
** TOT#	ALS for Private	1181 6179	4998	431	158.50	261	556	659	707	684	0	0	0
										431	2867	1445	255

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Public

Settlement: Barry

•		No of dwellings Units				Area (Ha)		Forecast	t completi	ons		Pre 201	15 Catego	orisation
LPA Ref No Site Name	PA Ref No Site Name	Completed Total Since Last Cap	acity H	Remaining	U/C		2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1388 Hayes Wood, Bend	ricks, Barry	0	55	55	0	1.80	0	0	0	25	30	0	0	0
							Rev	ised 2015	Categoris	sation	1	2	3	4
											0	55	0	0
* TOTALS for Barry(Public)		0	55	55	0	1.80	0	0	0	25	30	0	0	0
											0	55	0	0
Sattlement: Loverneel	<i>.</i>													
Settlement: Lavernock	ĸ	No of dwollings Units						Faraaa	+ oomnloti			Dra 204		

		No of dwellings l	Units			Area (Ha)		Forecas	t complet	ions		Pre 201	5 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C		2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1393	Land at Upper Cosmeston Farm, Lavernock	0	576	576	0	22.20	0	0	65	70	80	0	0	0
							Rev	vised 2015	Categori	sation	1	2	3	4
											0	215	361	0
* TOTA	LS for Lavernock(Public)	0	576	576	0	22.20	0	0	65	70	80	0	0	0
											0	215	361	0

Settlement: St Athan

		No of dwellings U	nits			Area (Ha)		Forecast	complet	ions		Pre 201	15 Catego	risation	
LPA Re	f No Site Name	Completed Total Since Last	Capacity	Remaining	U/C	Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
1381	Former Stadium Site/ Land adj to Burley Place, St. Athar	u 0	65	65	0	2.20	0	0	0	0	30	0	0	0	_
							Rev	ised 2015	Categori	sation	1	2	3	4	
											0	30	35	0	

Vale of Glamorgan Council

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Public

Settlement: St Athan

		No of dwellings Uni	ts			Area (Ha)		Forecas	t comple	tions		Pre 20	15 Catego	risation
LPA Re	f No Site Name	Completed Total Since Last C	apacity	Remaining		Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1383	Land Adjacent to Froglands Farm, Llantwit Major	0	90	90	0	4.40	0	0	30	30	30	0	0	0
							Rev	ised 2015	Categor	isation	1	2	3	4
											0	90	0	0
1384	Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major	0	375	375	0	15.80	0	0	0	45	45	0	0	0
							Rev	ised 2015	Categor	isation	1	2	3	4
											0	90	285	0
* TOTA	LS for St Athan(Public)	0	530	530	0	22.40	0	0	30	75	105	0	0	0
											0	210	320	0
** TOT/	ALS for Public	0	1161	1161	0	46.40	0	0	95	170	215	0	0	0
											0	480	681	0
*** GF	RAND TOTALS	1211	7955	6744	473	220.02	272	605	845	1062	981	0	0	0
											473	3765	2201	305

Appendix 2 – Past Completion Data

	Number of hom	es completed on										
Year												
2011-12	107	162										
2012-13	108	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									

Appendix 3 - Previous Land Supply Data

Vale of Glamorgan Land Supply (TAN 1 2006 calculation)										
	5 year supply – Number of Homes			Number of years supply	Supply beyond 5 years –Number of homes					
Year	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 G	lamorgan Lan	d Supply (T	AN 1 2015 calculation)		
	5 year s Number o		Number of years supply	Supply beyond 5 years –Number of homes	
Year	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