

**BRIDGEND COUNTY BOROUGH COUNCIL**  
**REPORT TO DEVELOPMENT CONTROL COMMITTEE**

**30 August 2018**

**REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES**

**BRIDGEND COUNTY BOROUGH COUNCIL –  
JOINT HOUSING LAND AVAILABILITY STUDY 2018**

**1. Purpose of the Report**

1.1 The purpose of this Report is to inform the Development Control Committee of the outcome of the Joint Housing Land Availability Study (JHLAS) 2018 (attached at Appendix 1).

**2. Connection to Corporate Improvement Objectives/Other Corporate Priorities**

2.1 The Bridgend Local Development Plan is a high level strategy which must be prepared by the Council. The Local Development Plan sets out in land-use terms all the priorities and objectives of the Corporate Plan. The future Replacement Local Development Plan will be required to express in land-use terms the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

**3. Introduction and Background**

3.1 The requirement to maintain a 5-year supply of readily developable housing land in each Local Planning Authority across Wales is a key planning policy requirement of the Welsh Government. The planning system, through the Local Development Plan process, must provide the land that is needed to allow for new home building and Local Planning Authorities are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.

3.2 The Joint Housing Land Availability Study (JHLAS) is the mechanism for Local Planning Authorities to demonstrate that they have a five year housing land supply by providing an 'agreed' statement of housing land availability set against the housing requirements of an adopted Local Development Plan.

3.3 Technical Advice Note 1 (TAN 1) provides the guidance on how to prepare a JHLAS. The guidance reinforces the Welsh Government's 'plan-led' system and advises that the JHLAS is a key mechanism for monitoring the effectiveness of the Local Development Plan. The housing supply figure from the JHLAS must be included in the Local Development Plan's Annual Monitoring Report (AMR).

3.4 As part of the AMR process, where there is a shortfall, i.e. less than a 5 year housing land supply, the Local Planning Authority should consider the reasons for the shortfall and whether the Local Development Plan should be reviewed in whole or in part.

**4. Current Situation**

4.1 It should be noted that as at 1 April 2017, 19 out of the 25 Local Planning Authorities in Wales were unable to demonstrate a 5 year housing land supply. This has resulted in an increase in the number of speculative planning applications for housing.

- 4.2 In terms of the Development Control process paragraph 6.2 of TAN 1 guidance advises that the housing land supply figure will be treated as a material consideration in determining planning applications. When a study shows supply being less than 5 years, the need to increase supply will be given **considerable** weight when dealing with planning applications.
- 4.3 With respect to paragraph 6.2 of the TAN 1 Guidance, Welsh Government has recently undertaken a consultation on a proposal to temporarily dis-apply the paragraph by proposing to remove the reference to attaching “considerable” weight to the lack of a 5 year housing land supply, as means of relieving pressure on Local Planning Authorities when dealing with speculative housing applications and to allow Local Planning Authorities to focus on Replacement Local Development Plan preparation.
- 4.4 The temporary dis-application of paragraph 6.2 is related to a wide ranging review by Welsh Government of the delivery of housing through the planning system, which will take place this summer.
- 4.5 Bridgend’s latest 2018 JHLAS is attached at Appendix 1. Set against the housing requirement of the adopted Local Development Plan the Study demonstrates that Bridgend County Borough has a **3.4** year housing land supply (representing a shortfall in the TAN 1, 5 year requirement) with a total land supply within the 5 year study period of 3863 units.
- 4.6 As there are only 3 years remaining (up to 2021) of the Local Development Plan period, which is less than the 5 year JHLAS period up to 2023, a mathematical method prescribed by TAN 1 guidance has been used to calculate the annual average requirement as part of the 5 year land supply calculation.
- 4.7 The Council is the responsible body for preparing the JHLAS which is subject to an agreed timetable. In preparing the document, the Council consulted with the ‘Study Group’ which consisted of house builders’ representatives, including the Home Builders Federation (HBF), landowners, Registered Social Landlords, statutory undertakers and infrastructure providers.
- 4.8 A Study Group meeting took place on 11 May 2018. In consultation with the ‘Study Group’ the Council subsequently prepared a Statement of Common Ground, setting out the extent of agreement on site delivery. In this respect there were no matters of dispute and the final 2018 JHLAS report has been prepared on this basis.
- 4.9 In accordance with TAN 1 guidance the 2018 Joint Housing Land Availability Study will be published on the Local Planning Authority’s website and a hyperlink sent to the Welsh Government and to all members of the Study Group.
- 4.10 There is a statutory requirement to undertake a JHLAS on an annual basis. The preparation timetable of the 2019 Study will be agreed by the Study Group early next year.
- 4.11 The outcome of this Study will also be reported in the Local Development Plan’s Annual Monitoring Report with the reasons why there is a shortfall in the required 5-year housing land supply.

## **5. Effect Upon Policy Framework**

5.1 Section 61 of the 2004 Procedure Rules Act requires Local Planning Authorities to keep all matters under review which are expected to have an effect on development in their area.

5.2 The JHLAS is an extremely imported piece of evidence to inform the strategy, policies and allocations in the future Replacement Local Development Plan. It is also a key mechanism for monitoring the effectiveness of the existing Local Development Plan.

## **6. Equality Impact Assessment**

6.1 The policies contained within the Replacement Local Development Plan will require an Equalities Impact Assessment to be carried out.

## **7. Financial Implications**

7.1 There are no financial implications.

## **8. Wellbeing and Future Generations (Wales) Act 2015**

8.1 The Replacement Local Development Plan will be prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

## **9. Recommendation**

9.1 That the 2018 Joint Housing Land Availability Study be noted.

**Mark Shephard**  
**Corporate Director Communities**

**30 August 2018**

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## **Background documents**

Bridgend Local Development Plan

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# **APPENDIX 1**

## **Joint Housing Land Availability Study**

### **Report**

**Bridgend County Borough Council  
Local Planning Authority**

**Joint Housing Land Availability Study 2018**

**Between**

**Bridgend County Borough Council**

**and**

**The Home Builders Federation  
Barratt & David Wilson Homes South Wales  
Persimmon Homes  
Sullivan Land & Planning  
Stansgate Planning  
Taylor Wimpey  
Hendre Housing Association  
Jehu  
Redrow Homes South Wales  
Wales And West Housing Association  
Valleys 2 Coast  
Linc-Cymru Housing Association  
Coastal Housing Group  
United Welsh Housing Association  
Lovells  
Dwr Cymru / Welsh Water  
Western Power Distribution  
Natural Resources Wales**

**Publication Date: 27 June 2018**

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Appendix 1 – Site Schedules

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Appendix 3 – Previous Land Supply Data

## 1. Summary

- 1.1 This is the Bridgend 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 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 JHLASs.
- <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 Bridgend County Borough Council has **3.4 years** housing land supply.

## Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- The Home Builders Federation
  - White Young Green (representing Persimmon Homes)
  - Sullivan Land & Planning (representing Llanmoor Homes)
  - Valleys 2 Coast
  - Barratt & David Wilson Homes South Wales

## Report Production

- 1.5 Bridgend County Borough Council issued draft site schedules and site proformas for consultation between 13th and 27<sup>th</sup> April 2018. Comments were provided by the HBF, Sullivan Land & Planning (Llanmoor), Dwr Cymru, White Young Green (Persimmon Homes), Barratt & David Wilson Homes South Wales and Valleys 2 Coast within this period. A draft Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group.
- 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. 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 Bridgend County Borough Council Local Development Plan 2006 – 2021, adopted on 18<sup>th</sup> September 2013.

**Table 1 - Identified Housing Land Supply**

<b>Housing Land Supply 01<sup>st</sup> April 2018 – 2023 (Large Sites)</b>						
	Proposed Homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
<b>Total</b>	5454	<b>763</b>	<b>2845</b>	0	1846	324

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

Private	2655
Public	
Housing Association	953
<b>Total</b>	<b>3608</b>

- 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**

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	<b>Total</b>
57	39	51	42	66	<b>255</b>

- 2.5 The overall **total 5 year land supply** (large and small sites) is 3863



### Table 3 – Five Year Land Supply Calculation

#### Five year land supply calculation table

A	Total Housing Requirement (as set out in the adopted Development Plan)		9690
B	Completions from 2006 – 2018 (large and small sites)		5368
C	Residual Requirement (A-B)		4322
D	5 year requirement	*	5614
E	Annual Need	*	1123
F	Total 5 year land supply		3863
<b>G</b>	<b>Land Supply in years</b>		<b>3.4</b>

\* The plan period expires in 2021 (3 years), part-way through the JHLAS period; as such in accordance with the requirements of TAN 1 the following equation has been used to calculate the average annual requirement

$$\frac{\frac{H \times N}{P} + (H - C)}{5}$$

$$\frac{\frac{9690 \times 2}{15} + (9690 - 5368)}{5}$$

$$\frac{1292 + 4322}{5} = 1123$$

2.6 The housing land supply in years is **3.4**.

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## **APPENDIX 1 – SITE SCHEDULES**

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Bridgend

Penybont ar Ogwr

Bridgend

**Residential Land Availability Schedule  
Amserlen tir preswyl sydd ar gael**

**Sites for 10 or more Units as at 01-04-2018  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2018**

**Sites with Planning permission or in Adopted Plans  
Safleoedd â chaniatâd cynllunio neu mewn  
cynlluniau a fabwysiadwyd**

## BRIDGEND

Policy Number	LPA Ref No	Address Cyfeiriad	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
										Rhif Polisi	Rhif Cyf ACLI	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl
COM 1(1)	ID 37	PARC DERWEN	186	1185	1515	153	330	13.74	87	150	93	0	0	0	0	0
COM 1(2)	ID 45 & ID 1000 ID 2028	NORTH EAST BRACKLA REGENERATION AREA	22	121	558	99	437	12.24	66	100	100	100	71	0	0	0
COM 1(3)	ID 871	PARC AFON EWENNI REGENERATION AREA	0	0	650	130	650	16.3	0	0	50	100	150	150	0	200
COM 1(4)	ID 38	COITY ROAD SIDINGS	0	0	140	28	140	5.47	0	0	0	0	0	0	0	140
COM 1(7)	ID 873	LAND AT WATERTON LANE	0	0	42	9	42	1.2	0	0	0	42	0	0	0	0
COM 1(8)	ID 11	JUBILEE CRESCENT	0	0	48	8	48	0.25	39	9	0	0	0	0	0	0
COM 1(10)	ID 402	BROCASTLE ESTATE	0	42	72	0	30	2.29	0	0	0	30	0	0	0	0
COM 1(5)	ID 872	SOUTH WALES POLICE, COWBRIDGE ROAD	0	0	138	28	138	4	0	0	0	0	0	0	0	138
COM 1(11) & COM 1(14)	ID 874 & ID 705	WATERTON MANOR & LANE (LAND AT) WATERTON	0	0	39	8	39	1.46	0	0	19	20	0	0	0	0
COM 1(12)	ID 755	RHIW / BRACKLA STREET SHOPPING CENTRE	0	28	38	28	10	0.04	0	10	0	0	0	0	0	0



COM 1(20)	ID 923	FORMER BLAENCAERAU JUNIOR SCHOOL	0	0	35	5	35	0.55	0	0	0	0	0	0	0	35
COM 1(21)	ID 875	Y PARC	0	0	51	8	51	1.6	0	0	0	0	0	0	0	51
COM 1(22)	ID 924	LAND S. OF CWMFELIN PRIMARY SCHOOL	0	0	20	3	20	0.56	0	0	20	0	0	0	0	0
COM 1(23)	ID 501	LLYNFI LODGE	0	0	14	0	14	0.26	0	0	0	0	0	0	0	14
COM 1(24)	ID 9	LAND ADJ. TO 50 HEOL TYWITH	0	0	13	2	13	0.4	0	0	0	0	0	0	0	13
COM 3	ID 8	62A & 63 PICTON STREET FORMER NANTYFFYLLON RFC	0	0	36	0	36	0.28	2	0	0	11	11	12	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	0	2	14	12	12	1.14	0	0	12	0	0	0	0	0
COM3	ID 1059	FMR BLAENLLYNFI INFANTS SCHOOL	0	0	14	2	14	0.45	0	0	14	0	0	0	0	0
COM3	ID 1065	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD	0	0	37	37	37	0.9	34	3	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>LLYNFI VALLEY</b>	0	2	647	249	645	19.52	36	3	46	51	81	82	0	346

#### OGMORE AND GARW VALLEYS

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										2019	2020	2021	2022	2023	3	4
Rhif Polisi	Rhif Cyf ACL	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectara u sydd Ar Ôl	W/A	2019	2020	2021	2022	2023	3	4
COM 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	8	8	80	12	72	2.25	0	0	0	15	30	27	0	0
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	0	0	10	30	0	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	1	22	23	0	1	0.06	0	1	0	0	0	0	0	0
COM 2(4)	ID 913	LAND ADJOINING CWM OGWR FACH	0	0	39	5	39	1.22	0	0	20	19	0	0	0	0
COM 2 (13)	ID 530	FORMER ABERCERDIN SCHOOL, KENRY STREET	0	11	21	3	10	0.31	0	0	5	5	0	0	0	0

COM 2 (14)	ID 917	CORONATION WORKS	0	0	11	2	11	0.32	0	0	0	0	5	6	0	0
COM 2(18)	ID 66	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.59	0	0	0	3	3	4	0	0
COM 2(19)	ID 69	WAUNWEN	0	0	35	5	35	0.97	0	0	0	0	0	0	0	35
COM 2(20)	ID 67	CWRT COLMAN ST.	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21
COM 2(21)	ID 68	HEOL Y FEDWEN/HAUL BRYN	1	10	14	0	4	0.28	0	0	2	2	0	0	0	0
COM 3	ID 71	LAND AT NORTH ROAD, OGMORE VALE	0	6	13	0	7	0.09	3	0	2	2	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>OGMORE AND GARW VALLEYS</b>	10	58	308	29	250	8.68	3	1	29	46	48	67	0	56

**PENCOED**

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
										2019	2020	2021	2022	2023	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2019	2020	2021	2022	2023	3	4
COM 2(27)	ID 54	LAND SOUTH OF HENDRE ROAD	5	199	205	0	6	0.15	2	2	2	0	0	0	0	0
COM 2(29)	ID 807	FORMER SURGERY SITE COYCHURCH ROAD	0	6	13	0	7	0.07	0	0	7	0	0	0	0	0
COM 2(30)	ID 919	PENCOED PRIMARY SCHOOL	0	0	40	5	40	0.73	0	0	40	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>PENCOED</b>	5	205	258	5	53	0.95	2	2	49	0	0	0	0	0

**PORHCRAWL**

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
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Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwy Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2019	2020	2021	2022	2023	3	4
COM 1 (25)	ID 81	PORTHCAWL REGENERATION AREA	13	13	1050	315	1037	18.76	0	0	0	50	100	200	0	687
COM 1(28)	ID 691	ALBERT EDWARDS, PRINCE OF WALES COURT, PENYLAN AVENUE	0	0	35	11	35	1	0	0	0	0	0	0	0	35
COM 1(29)	ID 592	STATION HILL MOT BUILDING SITE	0	0	11	0	11	0.08	0	0	11	0	0	0	0	0
COM 3	ID 842	NEW ROAD 9,11,13,15 STATION HILL	0	0	14	0	14	0.09	0	0	0	14	0	0	0	0
COM 3	ID 876	ST CLARES CONVENT, CLEVIS HILL	0	0	12	0	12	1.07	0	0	4	4	4	0	0	0
COM 3	ID 942	THE REST CONVALESCENT HOME	0	0	69	0	69	4.84	0	0	34	35	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>PORTHCAWL</b>	13	13	1191	326	1178	25.84	0	0	49	103	104	200	0	722

**PYLE/KENFIG/CORNELLY**

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwy Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2019	2020	2021	2022	2023	3	4
COM 2(24)	ID 642	LAND AT GIBBONS WAY	0	8	45	45	37	1.04	0	0	15	15	7	0	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	9	30	0.76	0	0	0	0	0	0	0	30
COM 3	ID 779	BEDFORD ROAD, CEFN CRIBBWR	0	0	12	0	12	0.11	0	12	0	0	0	0	0	0
COM 3	ID 186	CEFN ROAD (CEFN CRIBBWR RESERVOIR), CEFN CRIBBWR	0	0	14	4	14	0.42	0	0	14	0	0	0	0	0

COM 3	ID 712	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	0	0	23	23	23	0.94	0	0	23	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>PYLE/KENFIG/CORNELLY</b>	0	8	124	81	116	3.27	0	12	52	15	7	0	0	30

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
										2019	2020	2021	2022	2023	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2019	2020	2021	2022	2023	3	4
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	8	226	676	68	450	28.62	0	0	50	100	100	100	0	100
COM 1 (32)	ID 46	PARC TYN Y COED	0	264	370	50	106	2.61	0	0	0	16	0	0	0	90
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	57	57	121	26	64	1.41	19	45	0	0	0	0	0	0
COM 1(34)	ID 1068 & ID 926	GATEWAY TO THE VALLEYS Former Archbishop McGrath School (Land at)	0	0	150	44	150	3.45	45	0	0	10	50	45	0	0
COM 1(36)	ID 927	BRYNCETHIN DEPOT	0	0	50	10	50	2	0	0	0	0	20	30	0	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	2	2	26	10	24	0.96	9	5	5	5	0	0	0	0
COM 1(38)	ID 929	GLANYRAFON	0	0	30	0	30	0.58	0	0	30	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>VALLEYS GATEWAY</b>	67	549	1423	208	874	39.63	73	50	85	131	170	175	0	190

<b>TOTAL CYFANSWM</b>			324	2292	7746	1538	5454	168.84	352	411	707	748	676	714	0	1846
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**APPENDIX 2 – PAST COMPLETION DATA**  
**APPENDIX 3 – PREVIOUS LAND SUPPLY DATA**

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## Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007	548	87	635
2008	417	97	514
2009	326	62	388
2010	215	77	292
2011	227	79	306
2012	400	47	447
2013	266	66	332
2014	460	57	517
2015	582	39	621
2016	469	51	520
2017	364	42	406
2018	324	66	390

## 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	
	1	2		3	4
2007	455	2577	8.1	0	2490
2008	291	2093	6.6	0	2799
2009	249	2030	6.2	0	2715
2010	252	1735	5.2	0	2803
2011	332	1914	5.5	0	2722
2012	388	1736	5.1	0	2661
2013	375	2212	5.7	0	2007
2014	521	4269	6.0	0	1477
2015	775	4043	5.4	0	1459
2016	701	4240	5.1	0	1160
2017	615	3367	4	0	1745
2018	411	2845	3.4	0	1846