

CITY OF CARDIFF COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY
1st April 2014

**Between the City of Cardiff Council
and the Study Group:**

**Barratt Homes South Wales
Cadwyn Housing Association
Cardiff Community Housing Association
Dwr Cymru/Welsh Water
Hendre Housing Association
Home Builders Federation
Linc Cymru Housing Association
Persimmon Homes East Wales
Redrow Homes
RPS
Taff Housing Association
United Welsh Housing Association
Wales & West Housing Association**

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1.0 SUMMARY

- 1.1 This is the Cardiff Joint Housing Land Availability Study for 2014 which presents the housing land supply for the Council area at the base date of 1st April 2014. It replaces the report for the previous base date of 1st April 2013.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (Edition 7, 2014)¹, Technical Advice Note 1 (TAN 1): Joint Housing Land Availability Studies (2006)² and the Guidance Note on the JHLAS process (2012)³. 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.
- 1.3 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, the City of Cardiff Council has **3.6 years** housing land supply.
- 1.4 The housing land supply has been assessed in consultation with:
- Barratt Homes South Wales
 - Cadwyn Housing Association
 - Cardiff Community Housing Association
 - Dwr Cymru/Welsh Water
 - Hendre Housing Association
 - Home Builders Federation
 - Linc Cymru Housing Association
 - Persimmon Homes East Wales
 - Redrow Homes
 - RPS
 - Taff Housing Association
 - United Welsh Housing Association
 - Wales & West Housing Association

Report Production

- 1.5 The Council issued draft site schedules and site proformas for consultation on 26th June 2014 for a period of 4 weeks until 25th July 2013. Comments were provided by the HBF and other parties within this period. A Study Meeting was held on 1st September 2014 in order to discuss a number of sites which were disputed. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group, submitted to the Welsh Government on 8th October 2014.
- 1.6 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.
- 1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including 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 the Council and this information has been incorporated into this report.

¹ <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

² <http://wales.gov.uk/topics/planning/policy/tans/tan1/?lang=en>

³ <http://wales.gov.uk/docs/desh/publications/120919jhlasguidancenoteen.pdf>

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 1st April 2014 there was no up-to-date adopted development plan covering the Council area.

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

Housing Land Supply 1 st April 2014 – 2019 (Large Sites)								
	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)	
Total	7,212	734	262	3,217	0	2,999	0	661

- 2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under Construction):

Private	3,437
HA Private	87
Public	0
HA Public	689
Total	4,213

- 2.4 **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

Small Site Completions					
2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
115	125	79	137	184	640

- The small sites 5 year allowance is 640
- The small sites 5 year annual average is $640 / 5 = 128$

- 2.5 The overall **total 5 year land supply** (large + small sites) is **4,853** (4,213 + 640).

Table 3: 5 Year Land Supply Calculation (Past Building Rates Method)

A	Total Previous 10 Year Completions (2005 – 2014)	13,621
B	Average Annual Completions = (A / 10)	1,362
C	Total 5 Year Land Supply	4,853
D	Land Supply in Years = (C / B)	3.6 Years

3.0 COMMENTARY

- 3.1 TAN 1 advises that to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan – the residual method. However, in this case, the Cardiff Local Plan's new dwelling requirement period ended in 2006 and similarly that for the South Glamorgan Replacement Structure Plan ended in 2011. Whilst they retain development plan status, the 2014 JHLAS period is wholly outside of the development plan period.
- 3.2 In respect of the above, the Study Group is in agreement that past building rates are the most appropriate method of calculating the land supply. The Inspector concluded it was reasonable to use the past 10 years completions figures for the purpose of calculating land supply.

Council's Statement

- 3.3 The Council acknowledges that the land supply, as based upon past build rates, is below the necessary 5 years and is aware of the requirement in such cases to take appropriate steps to increase the land supply as set out in TAN1.
- 3.4 In terms of addressing the shortfall, it is important to stress at the outset that, in reality, more land is potentially available for development than the figures derived through the rigid methodology prescribed for the Study process. Much land, while potentially available, is either categorised as subject to S106 agreement (2,486 units), or has consent but has been placed in constrained category 3(i) (2,999 units). These categories are not eligible to be counted, but if they were they would add considerably (plus around 4 years) to the 'official' 3.6 year supply. Furthermore, there is currently considerable Development Management activity with numerous schemes of a significant scale at either pre-application or more advanced stages.
- 3.5 With regards to reviewing its development plan, the Council continues to progress the preparation of an LDP as fast as procedures allow. The Deposit LDP (2006-2026) was submitted to the Welsh Government on 14th August 2014 and has been formally accepted for independent examination by the Planning Inspectorate. A Pre-Hearing Meeting (PHM) will be held on 4th December 2014 and Hearing Sessions are programmed to commence on 13th January 2015. Whilst the plan is not adopted at this point, it none-the-less provides a clear indication of the proposed scale of growth and identifies the necessary strategic sites to deliver requirements. Evidence will be provided by the Council to demonstrate how the Plan can effectively meet housing need over the entire plan period and also meet the 5 year housing land supply requirements.
- 3.6 In addition, the Council is proactively looking in detail into its land holdings with a view to providing a range and choice of brownfield sites for development. The Council's Partnering Scheme is in progress that will see sale of Council sites and the construction of around 1,000 dwellings.

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)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2013-14			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	224	8	2,567	92	1,347	21	5,070	79	58	8.8	603	91.2
2012	286	7	3,627	93	53	1	4,202	99				
2013	379	10	3,538	90	12	0.3	3,417	99.7				
2014	566	13	3,647	87	56	1.9	2,943	98.1				
2015												
2016												

Table 5: Sites subject to flood risk constraints (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2013-14			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	2,020	72	171	6	4,699	73	0	0	271	41%	78	12%
2012	1,981	51	120	3	3,873	91	0	0				
2013	1,653	42	69	2	605	18	0	0				
2014	1,855	44	15	<1	736	25	0	0				
2015												
2016												

Table 6: Completions by House Type – 1st April 2013 to 31st March 2014 (Large Sites)

	No.	%
Houses	128	19
Apartments/Flats	533	81
Total	661	100

Note: for all 845 completions (on both large and small sites) the equivalent numbers (and percentages) were 206 (24%) houses and 639 (76%) apartments/flats.

Appendix 1 – Site Schedules

Residential Land Availability Schedule
 Sites for 10 or more units as at 1st April 2014

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
PRIVATE SITES WITH PLANNING PERMISSION OR IN ADOPTED PLAN															
AD186	Adamsdown	St James' Church, Newport Road	0	12	12	0	0	12	0	0	0	0	0	0	12
AD188	Adamsdown	86-89 Adam St	0	16	16	16	0	0	0	0	0	0	0	0	16
AD210	Adamsdown	Fire Station, Adam Street	113	174	0	0	0	0	0	0	0	0	0	0	0
AD218	Adamsdown	Instit. For Blind, Shand Ho.	90	90	0	0	0	0	0	0	0	0	0	0	0
BU32A	Butetown	Land at Roath Basin (WDA)	0	758	758	0	0	0	0	0	0	0	758	0	0
BU95	Butetown	Cadogan House & adj Land, West Bute St & James St	0	23	23	23	0	0	0	0	0	0	0	0	23
BU104iii	Butetown	Capital Quarter, Tyndall St Ind Est	0	280	280	0	0	0	112	168	0	0	0	0	280
BU107i	Butetown	Land West of Dumballs Road	0	1,656	1,656	0	0	231	97	57	100	0	1,171	0	485
BU116	Butetown	Empire House, Mount Stuart Square	39	39	0	0	0	0	0	0	0	0	0	0	0
CS138	Cathays	Junc Lucas/Fanny/Gwyneth St	0	10	10	10	0	0	0	0	0	0	0	0	10
CS174i	Cathays	Land at Thomson House, Park Street	0	211	211	0	0	0	0	0	0	0	211	0	0
CS176	Cathays	41 Charles Street	0	11	11	11	0	0	0	0	0	0	0	0	11
CS178	Cathays	Texaco Service Station, 188-198 Cathays Terrace	0	14	14	14	0	0	0	0	0	0	0	0	14
CS181	Cathays	St Martin's Parish Hall Site, Alexander Street	0	16	16	16	0	0	0	0	0	0	0	0	16

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CS211	Cathays	Summit House, 9-10 Windsor Place	72	72	0	0	0	0	0	0	0	0	0	0	0
CS218	Cathays	Car Park St Andrews Lane	0	84	84	0	0	0	0	84	0	0	0	0	84
CS221	Cathays	Windsor House, Windsor Lane	0	22	22	0	0	22	0	0	0	0	0	0	22
CS222	Cathays	Northgate, Kingsway	0	55	55	55	0	0	0	0	0	0	0	0	55
CS237	Cathays	33 Crwys Rd	0	25	25	0	0	25	0	0	0	0	0	0	25
CS240	Cathays	23 Park Place	0	34	34	34	0	0	0	0	0	0	0	0	34
CU77i	Caerau	Land rear of Western Leisure Centre	0	57	57	0	0	0	0	0	0	0	57	0	0
EL55	Ely	70 Mill Road	0	11	11	11	0	0	0	0	0	0	0	0	11
GA34	Gabalfa	Land to the rear of Mynachdy Road	0	69	69	0	0	0	0	30	39	0	0	0	69
GA52A	Gabalfa	Briardene, North Road	0	33	33	0	0	0	0	33	0	0	0	0	33
GR65A	Grangetown	Prospect Place, off Ferry Road (Bellway)	0	733	240	240	0	0	0	0	0	0	0	0	240
GR108i	Grangetown	Cambrian Marina	0	125	125	0	0	0	60	65	0	0	0	0	125
GR158	Grangetown	Cardiff Pointe	4	561	557	33	70	112	122	110	110	0	0	0	557
GR159	Grangetown	Car Park/Pool ISV Site 2	0	79	79	0	0	79	0	0	0	0	0	0	79
GR160A	Grangetown	Morrisons (ISV)	0	29	29	0	0	0	29	0	0	0	0	0	29
GR161A	Grangetown	Watkiss Way (ISV Office Site)	0	29	29	0	0	29	0	0	0	0	0	0	29

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GR166	Grangetown	ISV Ice Rink Site	0	213	213	0	0	0	0	100	113	0	0	0	213
LD125	Llandaff	18 High St Llandaff	0	11	11	0	0	0	11	0	0	0	0	0	11
LD129	Llandaff	The Retreat, Pwllmelin Road	0	20	20	0	0	0	0	20	0	0	0	0	20
LN52	Llandaff North	Old Vaughan's Laundry Site	4	23	19	9	10	0	0	0	0	0	0	0	19
LR30	Llanrumney	735 Newport Road	0	13	13	0	0	0	13	0	0	0	0	0	13
LR36A	Llanrumney	CCC Depot Mt Pleasant Lane	0	15	15	0	0	0	15	0	0	0	0	0	15
LS173	Llanishen	Llanishen Rugby Club	6	12	0	0	0	0	0	0	0	0	0	0	0
LV06	Lisvane	Land south of Lisvane Road	0	40	40	0	0	0	20	20	0	0	0	0	40
LV76	Lisvane	Land N of Lisvane Rd (Balmoral Close)	0	24	24	0	0	12	12	0	0	0	0	0	24
LV128A	Lisvane	Land off Cefn Mabley Rd	0	41	41	0	0	20	21	0	0	0	0	0	41
PL109	Plasnewydd	Former Warehouse, Elm Street	0	10	10	10	0	0	0	0	0	0	0	0	10
PL176	Plasnewydd	46-47 The Parade	14	14	0	0	0	0	0	0	0	0	0	0	0
PL179A	Plasnewydd	217-223 Newport Road	0	47	47	0	0	0	47	0	0	0	0	0	47
PL205	Plasnewydd	Gibbons Yard, Richmond Road	0	49	49	10	20	19	0	0	0	0	0	0	49
PW22A	Pentwyn	Maelfa Centre, Llanedeyrn Drive	0	83	83	0	0	0	40	43	0	0	0	0	83
RH36D	Rhiwbina	Land E of Coed y Wenallt	9	10	0	0	0	0	0	0	0	0	0	0	0

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RA38Ci	Radyr	Land at Radyr Sidings Phase 3 (Taylor Wimpey)	4	167	0	0	0	0	0	0	0	0	0	0	0
RO69	Penylan	Land at White Lodge, Ty Gwyn Ave.	0	11	2	0	2	0	0	0	0	0	0	0	2
RO99A	Penylan	Land at Colchester Avenue (George Wimpey)	0	136	14	0	14	0	0	0	0	0	0	0	14
RO105	Penylan	Rear of 3 Brewers Pub	11	11	0	0	0	0	0	0	0	0	0	0	0
RO109	Penylan	22 Ty Gwyn Road	0	10	10	0	0	10	0	0	0	0	0	0	10
RO118A	Penylan	UWIC Campus Colchester Ave	16	46	2	2	0	0	0	0	0	0	0	0	2
RO120A	Penylan	Ty Gwyn School	7	19	12	12	0	0	0	0	0	0	0	0	12
RO123	Penylan	Corner of Marlborough and Blenheim Road	58	58	0	0	0	0	0	0	0	0	0	0	0
NP58	Pontprenau	Land at Church Road	0	45	45	0	0	0	0	45	0	0	0	0	45
RV171	Riverside	Wellington House, Wellington Street	0	44	44	0	0	0	0	22	22	0	0	0	44
RV174	Riverside	St Winefrides Nursing Home, 24 Romily Crescent	0	76	76	76	0	0	0	0	0	0	0	0	76
RV183	Riverside	3-5 Brook St, Riverside	0	10	10	10	0	0	0	0	0	0	0	0	10
RV184	Riverside	Pontcanna Pine 200 Kings Rd	0	14	14	14	0	0	0	0	0	0	0	0	14
SF39A	Creigiau / St Fagans	Michaelston Rd	0	67	67	0	0	0	0	20	47	0	0	0	67
SF40A	Creigiau / St Fagans	Land N and W of Great House Farm	0	15	15	0	0	15	0	0	0	0	0	0	15
SM61A	Old St Mellons	Land at Church Rd near St Edeyrn's Church	0	60	60	0	0	30	30	0	0	0	0	0	60

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SP99A	Splott	Splott Market, Lewis Road	0	92	15	15	0	0	0	0	0	0	0	0	15
SP120	Splott	Grosvenor Hotel South Park Rd Splott	12	24	12	12	0	0	0	0	0	0	0	0	12
TR133A	Trowbridge	Land between Crickhowell Road and Willowbrook Drive (Willowbrook West)	0	115	115	0	0	0	55	60	0	0	0	0	115
TR149a	Trowbridge	Land between Willowbrook Drive + Brython Drive	37	37	0	0	0	0	0	0	0	0	0	0	0
WH71A	Whitchurch	Whitchurch Hospital	0	248	248	0	0	0	0	0	80	0	168	0	80
TOTAL PRIVATE SITES WITH PLANNING PERMISSION OR IN ADOPTED PLAN			496	7,258	5,802	633	116	616	684	877	511	0	2,365	0	3,437

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
HOUSING ASSOCIATION PRIVATE - WITH PLANNING PERMISSION OR IN ADOPTED PLAN															
CS174ii	Cathays	Land at Thomson House, Park Street (Affordable Housing)	0	20	20	0	0	0	0	0	0	0	20	0	0
GA44	Gabalfa	200 North Rd	21	21	0	0	0	0	0	0	0	0	0	0	0
GA52B	Gabalfa	Briardene, North Road	0	15	15	0	0	0	0	15	0	0	0	0	15
GR65B	Grangetown	Prospect Place, off Ferry Road (Affordable Housing)	0	89	6	6	0	0	0	0	0	0	0	0	6

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SF39B	Creigiau / St Fagans	Michaelston Rd	0	16	16	0	0	0	0	16		0	0	0	16
TR133B	Trowbridge	Land between Crickhowell Road and Willowbrook Drive (Willowbrook West)	0	50	50	0	0	0	0	50	0	0	0	0	50
TOTAL HA PRIVATE - WITH PLANNING PERMISSION OR IN ADOPTED PLAN			21	211	107	6	0	0	0	81	0	0	20	0	87

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
HOUSING ASSOCIATION PUBLIC - WITH PLANNING PERMISSION OR IN ADOPTED PLAN															
AD212	Adamsdown	Bronte Hostel, 158-164 Newport Road	0	38	38	0	38	0	0	0	0	0	0	0	38
AD213	Adamsdown	Former Rumpoles, Moira Terrace	0	49	49	0	49	0	0	0	0	0	0	0	49
BU32B	Butetown	Land at Roath Basin (WDA)	0	252	252	0	0	0	0	0	0	0	252	0	0
BU107ii	Butetown	Land West of Dumballs Road	0	414	414	0	0	0	0	100	105	0	209	0	205
BU112	Butetown	Loudoun Square	48	61	0	0	0	0	0	0	0	0	0	0	0
BU118	Butetown	Sterling Works, Clarence Road	0	19	19	19	0	0	0	0	0	0	0	0	19

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CN122	Canton	Canton Health Clinic Wessex St	14	14	0	0	0	0	0	0	0	0	0	0	0
CN155	Canton	The Maltings, Cowbridge Road East	0	26	26	26	0	0	0	0	0	0	0	0	26
CU52	Caerau	Land at Heol Trelai	0	40	40	40	0	0	0	0	0	0	0	0	40
CU77ii	Caerau	Land rear of Western Leisure Centre	0	25	25	0	0	0	0	0	0	0	25	0	0
CU79	Caerau	Ely Farm, Dyfig rd, Ely	0	41	41	0	41	0	0	0	0	0	0	0	41
FA52	Fairwater	53-81 Gorse Place	0	16	16	0	0	16	0	0	0	0	0	0	16
FA89	Fairwater	60-72 Beechley Drive	0	13	13	0	13	0	0	0	0	0	0	0	13
GA40	Gabalfa	202 North Road (Northlands)	18	27	0	0	0	0	0	0	0	0	0	0	0
GR160B	Grangetown	Morrisons (ISV)	0	34	34	0	0	0	34	0	0	0	0	0	34
GR161B	Grangetown	Watkiss Way (ISV Office Site)	0	66	66	0	0	0	66	0	0	0	0	0	66
LN52i	Llandaff North	Old Vaughan's Laundry Site	0	5	5	0	5	0	0	0	0	0	0	0	5
LR36B	Llanrumney	CCC Depot Mt Pleasant Lane	0	6	6	0	0	0	6	0	0	0	0	0	6
LV128B	Lisvane	Land off Cefn Mabley Rd	0	10	10	0	0	0	10	0	0	0	0	0	10
PL109	Plasnewydd	Former Warehouse, Elm Street	0	10	10	10	0	0	0	0	0	0	0	0	10
PL179B	Plasnewydd	217-223 Newport Road	0	6	6	0	0	0	6	0	0	0	0	0	6
RO117	Penylan	Former Livermore Dairy	28	28	0	0	0	0	0	0	0	0	0	0	0

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RO118B	Penylan	UWIC Campus Colchester Ave	3	12	0	0	0	0	0	0	0	0	0	0	0
RO120B	Penylan	Ty Gwyn School	4	4	0	0	0	0	0	0	0	0	0	0	0
PW22B	Pentwyn	Maelfa Centre, Llanedeyrn Drive	0	21	21	0	0	0	0	21	0	0	0	0	21
RV200	Riverside	Land W of Albert St	0	10	10	0	0	0	0	0	0	0	10	0	0
SF40B	St Fagans	Land N and W of Great House Farm	0	4	4	0	0	4	0	0	0	0	0	0	4
SM61B	Old St Mellons	Land at Church Rd near St Edeyrn's Church	0	45	45	0	0	0	25	20	0	0	0	0	45
TR85A	Trowbridge	Part area 11, St Mellons (CCHA)	0	56	56	0	0	0	0	0	0	0	56	0	0
TR87Di	Trowbridge	Part of Area 9, Land south of the Beacon Centre, Harrison Drive	0	15	15	0	0	15	0	0	0	0	0	0	15
TR131	Trowbridge	Part of Area 9, Land at Hendre Isaf, Hendre Road	11	11	0	0	0	0	0	0	0	0	0	0	0
TR131A	Trowbridge	Land Adj to Hendre Isaf, Hendre Rd	6	6	0	0	0	0	0	0	0	0	0	0	0
TR149b	Trowbridge	Land between Willowbrook Drive + Brython Drive	12	12	0	0	0	0	0	0	0	0	0	0	0
WH71B	Whitchurch	Whitchurch Hospital	0	82	82	0	0	0	0	0	20	0	62	0	20
TOTAL HA PUBLIC - WITH PLANNING PERMISSION OR IN ADOPTED PLAN			144	1,478	1,303	95	146	35	147	141	125	0	614	0	689

Residential Land Availability Schedule
 Sites for 10 or more units as at 1st April 2014

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
PRIVATE - PLANNING PERMISSION SUBJECT TO S106															
AD160	Adamsdown	Former Eastern Hotel, 54 Metal St	0	14	14	0	0	0	14	0	0	0	0	0	14
AD174	Adamsdown	Former Tredegar House, 57-58 Clifton Street	0	12	12	0	0	12	0	0	0	0	0	0	12
BU109	Butetown	15-17 Harrowby Street	0	20	20	0	0	0	0	0	0	0	20	0	0
BU123A	Butetown	Brandon Tool Hire 151 Bute St	0	28	28	0	0	0	28	0	0	0	0	0	28
BU86A	Butetown	Former Post Office and adjoining car park, Bute Street	0	75	75	0	0	0	0	0	0	0	75	0	0
BU86Ai	Butetown	Corys Building, Bute Street	0	24	24	0	0	0	0	24	0	0	0	0	24
BU97A	Butetown	130-132 Bute Street , "Dixie"	0	43	43	0	0	43	0	0	0	0	0	0	43
BU99	Butetown	The Coal Exchange, Mount Stuart Square	0	116	116	0	0	0	0	0	0	0	0	116	0
CN137A	Canton	Former Arjo Wiggins Paper Mill Site, Paper Mill Road	0	535	535	0	0	133	133	134	135	0	0	0	535
CN145	Canton	635 Cowbridge Road East	0	24	24	0	0	0	24	0	0	0	0	0	24
CS139	Cathays	CCC Offices Wood St	0	220	220	0	0	0	0	0	0	0	220	0	0
CS191i	Cathays	Marcol Court	0	103	103	0	0	0	0	0	103	0	0	0	103
EL84A	Ely	Land off Clos-y-Cwarra	0	30	30	0	0	0	0	15	15	0	0	0	30
GR138i	Grangetown	Cardiff Bus Depot, Sloper Road	0	183	183	0	0	0	0	0	0	0	183	0	0

Residential Land Availability Schedule
 Sites for 10 or more units as at 1st April 2014

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
GR156A	Grangetown	Land at Wholesale Fruit Centre	0	215	215	0	0	30	30	30	30	0	95	0	120
HE75	Heath	Thornbury House, Thornbury Close	0	10	10	0	0	0	0	0	0	0	10	0	0
LS185A	Llanishen	Land at Chiltern Close	0	56	56	0	0	28	28	0	0	0	0	0	56
PL178	Plasnewydd	122-130 Albany Road	0	12	12	0	0	0	0	0	0	0	12	0	0
PL186	Plasnewydd	57a Richards Place	0	11	11	0	0	0	0	0	0	0	11	0	0
PL209	Plasnewydd	Land at Oxford St	0	81	81	0	0	0	0	81	0	0	0	0	81
PL214	Plasnewydd	21-27 City rd	0	26	26	0	0	0	0	0	0	0	26	0	0
RU71	Rumney	599 Newport Road	0	24	24	0	0	0	0	0	0	0	24	0	0
RV199	Riverside	4 Cathedral Rd	0	14	14	14	0	0	0	0	0	0	0	0	14
RV203	Riverside	Riverside Ho. 31 cathedral rd	0	20	20	0	0	0	20	0	0	0	0	0	20
SM65A	Old St Mellons	Land Adj to Blooms Garden Centre Newport Rd	0	46	46	0	0	20	26	0	0	0	0	0	46
SP84	Splott	Bayside E Tyndall St	0	32	32	0	0	0	0	0	0	0	32	0	0
TR151	Trowbridge	The Hendre Pub, 157 Hendre Rd	0	15	15	0	0	15	0	0	0	0	0	0	15
TOTAL PRIVATE - PLANNING PERMISSION SUBJECT TO S106			0	1,989	1,989	14	0	281	303	284	283	0	708	116	1,165

Residential Land Availability Schedule
 Sites for 10 or more units as at 1st April 2014

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
HOUSING ASSOCIATION PRIVATE PLANNING PERMISSION SUBJECT TO S106															
LS185B	Lisvane	Land at Chiltern Close	0	14	14	0	0	7	7	0	0	0	0	0	14
TOTAL HA PRIVATE PLANNING PERMISSION SUBJECT TO S106			0	14	14	0	0	7	7	0	0	0	0	0	14

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
HOUSING ASSOCIATION - PUBLIC PLANNING PERMISSION SUBJECT TO S106															
BU123B	Butetown	Brandon Tool Hire 151 Bute St	0	11	11	0	0	0	11	0	0	0	0	0	11
BU86B	Butetown	Former Post Office and adjoining car park, Bute Street	0	11	11	0	0	0	0	0	0	0	11	0	0
BU98	Butetown	Hannah St Church	0	14	14	0	14	0	0	0	0	0	0	0	14
CN137B	Canton	Former Arjo Wiggins Paper Mill Site, Paper Mill Road	0	191	191	0	0	47	47	48	49	0	0	0	191
CN164	Canton	Canton Police Station, Cowbridge Rd	0	17	17	0	17	0	0	0	0	0	0	0	17
CS191ii	Cathays	Marcol Court, Churchill Way	0	44	44	0	0	0	0	0	44	0	0	0	44
EL84B	Ely	Land off Clos-y-Cwarra	0	20	20	0	0	0	0	10	10	0	0	0	20

Residential Land Availability Schedule
 Sites for 10 or more units as at 1st April 2014

LPA Ref	Electoral Division	Address	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
GR138ii	Grangetown	Cardiff Bus Depot, Sloper Road	0	79	79	0	0	0	0	0	0	0	79	0	0
GR156B	Grangetown	Land at Wholesale Fruit Centre	0	35	35	0	0	0	0	0	35	0	0	0	35
SM65B	Old St Mellons	Land adj to Blooms Garden Centre Newport Rd	0	20	20	0	0	20	0	0	0	0	0	0	20
SP132	Splott	Land to S side, Moorland Rd	0	15	15	0	0	15	0	0	0	0	0	0	15
SP133	Splott	Land at Sanquhar St	0	26	26	0	0	26	0	0	0	0	0	0	26
TOTAL HA PUBLIC PLANNING PERMISSION SUBJECT TO S106			0	483	483	0	31	108	58	58	138	0	90	0	393

SUMMARY

	2013-14 Comp	Total Capacity	Units Rmng	U/C	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	5 Year Supply
Private with consent	496	7,258	5,802	633	116	616	684	877	511	0	2,365	0	3,437
HA Private with consent	21	211	107	6	0	0	0	81	0	0	20	0	87
HA Public with consent	144	1,478	1,303	95	146	35	147	141	125	0	614	0	689
Private - Local Plan	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub Total 5 year supply	661	8,947	7,212	734	262	651	831	1,099	636	0	2,999	0	4,213
Private - S106	0	1,989	1,989	14	0	281	303	284	283	0	708	116	1,165
HA Private S106	0	14	14	0	0	7	7	0	0	0	0	0	14
HA Public S106	0	483	483	0	31	108	58	58	138	0	90	0	393
Sub Total S106	0	2,486	2,486	14	31	396	368	342	421	0	798	116	1,572

Appendix 2 – Past Completions Data

Year	Number of Homes Completed on		
	Large Sites	Small Sites	Total Completions
2002	1,183	188	1,371
2003	1,513	142	1,655
2004	1,742	168	1,910
2005	1,969	236	2,205
2006	1,682	178	1,860
2007	2,194	163	2,357
2008	1,874	155	2,029
2009	1,283	162	1,445
2010	712	115	827
2011	894	125	1,019
2012	481	79	560
2013	337	137	474
2014	661	184	845

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2007	2,157	5,800	0	7.9	1,437	0
2008	2,161	3,467	0	6	3,073	0
2009	1,394	2,767	0	4.5	4,675	0
2010	1,309	1,672	0	3.4	5,031	0
2011	923	1,868	0	2.3	6,417	0
2012	973	2,940	0	2.9	4,255	0
2013	1,046	2,871	0	3.2	3,387	42
2014			0	3.6		0

Appendix 4 – Planning Inspector’s Recommendation

Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

gan Alwyn B Nixon BSc(Hons) MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 30/10/2014

Report on Joint Housing Land Availability Study

by Alwyn B Nixon BSc(Hons) MRTPI
an Inspector appointed by the Welsh Ministers
Date: 30/10/2014

Ref: JHLAS/14/Z6815/516017

Local Planning Authority: City of Cardiff Council

- This report concerns the City of Cardiff Council Joint Housing Land Availability Study (JHLAS) April 2014.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in October 2014.

Recommendation

1. That the 2014 JHLAS housing land supply figure for the Cardiff Council planning area be determined as 3.6 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Cardiff Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issues

4. There is agreement on the use of the past build rate as a suitable methodology for calculating the land supply, based on the past 10 years completions data. The agreed average annual completion rate is therefore 1,362 units per year. The principal issue is whether or not each of the disputed sites should contribute towards the supply of land for housing as at the base date of the study (1 April 2014).

¹ PPW Edition 7 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Reasons

5. There is agreement on the majority of sites to be included within the 5 year land supply, amounting to an agreed supply of 4,290 units (equivalent to 3.15 years based on the agreed methodology). The Council have confirmed that there are 10 disputed sites that amount to an additional 963 units (0.71 years). All parties accept that the land supply falls below the necessary 5 years³.
6. Technical Advice Note 1: Joint Housing Land Availability Studies (TAN 1) provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within the 5 year period. I have assessed each of the disputed sites based on the available evidence and the advice in TAN 1.
7. Land at Roath Basin (Private Element) (Site BU32A) (300 units in dispute) and Land at Roath Basin (Site BU32B) (100 units in dispute): The site has been in the land supply in various forms since 1997, but outline planning permission was granted for these sites in July 2008 for the current number of units. While the developer clearly has an intention to develop the site and there are no physical constraints to the site's development, the site has been included in the 5 year land supply in its current form for more than 5 years. Therefore, as advised by Paragraph 7.4.1 of TAN 1, a reclassification of this site into category 3i is justified. I consequently find that all 300 disputed units from Site BU32A, and the 100 units from Site BU32B, should be removed from the 5 year land supply.
8. Land to the rear of Mynachdy Road (Site GA34) (69 units in dispute): Outline planning permission was granted in 2012 and the site was subsequently included in the 5 year land supply for the 2012 JHLAS. The site was disputed in the 2013 study, but the Inspector concluded that the 69 units should remain within the 5 year land supply. Since last year, phasing of the development has moved from 2017/18 to 2018/19. There is evidence from the landowner and agent that there is activity relating to a reserved matters application and marketing of the site, which indicates a reasonable prospect of development within the time specified. At the study base date of April 2014, the site had been included in the 5 year land supply for less than 5 years. Therefore, having regard to Paragraph 7.4.1 of TAN 1, I do not consider that a reclassification of this site into category 3i is justified. I conclude that the 69 disputed units should remain within the 5 year land supply.
9. Car Park/Pool ISV Site 2 (Site GR159) (79 units in dispute), Morrisons (ISV) (Sites GR160A&B) (63 units in dispute), Watkiss Way (ISV Office Site) (Sites GR161A&B) (95 units in dispute), and ISV Ice Rink Site (Site GR166) (213 units in dispute): In April 2013, full consent was granted for sites GR159 and GR160A&B, and outline consent was granted for sites GR161A&B, and all appeared in the 5 year land supply last year. Outline consent was granted for site GR166 in June 2013. The six sites include a total of 450 units. In combination with site GR158 Cardiff Pointe (included in the land supply), the sites contribute 1,007 units to the 5 year supply, with a delivery of over 220 units each year from 2016 to 2019. However, there are no known constraints on site and no evidence has been provided to suggest the aspirational build rates cannot be achieved. I conclude that the 450 disputed units should remain within the 5 year land supply.

³ The 5 year land supply as calculated by the Council and HBF is set out in sections 4.3 and 4.4 of the SoCG respectively.

10. Wellington House, Wellington Street (Site RV171) (44 units in dispute): Permission was granted for this site in September 2009 and appeared in the land supply for the first time in the 2010 JHLAS. The site was disputed, and included in the 2013 study. The Council maintains that there are no known constraints to prevent development commencing, and the developer has stated their intention to develop this site in the 5 year period. At the study base date of April 2014, the site had not been included in the 5 year land supply for more than 5 years. In the light of Paragraph 7.4.1 of TAN 1 I do not consider that a reclassification of this site into category 3i is justified. I conclude that the 44 disputed units should remain within the 5 year land supply.

Conclusion

11. For the above reasons, I find that of the 963 disputed units, 563 of them should be included in the 5 year land supply figure. Combined with the already agreed figure of 4,290 units, this brings the total land supply figure to 4,853 units.
12. Calculated using the past building rates methodology, and based on the agreed average annual completion of 1,362 units, I conclude that, as at 1 April 2014, the housing land supply for the Cardiff Council planning area is 3.6 years.

Alwyn B Nixon

Inspector