

City & County of Swansea
Joint Housing Land Availability Study 2015
Statement of Common Ground
between The City & County of Swansea
and:

**The Home Builders Federation,
Coastal Housing Association,
Dwr Cymru Welsh Water,
Family Housing Association,
Gwalia Housing Association,
Natural Resources Wales
United Welsh Housing Association
Wales & West Housing Association**

August 2015

Contents

1. Introduction	3
2. Agreed Matters.....	3
3. Matters of Dispute.....	4
4. Five-Year Land Supply Calculations	4
Appendix 1: Site Schedules	6
Appendix 2: Site Proformas	11
Appendix 3: Agreed Minor Changes / Amendments	346

1. Introduction

- 1.1. This is a Statement of Common Ground (SoCG) prepared by the City & County of Swansea Council (hereafter referred to as Swansea Council), the Home Builders Federation (HBF), other Study Group members (listed on the cover page), and representatives of further homebuilder companies that have contributed to the Study. It is for the 1st April 2015 Swansea Joint Housing Land Availability Study (2015 JHLAS).
- 1.2. This SoCG follows the process stages set out in the agreed delivery timetable for the preparation of the Swansea JHLAS 2015 and has been prepared in accordance with the requirements of Planning Policy Wales and Technical Advice Note 1, JHLASs, (TAN 1).
- 1.3. This SoCG has been prepared for the Welsh Government.
- 1.4. During the preparation of this 2015 JHLAS, the 2014 JHLAS Inspector's Report was received on 8th July 2015 finalising the 2014 Study findings. The Inspector's report concluded that the 5 year land supply as at 1st April 2014 was 2.7 years. The Inspector's 2014 JHLAS findings (on the 4 disputed sites) have been incorporated into the 2015 study schedules and proformas.

2. Agreed Matters

5 Year Land Supply Sites

- 2.1. Swansea Council published the site schedules and site proformas for the 2015 JHLAS for public consultation between 23rd June and 10th July 2015. Comments were received from the HBF, Persimmon and Redrow. A Study Group meeting was held on 15th July to discuss the comments. The Council then prepared a draft SoCG which was circulated for comments to the Study Group between 17th to 31st July. A further comment was received from Persimmon and a minor change has been made to the SoCG regarding one site as detailed in Appendix 3. As a result of this engagement with the Study Group there are now no disputed sites.

Agreed Sites

- 2.2. The proposed site schedule is provided at Appendix 1. The individual site proformas are provided at Appendix 2.
- 2.3. All the details within the site schedules are agreed by the Study Group and the further representatives of homebuilder companies that have contributed to the Study (Redrow and Persimmon) following the minor amendment set out in Appendix 3.

Large and Small Site Completions

Completions 1 st April 2014 to 31 st March 2015	Large Site Completions	Small Site Completions
368	286	82

3. Matters of Dispute

3.1 No matters are in dispute.

4. Five Year Land Supply Calculations

Agreed Position

4.1 All site specific details have been agreed following the minor amendment to the draft SoCG (detailed in Appendix 3).

Table 1: Swansea Council's Land Supply Calculation

A	Total housing requirement (as set out in the adopted UDP) 2001-16	12,086
B	Completions from start of the UDP to JHLAS base date 01 st July 2001 – 31 st March 2015	9,537 (2014 study) + 368 (2015 study) = 9905
C	Residual requirement over UDP period (01 st April 2015 to 31 st December 2016) plus requirement over remainder of the Study period (1 st January 2017 to 31 st March 2020)	Formula taken from TAN 1 Table 4 (12086 x 3.25)/15.5 + (12086 - 9905)
D	5 year requirement	4715
E	Annual need	943
F	Total 5 year land supply	2366 large sites 462 small sites =2828
G	Total land supply in years	3.0