



Llywodraeth Cymru  
Welsh Government

**CEREDIGION COUNTY COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY 2011**

**BETWEEN CEREDIGION COUNTY COUNCIL  
AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION  
LINC CYMRU  
DWR CYMRU / WELSH WATER  
TAI CEREDIGION  
TAI CANTREF  
ENVIRONMENT AGENCY WALES  
MID WALES HOUSING ASSOCIATION**

**OCTOBER 2012**

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## 1.0 SUMMARY

- 1.1 This is the Ceredigion County Council Joint Housing Land Availability Study for 2011. It replaces the report for the previous base date of 2010.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2011.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (June 2011). 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 JHLASs. This document can be accessed on the Welsh Government web site using the following link:

<http://wales.gov.uk/topics/businessandconomy/property/jhlas/?language=en>

- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past building rates method set out in TAN 1 Ceredigion County Council has **5.9 years** housing land supply.

### Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation
  - Linc Cymru
  - Dwr Cymru / Welsh Water
  - Tai Ceredigion
  - Tai Cantref
  - Environment Agency Wales
  - Mid Wales Housing Association

### Report production

- 1.6 Ceredigion County Council issued draft site schedules and site proformas for consultation on 24 January 2012 and 24 February 2012. Comments were provided by the HBF and other parties within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 16 July 2012.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.

- 1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (Appendix 4) making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Ceredigion County Council and this information has been incorporated into this report.
- 1.9 Following a 'fact check' (by WG Planning Division) of the data within the Planning Inspector's recommendations to the Welsh Government, it has been determined that a land supply of 99 units (the disputed sites) should be added to the land supply figure of 1347 which did not include the disputed site units. This gives a total housing land supply figure of 1446. The Planning Inspector's recommendations to the Welsh Government state that 99 units (the disputed sites) should be added to the agreed land supply figure of 1319. This figure however was the HBF's figure and not one which was agreed by the Study Group. It should be noted that these changes do not have a significant impact on the overall land supply.

## 2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) 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 past building rates methodology because as at 1 April 2011 there was no up-to-date adopted development plan covering the Ceredigion County Council area.

**Table 1 – Identified Housing Land Supply**  
(A full list of sites can be found in Appendix 1)

<b>Housing Land Supply 01<sup>st</sup> April 2011 – 2016 (Large Sites)</b>								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
<b>Total</b>	<b>958</b>	<b>211</b>	<b>62</b>	<b>520</b>	<b>8</b>	<b>146</b>	<b>11</b>	<b>109</b>

- 2.2 Five year land supply breakdown (i.e. Categories 1, 2, 2\* and Under construction):

Private	691
Public/ Housing Association	110
<b>Total</b>	<b>801</b>

## 2.3 Small Site Supply

The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

**Table 2 – Small Site Completions for previous 5 years**

2007 <sup>1</sup>	2008	2009	2010	2011	Total
134	121	151	95	129	<b>645<sup>2</sup></b>

2.4 The overall **total 5 year land supply** (large + small sites) is **1446 (801 + 645 )**

**Table 3 – 5 Year Land Supply Calculation (Past Completions Method)**

<b>A</b>	Total Previous 4.75 year Completions (30 <sup>th</sup> June 2006 – 1 <sup>st</sup> April 2011) <sup>3</sup>	<b>1153<sup>4</sup></b>
<b>B</b>	Average Annual Completions = (A / 4.75)	<b>242.7</b>
<b>C</b>	Total 5 Year Land Supply	<b>1446</b>
<b>D</b>	<b>Land Supply in Years = (C / B)</b>	<b>5.9 years</b>

## 3.0 COMMENTARY

3.1 The Ceredigion Local Development Plan (LDP) has yet to be adopted and remains untested and subject to change. Therefore, this report does not reflect the allocations in the LDP, its housing requirement or its policies and allocations which cannot yet be applied. As such, it is not appropriate to apply the LDP housing requirement figure to this JHLAS process and therefore the past building rates method has been used to calculate the land supply. The Public Examination hearings into the Ceredigion LDP are scheduled for conclusion in November 2012, with the Inspector's Report on the LDP expected by the end of March 2013 and adoption due to follow shortly after.

3.2 Table 3 above indicates that there is more than a 5 year land supply.

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<sup>1</sup> Completions from 30th June 2006 – 1st April 2007 are for a 9 month period due to the change in the base date from June to April as set out in TAN 1 (2006).

<sup>2</sup> Total 5 Year Forecast: 129 \* 5 = 645

<sup>3</sup> 4.75 years has been used as the requirements for a 1<sup>st</sup> of April base date came into force in 2007 as set out in TAN 1

<sup>4</sup> See Appendix 2 – Past Completions Data.

#### 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)**

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2010-11			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	524	76	170	24	234	91	22	9	74	68	35	32
2012												
2013												
2014												
2015												
2016												

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

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2010-11			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	0	0	0	0	8	3	0	0	0	0
2012												
2013												
2014												
2015												
2016												

**Table 6 - Completions by House Type – 1 April 2010 to 31 March 2011**

- 95 (87%) houses completed
- 14 (13%) apartments/flats completed

**Appendix 1 – Site Schedule (See Separate Document)**

**Appendix 2 – Past Completion Data**

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007 <sup>5</sup>	177	134	311
2008	79	121	200
2009	90	151	241
2010	68	95	163
2011	109	129	238

**Appendix 3 – Previous Land Supply Data**

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2007	106	284	0	3.7	65	0
2008	21	348	0	3.7	88	8
2009	12	389	0	4.5	154	11
2010	16	375	0	4.3	235	11
2011	62	520	8	5.9	146	11

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<sup>5</sup> See Footnote 1.