



Replacement Local Development Plan 2018-2033

Background Paper

August 2018

Background Paper 8: Joint Housing Land Availability Study 2018

CONWY COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
(JHLAS) 2018

**BETWEEN CONWY COUNTY BOROUGH COUNCIL LPA AND THE
STUDY GROUP:**

**HOME BUILDERS' FEDERATION
BEECH DEVELOPMENTS
ANWYL CONSTRUCTION
MACBRYDE HOMES
MOSTYN ESTATES
NATURAL RESOURCES WALES
WELSH WATER
CARTREFI CONWY
NORTH WALES HOUSING ASSOCIATION
CYMDEITHAS TAI CLWYD
PENNAF**

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1.0 SUMMARY

- 1.1 This is the Conwy County Borough Council 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. It replaces the report for the previous base date of 1st April 2017.
- 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/ppw/?lang=en>
 - <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 Conwy County Borough Council has **3.1 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Beech Developments
 - Anwyl Construction
 - MacBryde Homes
 - Mostyn Estates
 - Natural Resources Wales
 - Dwr Cymru/Welsh Water
 - Cartrefi Conwy
 - North Wales Housing Association
 - Cymdeithas Tai Clwyd
 - Pennaf

Report production

- 1.5 Conwy County Borough Council published the draft site schedules and site proformas for consultation on 18th June 2018 and comments were received from the HBF. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 7th August, 2018.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 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 adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the CCBC Local Development Plan (2007-2022), adopted on 24th October, 2013.
- 2.3 The LDP includes a number of Contingency Sites, to be released for development should the land supply fall below 5 years. Land supply calculations based on JHLAS sites excluding the Contingency Sites identified in the LDP demonstrated that the LPA would not achieve a 5-year supply. These sites have therefore been released in line with Policy HOU/1 and the calculation in Table 3 shows the land supply position including Contingency sites.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2018 – 31/3/2023 - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	3351	164	1521	1401	265	213

- 2.4 Five year land supply breakdown (i.e. Categories 1 and 2):

Private	1354
Public	260
Housing Association	71
Total	1685

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

Table 2 – Small Site Completions for previous 5 years

2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	Total 2013-2018
68	44	71	38	107	328

2.6 Empty Homes

The Conwy LDP includes empty homes as a source of supply, based on actual past delivery and future delivery estimated at a rate of 25/yr (a total of **125** over 5 years), though the average over the LDP period has been higher.

2.7 The overall **total 5 year land supply** (large sites + small sites + empty homes) is **2138**

Table 3 – 5 Year Land Supply Calculation (Residual Method)

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2018	2827
C	Empty Homes Delivery 1/4/2007 – 31/3/2018	633
D	Total Completions 1/4/2007 – 31/3/2018 (B + C)	3460
E	Residual Requirement (A - D)	3060
F	Years left in JHLAS period after LDP Expiry	1
G	Number of years in Plan Period	15
H	Housing requirement beyond 2022 (A x F / G)	435
I	Annual Requirement (E + H) / 5	699
J	JHLAS Sites (including Contingency Sites)	1685
K	Small sites contribution	328
L	Empty Homes contribution	125
M	Total 5 Year Land Supply (J + K + L)	2138
N	Land Supply in Years (M / I)	3.1

Appendix 1 – Site Schedules

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Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
2007-8	215	206	421
2008-9	170	162	332
2009-10	129	86	215
2010-11	159	73	232
2011-12	117	101	218
2012-13	137	50	187
2013-14	227	68	295
2014-15	147	44	191
2015-16	112	71	183
2016-17	195	38	233
2017-18	213	107	320
Total for past five years	894	328	1222
Average per annum	179	66	244
Total since start of LDP	1821	1006	2827
Average per annum	165.5	91.5	257

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	U/C	1, 2 & 2*	Total		3i	3ii
2008-09	188	1094	1282	5.28	978	19
2009-10	129	934	1063	5.08	1142	0
2010-11	67	708	775	4.7	1165	0
2011-12	126	606	732	4.0	929	0
2012-13	343	500	843	4.1	1086	52
2013-14	216	1824	2040	4.8	1526	85
	1	2	Total		3	4
2014-15	84	1794	1878	4.0	1341	260
2015-16	256	1546	1802	3.7	1399	251
2016-17	205	1544	1749	3.1	1203	425
2017-18	164	1521	1585	3.1	1401	265

Appendix 4 – Empty Homes

Year	Empty Homes Delivered
2007 – 08	15
2008 – 09	28
2009 – 10	8
2010 – 11	171
2011 – 12	47
2012 – 13	38
2013 – 14	39
2014 – 15	41
2015 – 16	152
2016 – 17	68
2017 – 18	26
Total 2007 - 2018	633