

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

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.

Table 1 - Identified Housing Land Supply

Housing Land Supply (April 1 st 2018 plus 5 years) - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	6744	473	3765	2201	305	794

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

A	Total Housing Requirement (as set out in the adopted Development Plan)	9460
B	Completions from start of plan period to JHLAS base date (large and small sites)	2994
C	Residual Requirement (A-B)	6466
D	5 Year Requirement (C/number of years of plan period remaining x 5)	4040
E	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

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1179	Haydock House, 1, Holton Road, Barry	0	15	15	0	0.40	0	15	0	0	0	0	0	0	0
												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	0
												1	2	3	4
												0	21	0	0
1289	Site of former Adult Training Centre, Woodlands Road, Barry (Newydd)	30	30	0	0	0.00	0	0	0	0	0	0	0	0	0
												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	0
												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	0
												1	2	3	4
												0	50	0	0
* TOTALS for Barry(Housing Association)		30	143	113	27	1.80	11	36	14	25	0	0	0	0	0
												27	86	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1377	Land at Cogan Hill, Penarth	0	40	40	0	0.37	0	0	0	40	0	0	0	0	
Revised 2015 Categorisation											1	2	3	4	
											0	40	0	0	
* TOTALS for Penarth(Housing Association)		0	40	40	0	0.37	0	0	0	40	0	0	0	0	
											0	40	0	0	

Settlement: Pentre Meyrick

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1361	Land at Pentre Meyrick, Pentre Meyrick	0	13	13	0	0.50	0	13	0	0	0	0	0	0	
Revised 2015 Categorisation											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	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
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	0
Revised 2015 Categorisation											1	2	3	4	
											15	0	0	0	
* TOTALS for Twyn Yr Odyn(Housing Association)		0	15	15	15	0.00	0	0	0	0	0	0	0	0	0
											15	0	0	0	
** TOTALS for Housing Association		30	211	181	42	2.67	11	49	14	65	0	0	0	0	0
											42	139	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1385	Land to the West of Pencoedtre Lane	0		137	137	0	4.45	0	0	45	45	47	0	0	0
												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
												1	2	3	4
												0	0	0	50
* TOTALS for Barry(Local Authority)		0		187	187	0	6.05	0	0	45	45	47	0	0	0
												0	137	0	50

Settlement: Llantwit Major

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1392	Former Eagleswell Primary School, Llantwit Major	0		72	72	0	2.40	0	0	32	40	0	0	0	0
												1	2	3	4
												0	72	0	0
* TOTALS for Llantwit Major(Local Authority)		0		72	72	0	2.40	0	0	32	40	0	0	0	0
												0	72	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			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
								Revised 2015 Categorisation					1	2	3	4
													0	70	75	0
* TOTALS for Penarth(Local Authority)		0		145		145	0	4.00	0	0	0	35	35	0	0	0
													0	70	75	0
** TOTALS for Local Authority		0		404		404	0	12.45	0	0	77	120	82	0	0	0
													0	279	75	50

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1370	Land at Court Close, Aberthin	0	20	0	20	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4	
											20	0	0	0	
* TOTALS for Aberthin(Private)		0	20	20	20	0.00	0	0	0	0	0	0	0	0	0
											20	0	0	0	

Settlement: Barry

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
16	Phase 2 Barry Waterfront (LDP Allocation)	0	934	934	0	43.00	0	172	172	172	172	0	0	0	
Revised 2015 Categorisation											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	
Revised 2015 Categorisation											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	
Revised 2015 Categorisation											1	2	3	4	
											0	0	25	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			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	0			
												Revised 2015 Categorisation	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	0			
													Revised 2015 Categorisation	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	0			
														Revised 2015 Categorisation	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	0			
														Revised 2015 Categorisation	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	0			
														Revised 2015 Categorisation	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	0			
														Revised 2015 Categorisation	1	2	3	4
													0	0	0	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1437	United Reformed Church, Windsor Road, Barry	0	22	0	22	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											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	
Revised 2015 Categorisation											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	
Revised 2015 Categorisation											1	2	3	4	
											38	0	0	0	
* TOTALS for Barry(Private)		309	1485	1176	182	43.95	35	172	172	172	172	0	0	0	
											182	723	271	0	

Settlement: Bonvilston

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1376	Land to the East of Bonvilston	0	120	120	0	7.98	0	30	30	30	30	0	0	0	
Revised 2015 Categorisation											1	2	3	4	
											0	120	0	0	
* TOTALS for Bonvilston(Private)		0	120	120	0	7.98	0	30	30	30	30	0	0	0	
											0	120	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1236	Land to rear of St Davids Church in Wales Primary School, Colwinston	58	64	0	6	0.00	0	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4		
											6	0	0	0		
* TOTALS for Colwinston(Private)		58	64	6	6	0.00	0	0	0	0	0	0	0	0	0	
											6	0	0	0		

Settlement: Cowbridge

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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		
Revised 2015 Categorisation											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		
Revised 2015 Categorisation											1	2	3	4		
											0	0	20	0		
1390	Land adjoining St Athan Road, Cowbridge	0	130	130	0	4.30	0	0	0	30	50	0	0	0		
Revised 2015 Categorisation											1	2	3	4		
											0	80	50	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1443	Land to the rear of Westgate (West of Eagle Lane), Cowbridge	0		37	0	37	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4		
											37	0	0	0		
* TOTALS for Cowbridge(Private)		0		662	662	37	31.82	25	60	60	90	110	0	0	0	
											37	345	280	0		

Settlement: Culverhouse Cross

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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	
Revised 2015 Categorisation											1	2	3	4		
											13	61	0	0		
* TOTALS 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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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	
Revised 2015 Categorisation											1	2	3	4		
											0	70	0	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1308	Land at Cardiff Road/Cross Common Road, Dinas Powys	0	50	50	0	2.30	15	35	0	0	0	0	0	0	0
							Revised 2015 Categorisation				1	2	3	4	
											0	50	0	0	
1357	Bryneithin Home for the Elderly, St. Andrews Road, Dinas Powys	24	24	0	0	0.00	0	0	0	0	0	0	0	0	
							Revised 2015 Categorisation				1	2	3	4	
											0	0	0	0	
1396	Land at and adjoining St.Cyres school, Murch Road	0	215	215	0	13.20	0	15	60	70	70	0	0	0	
							Revised 2015 Categorisation				1	2	3	4	
											0	215	0	0	
* TOTALS for Dinas Powys(Private)		24	359	335	0	18.00	25	80	90	70	70	0	0	0	
											0	335	0	0	

Settlement: Llandough (Penarth)

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1288	Land North of Leckwith Road Motor Company, Llandough, Penarth	0	21	21	0	1.00	0	0	21	0	0	0	0	0	
							Revised 2015 Categorisation				1	2	3	4	
											0	21	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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)

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1397	Land south of Llandough Hill/Penarth Road	0	130	130	0	5.20	0	0	0	30	30	0	0	0	
Revised 2015 Categorisation											1	2	3	4	
											0	60	70	0	
* TOTALS 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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1169	Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major	0	149	149	0	4.40	20	35	35	35	24	0	0	0	
Revised 2015 Categorisation											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	
Revised 2015 Categorisation											1	2	3	4	
											0	64	0	0	
* TOTALS for Llantwit Major(Private)		0	213	213	0	6.22	20	60	74	35	24	0	0	0	
											0	213	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
959	Ogmore By Sea Caravan Park (Sutton Place) Ogmore By Sea	89	100	0	11	0.00	0	0	0	0	0	0	0	0	0	0
												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	0	
												1	2	3	4	
												0	0	0	0	
1274	Land to the South of Craig Yr Eos Avenue, Ogmore by Sea	17	20	0	3	0.00	0	0	0	0	0	0	0	0	0	
												1	2	3	4	
												3	0	0	0	
												14	0	0	0	
* TOTALS for Ogmore by Sea(Private)		183	197	14	14	0.00	0	0	0	0	0	0	0	0	0	
												14	0	0	0	

Settlement: Penarth

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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	0	
												1	2	3	4	
												16	0	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			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	0	0	0
													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	0	0	0
													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	0	0	0
													1	2	3	4	
													0	11	0	0	0
1445	Northcliffe Lodge, Northcliffe Drive, Penarth	0	30	30	0	0.90	15	15	0	0	0	0	0	0	0	0	0
													1	2	3	4	
													0	30	0	0	0
* TOTALS for Penarth(Private)		58	300	242	16	9.76	15	15	0	0	11	0	0	0	0	0	
											16	41	0	185			

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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: Rhose

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
680	Land to the north of the railway line off Pentir Y De, Rhose (East 2) Bellway	0	126	126	0	7.00	0	0	42	42	42	0	0	0	
												1	2	3	4
												0	126	0	0
1115	Land to the north of the railway line- West (3 phases) (Taylor Wimpey)	67	350	198	85	3.85	35	50	55	58	0	0	0	0	
												1	2	3	4
												85	198	0	0
1188	Land to the north of the railway line off Pentir Y De, Rhose (East 1) Persimmon	0	224	224	0	4.00	0	0	20	35	35	0	0	0	
												1	2	3	4
												0	90	134	0
* TOTALS for Rhose(Private)		67	700	633	85	14.85	35	50	117	135	77	0	0	0	
												85	414	134	0

Settlement: St Athan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
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	
												1	2	3	4
												0	0	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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	0	15	0	0	0	
												Revised 2015 Categorisation	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	0	
												Revised 2015 Categorisation	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	0	
												Revised 2015 Categorisation	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	0	
												Revised 2015 Categorisation	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	0	
												Revised 2015 Categorisation	1	2	3	4
												0	16	0	0	
* TOTALS for St Athan(Private)		100	754	654	0	12.00	0	39	55	85	100	0	0	0	0	
												0	279	305	70	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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	0	
													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	0	
													1	2	3	4
												7	5	0	0	
* TOTALS for St Nicholas(Private)		9	117	108	25	2.83	45	38	0	0	0	0	0	0	0	
												25	83	0	0	

Settlement: Sully

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	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		
												1	2	3	4	
												0	160	340	0	
* TOTALS for Sully(Private)		0	500	500	0	0.00	0	0	40	60	60	0	0	0		
												0	160	340	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1400	Land off Sandy Lane, Ystradowen (MG2 45 -Phase 2)	0	45	45	0	1.60	0	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation				1	2	3	4	
											0	0	45	0	
* TOTALS for Ystradowen(Private)		0	45	45	0	1.60	0	0	0	0	0	0	0	0	0
											0	0	45	0	
** TOTALS for Private		1181	6179	4998	431	158.50	261	556	659	707	684	0	0	0	0
											431	2867	1445	255	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1388	Hayes Wood, Bendricks, Barry	0		55	55	0	1.80	0	0	0	25	30	0	0	0	
Revised 2015 Categorisation											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		

Settlement: Lavernock

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			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	
Revised 2015 Categorisation											1	2	3	4		
											0	215	361	0		
* TOTALS for Lavernock(Public)		0		576	576	0	22.20	0	0	65	70	80	0	0	0	
											0	215	361	0		

Settlement: St Athan

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1381	Former Stadium Site/ Land adj to Burley Place, St. Athan	0		65	65	0	2.20	0	0	0	0	30	0	0	0	
Revised 2015 Categorisation											1	2	3	4		
											0	30	35	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

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

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
1383	Land Adjacent to Froglands Farm, Llantwit Major	0	90	90	0	4.40	0	0	30	30	30	0	0	0	
							Revised 2015 Categorisation				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	
							Revised 2015 Categorisation				1	2	3	4	
											0	90	285	0	
* TOTALS for St Athan(Public)		0	530	530	0	22.40	0	0	30	75	105	0	0	0	
											0	210	320	0	
** TOTALS for Public		0	1161	1161	0	46.40	0	0	95	170	215	0	0	0	
											0	480	681	0	
*** GRAND TOTALS		1211	7955	6744	473	220.02	272	605	845	1062	981	0	0	0	
											473	3765	2201	305	

N.B. Units Remaining excludes units Under Construction

Appendix 2 – Past Completion Data

Number of homes completed on			
Year	Large Sites	Small Sites	Total Completions
2011-12	107	55	162
2012-13	108	80	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)						
Year	5 year supply – Number of Homes			Number of years supply	Supply beyond 5 years –Number of homes	
	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 Glamorgan Land Supply (TAN 1 2015 calculation)					
Year	5 year supply Number of Homes		Number of years supply	Supply beyond 5 years –Number of homes	
	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