

Powys County Council

Joint Housing Land Availability Study (JHLAS) 2014

Between Powys Local Planning Authority (LPA), and the Home Builders Federation (HBF), Dwr Cymru, Natural Resources Wales and Barratt Homes.

February 2015

Contents.

P.1	Section 1 - Summary
P.1-3	Section 2 - Housing Land Supply
P.3	Section 3 - Commentary
P.4-5	Section 4 - Monitoring data
P.6	Appendix 1 - Site Schedules (separate excel spreadsheet)
P.6	Appendix 2 - Past Completions Data
P.7	Appendix 3 - Previous Land Supply Data
P.7	Appendix 4 - Comparison Exercise based on Past Completion Methodology

1.0 Summary

1.1 This report concludes that there was 1.5 years supply of housing land in the Powys Local Planning Authority (LPA) area on 01/04/2014. This equates to land for 1468 homes. The supply is based on a residual calculation, the methodology for which is set out in Technical Advice Note 1 (TAN 1).

1.2 Planning Policy Wales, (TAN 1) and the Guidance Note 2012 set the context for this Joint Housing Land Availability Study (JHLAS). Further information may be viewed on the Welsh Government Website:
<http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>

1.3 The report has been prepared in accordance with the letter of the [Guidance Note on the JHLAS process 2012](#). Draft site schedules and supporting information were issued for consultation on the Council's Website.

1.4 This report has been prepared with the involvement of the Home Builders Federation (HBF), Dwr Cymru, Natural Resources Wales, and Barratt Homes. Powys LPA issued draft site schedules for consultation by direct e-mail to the study group and on the County Council's website. Following discussion on comments received all matters were agreed and are reflected in the Statement of Common Ground (SoCG). This JHLAS report has been prepared on the basis of the agreed SoCG.¹

2. Housing land supply

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in the Powys Unitary Development Plan (2001-2016) adopted 2010.

2.2 The residual methodology for calculating land supply uses figures from the Powys Unitary Development Plan 2001 - 2016 (Adopted 1st March 2010). Table 1 sets out the land supply calculation. Table 2 sets out the large site (5 or more) contribution and Table 3 sets out the small site (less than 5) contribution.

¹ Final data checks showed 1044 on large sites as opposed to 1041 reported in the SOCG. This results in no change to the headline land supply. Two factual errors were also corrected whilst undertaking data checks whilst preparing the final report. Site 94 amended to show as complete and site 257 amended to show 8 units already built.

Table 1 – Overall land supply calculation (Residual Method).

A	Total Housing Requirement (as set out in the adopted Development Plan)	6135
B	Completions to base date (large and small sites)	3861
C	Residual Requirement	2274
D	5 Year Requirement	5053
E	Annual Need	1011
F	Total 5 Year Land Supply	1468
G	Land Supply in Years (F / E)	1.5

Table 2 – Large site supply.

			5 Year Land Supply (TAN 1 categories)			Beyond 5 Years		
			1	2	2*	3 (i)	3 (ii)	
	Proposed homes	Under construction						Homes completed since last study
Total	1044	95 59 in 5yr (Cat 1 & 2) 36 in 3i	1044		0	2370	0	123
Five year land supply breakdown (Categories 1, 2, 2* and Under construction)								
Private				1031				
Public				0				
Housing Association				13				
Total				1044				

Table 3 - Small site contribution*.

2009 -10	2010 -11	2011 -12	2012 -13	2013 - 2014	Total
121	83	83	76	61	424

*Projection based on the completions for the last five years.

3.0 Commentary

3.1 Because Table 1 shows a land supply below five years (1.5 years) this report must explain the steps that the LPA will take to increase the land supply. These are detailed below:

- a) The LPA is aiming to adopt its Local Development Plan in 2016 which will replace the Unitary Development plan and allocate deliverable development sites.
- b) There are 2370 units on large sites in Category 3 – The County Council welcomes discussion on how to bring these units / sites forward.

3.2 When drawing conclusions on the land supply the following should also be noted:

- a) Based on a completions methodology there is a 7.4 year housing land supply.
- b) The study area (Powys outside the Brecon Beacons National Park) is vast. The headline land supply figure may not be representative of the situation at a planning area level or settlement level.

4.0 Monitoring data

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below:

Table 4 – Re-use of Previously Developed Land (large sites only)

Number and Percentage of Homes by Category and Land Type (large sites only)								
Year	5 Year Supply				3i and 3 ii Categories (total)			
	Greenfield		Brownfield		Greenfield		Brownfield	
	No	%	No	%	No	%	No	%
2013/14 (completed)	115	94	8	6	2126	90	244	10
2014/15	57	72	22	28				
2015/16	134	75	44	25				
2016/17	303	90	35	10				
2017/18	287	91	28	9				
2018/19	115	86	19	14				

Assumes previously developed land completed first on site.

Table 5 - Sites subject to flood risk constraints (large sites only)

Total Number and Percentage of Homes by flood risk category (large sites only)								
Year	5 Year Supply				3i and 3 ii Categories (total)			
	No Risk		Risk (C1 / C2)*		No Risk		Risk (C1 / C2)*	
	No	%	No	%	No	%	No	%
2013/14 (completed)	120	98	3	2	2338	99	32	1
2014/15	78	99	1	1				
2015/16	178	100	0	0				
2016/17	335	99	3	1				
2017/18	310	98	5	2				
2018/19	129	96	5	4				

*Categories defined in TAN 15:

- C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.
- C2: Areas of floodplain without significant flood defence infrastructure.

Assumes land in flood risk zones completed last on site.

Table 6 - Completions by House Type, 01/04/2013 – 31/03/2014 (large sites only)

Large Sites	Houses		Apartments / Flats		Other (bungalow)	
	No.	%	No.	%	No.	%
123 Total	113	92	4	3	6	5

Note: Information on small site completions is not currently kept.

Appendix 1 – Site Schedules (separate excel spreadsheet – 2014 Schedule Final).

Note on colours used in the spreadsheets.

Green - Complete sites and other sites (generally Cat 1 & 2) that are progressing well, where intentions are known or which have been in the study as an allocated site for less than 5 years (allocated in the UDP adopted 2010).

Red - Category 3 sites.

Amber - Sites requiring some explanation / investigation. Sites in category two or which have been split between category 2 & 3 and which have been around for more than 5 years (allocations carried forward from earlier development plans / permissions with a technical start).

Appendix 2 – Past Completion Data.

	Number of Homes completed on		
Year	Large Sites	Small Sites	Total Completions
2009/ 10	132	121	253
2010/ 11	156	83	239
2011/ 12	15	83	98
2012/ 13	147	76	223
2013/ 14	123	61	184

Appendix 3 – Previous Land Supply Data.

Year	Number of years supply	Number of homes
2009/ 10*	6.4	3084**
2010/ 11	5.2	2759**
2011/ 12	4.1	2608**
2012/ 13	3.4	2574**
2013/ 14	1.5	1468**

Note 2010 – 2013 studies based on residual method, 2009 based on comparison with build rates.

*Powys UDP Adopted 01/03/2010.

**Includes small site allowance based on previous 5 year small site completions.

Appendix 4 - Comparison Exercise - 5 Year Land Supply Calculation based on Past Completions Method.

A	Total Previous 5 Year Completions (Apr 09 – Mar 14)	997
B	Average Annual Completions	199
C	Total 5 Year Land Supply	1468
D	Land Supply in Years (C / B)	7.4