



**CDLI Abertawe
Swansea LDP**
2023-2038



Analysis of Housing Supply

Background document to
inform LDP2 Preferred Strategy

December 2024



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1. Introduction

Overview

- 1.1. This document has been prepared to inform the Swansea LDP2 Preferred Strategy. It provides an analysis of how future residential growth can be accommodated in terms of landbank sites and on potential future windfall sites. It also highlights the results of the latest analysis on the delivery of sites allocated in the existing Swansea LDP 2010-2025.
- 1.2. The analysis has been carried out having regard to the need to prioritise the use of suitable and sustainable previously developed land, and/or underutilised sites, for future housing development over the LDP2 period 2023-38.
- 1.3. The document concludes with **a high-level indication of the amount of new housing allocations that will be required for LDP2 to meet the housing provision that has been identified as needed.**
- 1.4. This document should be read alongside other compendium background documents, including:
 - Local Housing Market Assessment (LHMA) for Swansea
 - Employment and Housing Growth Assessment for Swansea
- 1.5. It should be noted that this document provides an update to the initial analysis carried out earlier in the LDP2 process to inform the LDP2 stakeholder engagement document titled '*Starting the Conversation on LDP2: Growth Scenarios and Spatial Approaches*', May 2024.

Methodology

- 1.6 The base date of the construction (numbers of homes built) data set out in this report is 1st April 2024. This date is sourced from, and therefore consistent with, the LDP Annual Monitoring Report 5 (AMR5). The planning status of sites (used to inform the identification of sites with planning consent as

commitments) is accurate as of 30th August 2024. It should be noted that the information produced is a snapshot to inform the current stage of LDP2 preparation, and it will inevitably be subject to change as time proceeds (e.g. further sites are likely to be granted planning consent and become commitments).

- 1.7 Welsh Government (WG) guidance contained in the Development Plans Manual, Edition 3 (2020) (henceforth referred to as *The Guidance*) does not prescribe a specific methodology for assessing existing housing capacity but does provide some guidance and this has been followed.
- 1.8 National policy contained in Planning Policy Wales, Edition 12 (PPW 2024) specifies that in developing the LDP spatial strategy, LPAs must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for development ahead of considering greenfield land. Having regard to this national policy 'brownfield-first' position, the analysis has sought to identify all potential aspects of housing land supply within the County, particularly identifying known and potential previously developed land sites. In the first instance, several potential sources of so-called urban capacity are considered, as listed in the Guidance. In addition to commitments (sites with planning consent), these sources include:
- Previously developed vacant and derelict land and buildings¹ within the settlement boundaries
 - The subdivision of existing dwellings to form more residential units
 - Conversion of buildings to residential use and creation of flats over other uses such as shops
 - Intensification of existing housing areas
 - Re-use of longer-term empty dwellings
 - Potential surplus sites from the Council disposal strategy

¹ The Guidance specifically lists underused/derelict employment sites, petrol stations, public houses, hotels, community buildings, car parks, open space surplus to requirements

- 1.9 An analysis of past trends has been used to provide an estimate of future supply from windfall sites. The analysis has been produced with an awareness that care must be exercised in identifying potential supply sources, to avoid introducing double counting.
- 1.10 Table 1 identifies the steps that have been followed, alongside the data and general approach taken.

Table 1: Sources Used and Methodology

	Source to be examined	Summary of methodology and data sources
i	Housing delivered so far in the Plan period (2023-24)	Monitoring of dwellings built in 2023-24, the first year of the Plan period, on large ² sites and small sites. Source: LDP AMR5.
ii	Other large sites that are under construction	The number of homes planned to be built on large sites that have commenced construction work on the site (any homes built already in 2023-24 are counted under category i). Source: LDP AMR5.
iii	Other existing large site commitments ³ expected to be delivered in the Plan period	These are other large sites with planning consent which have not yet started construction and so are not included under categories i and ii. Source: LDP AMR5.
iv	Other large sites subject to the signing of a Section 106 agreement.	Other large sites with a resolution to grant planning consent subject to the signing of a Section 106 agreement and currently expected to be delivered in the Plan period. Source: LDP AMR5.
v	Potential windfall sites	This covers the categories set out in the Guidance, for example, vacant land within the settlement boundary, surplus open space, surplus car parks, intensification of existing housing areas; subdivision of existing housing; changes of use; creation of new flats over shops. The capacity has been forecasted through assessment of past trends to inform a future windfall allowance. Source: LDP AMRs and Joint Housing Land Availability Studies (JHLAS).
vi	Reinstating longer-term empty homes	Potential provision from this source has been estimated through the assessment of past trends of data on the number of properties brought back into use through Council initiatives.
vii	Surplus Council land	Land to be made available for development through Council disposal lists has been considered.
viii	Potential loss of dwellings from the housing stock	Potential losses due to demolitions, changes of use, use as second homes and short term lets has been considered by analysing past trends.

- 1.11 The above categories have been analysed in the following chapters:

² Large sites are defined as having capacity for 10 or more dwellings. Small sites are of less than 10 dwellings.

³ The commitments referred to are sites with planning consent for 10 or more dwellings

- Chapter 2 - Existing sources of supply (categories i-iv)
- Chapter 3 - Potential future sources of supply (categories v-vii)
- Chapter 4 - Potential losses from the supply (category viii)

2. Existing Sources of Supply

Housing Built so far in the LDP2 period (2023-24)

- 2.1 As part of the process to compile the LDP Annual Monitoring Report (AMR), the Council conducts an annual survey of each large housing site within the residential landbank. The AMR records the status of each site in terms of whether development has commenced, the number of dwellings built during the financial year, and makes informed forecasts on when the remaining dwellings will be delivered. A complete site by site breakdown of the allocated sites and landbank is provided in Appendix 1 of this document, which has informed the summary tables included in this chapter.
- 2.2 It should be noted that the LDP2 period runs from 2023 to 2038 and, consequently, the LDP2 period has already commenced. It is therefore necessary to identify homes which have been built since the start of the Plan period, during 2023-24, because this element of supply contributes towards the overall LDP2 housing provision.
- 2.3 Records covering the 12-month period 2023-24 have identified that a total of 384 new homes were built in Swansea on large sites. This information is shown in the table below split according to the County's Strategic Housing Policy Zones (SHPZs) as defined in the LHMA. The majority of build has been in the Greater North West (GNW) Zone (190), followed by North (96) and West (59). Build on sites smaller than 10 units is considered in a later part of this report in Section 3.2.

Table 2: Homes Built in 2023-24, the first year of the LDP2 period

	Component	County	C	E	N	GNW	W	GF	G
i	Homes Completed 1st April 2023 to 31st March 2024 (Large sites)	384	21	12	96	190	59	0	6
	H1 allocated sites	80	0	0	0	80	0	0	0
	H5 allocated sites	37	0	0	0	0	31	0	6
	SDA allocated sites	50	0	0	0	50	0	0	0
	Unallocated sites	217	21	12	96	60	28	0	0

Other housing sites forming the Residential Landbank

- 2.4 The residential ‘landbank’ comprises extant planning consents for large sites (of 10 units or more). The Guidance states that the ‘landbank’ will be derived from the latest AMR Housing Stakeholder Group, resulting in a relative degree of certainty for those sites and their phasing. The Council has engaged with each site promoter and the Housebuilders Federation (HBF) as part of the AMR 5 preparation and this information is used as the baseline for this analysis. Planning applications whereby it has been resolved to grant planning permission subject to a Section 106 Agreement have also been identified and will be monitored for progress.
- 2.5 Results from the latest AMR survey, relating to the year 1st April 2023 to 31st March 2024, indicate that capacity is available for 1,234 homes on large sites that had commenced construction, and which are expected to be built out on the basis of engagement with the relevant developers. It should be noted that this figure does not include the number of homes built and finished in 2023-24, which is considered separately under category i to avoid double counting. The majority of sites are in the GNW and Central zones.

Table 3: Units Expected to be Delivered in the Plan period on large sites that have commenced construction (excluding units built 2023-24)

	Component	County	C	E	N	GNW	W	GF	G
ii	Large sites that are under construction	1,234	329	160	78	469	198	0	0
	H1 allocated sites	351	160	30	0	161	0	0	0
	H5 allocated sites	0	0	0	0	0	0	0	0
	SDA allocated sites	107	0	0	0	107	0	0	0
	Unallocated sites	776	169	130	78	201	198	0	0

- 2.6 A further 4,286 units had planning consent on large sites that have not yet started construction (see Table 4).

Table 4: Units Expected to be Delivered in the Plan period on large sites with planning consent that have not yet commenced construction

	Component	County	C	E	N	GNW	W	GF	G
iii	Homes on large sites with planning consent but not yet commenced construction	4,286	335	20	2,016	1,634	281	0	0
	H1 allocated sites	119	0	0	9	110	0	0	0
	H5 allocated sites	0	0	0	0	0	0	0	0
	SDA allocated sites	3,321	0	0	1,950	1,371	0	0	0
	Unallocated sites	846	335	20	57	153	281	0	0

2.7 53 units (across two sites) had a resolution to grant planning permission subject to a Section 106 Agreement being signed by the applicant.

Table 5: Units Expected to be Delivered in Plan period on large sites with a resolution to grant planning consent subject to signing of Section 106

	Component	County	C	E	N	GNW	W	GF	G
iv	Homes with planning consent, subject to signing of a Section 106	53	0	34	0	19	0	0	0

2.8 The Guidance notes that including the entire landbank in numerical terms in a housing provision can be a high-risk strategy. If sites do not come forward as anticipated, a lack of delivery can result in a potential shortfall of homes. Therefore, the Guidance states that having a non-delivery allowance in the Plan, discounting a proportion of the landbank based on local evidence, can help to mitigate for non or slow delivery⁴. The Guidance states that this is relevant for LPAs with a large number of landbank sites. The Guidance suggests several ways in which this can be applied such as:

- Analysing the sites that did not come forward in the past, or
- Sites be discounted individually based on specific circumstances, or
- A percentage discount can be applied across the overall landbank

⁴ To be clear, a land bank non-delivery allowance is separate to the flexibility allowance which is applied to the Plan as a whole.

- 2.9 The latter is suggested by the Guidance to be the simplest approach. The Guidance states that non-delivery allowances have ranged from 20-50% to date, dependent on local circumstances.
- 2.10 A two-pronged approach has been taken to ensure a robust and low risk strategy. Firstly, the landbank sites have been considered individually for their specific delivery circumstances based on the knowledge gained from the latest AMR and engagement with the developers.
- 2.11 The majority of LDP allocated non-strategic sites (Policies H1 and H5) with planning consent (identified in Table A1 and A3 of the appendix) have been built or are under construction and on the basis of ongoing engagement with the specific developers, these sites are fully expected to be completed within the Plan period. Similarly, the relatively small number of non-strategic scale allocated sites with planning consent that are yet to start construction have been reviewed and on the basis of developer engagement there is no reason to consider that these will not be delivered, and delivery forecasts have been agreed with the developers as set out in AMR5.
- 2.12 With regard to the larger, and inevitably more complex to bring forward, allocated Strategic Development Areas (SDAs – see LDP Policies SD1-L) with planning consent (identified in Table A5 of the appendix), currently it is the initial phase of SD C's wider planning consent that is under construction. This is expected to be built out in full in-line with the forecasts set out in AMR5. For the remainder of the SDA sites with planning consent (SD B, remainder of SD C, and SD D), these are all expected with confidence to be delivered, but to account for any potential delivery issues that might arise on these largescale sites, a 25% deduction has been applied as a conservative approach. This discount percentage has been applied to the figures in Table 4 above and the discounted figures are shown in Table 6 below.
- 2.13 For unallocated sites in the residential landbank, these have been considered on a site-by-site basis in terms of the latest deliverability information. For certain sites, it has been determined that at this stage there is no certainty that they will

be delivered, including a small number of sites that have commenced and stalled. As noted above, these sites have been denoted with a “+” in the Appendix site schedules A10 and A11 and they have been discounted completely from the residential landbank supply and are not included in the summary supply table 4 shown above. In summary appendix Table A10 sets out that these sites total 116 units and make up 12% of the non-allocated landbank sites that are not actively on site.

- 2.14 In addition to completely discounting the sites marked with “+” based on the local assessment of circumstances for those sites, a further allowance of 20% has been applied to the other non-allocated large sites with planning consent that have yet to start development. This discount percentage has been applied to the figures in Table 4 above and the discounted figures are shown in the Table 6 below.
- 2.15 The Guidance states that sites with planning consent subject to the signing of a Section 106 agreement may be included but only where there is clear evidence the Section 106 will be signed and there is a realistic chance the site will be delivered in the short term. Two such sites have been identified and at this stage is it considered that there is a realistic likelihood of them being developed in the Plan period. Nonetheless, a 20% discount allowance has also been deducted from this supply to account for any delays in them coming forward. This discount percentage has been applied to the figures in Table 5 above and the discounted figures are shown in the Table 6 below. These sites will be closely monitored as the LDP2 is prepared in order to check progress and deliverability.

Summary of Supply from the Landbank

2.16 The impact of applying these non-deliverability allowances on each supply component is highlighted in Table 6 below. In total, 1,126 units have been deducted from the large sites landbank (23%).

Table 6: Overall Summary of Commitments (categories i-iv) with discounts applied for potential non delivery

	Component	Supply of dwellings
i	Homes Completed 1 st April 2023 to 31 st March 2024 (Large sites) <i>No non-delivery allowance applied as the build has occurred</i>	384
ii	Sites currently under construction <i>No non-delivery allowance applied as all sites are expected to be completed based on engagement with relevant developers</i>	1,234
iii	Homes with planning consent but not yet started development: <ul style="list-style-type: none"> - Non-strategic allocated sites - no non-delivery allowance applied as all sites with consent are expected to be completed based on engagement with relevant developers - SDA allocated sites - 3,321 capacity minus 25% non-delivery allowance (a discount of -830 dwellings) - Non allocated sites - 846 capacity minus 20% non-delivery allowance (a discount of -169 dwellings) 	119 2,491 677
iv	Homes with planning consent, subject to signing of a Section 106 Agreement - 53 capacity minus 20% non-delivery allowance (a discount of -11 dwellings)	42
	Total adjusted landbank	4,947

3. Other Potential Future Sources of Housing Supply

Large Windfall Sites

- 3.1 The analysis of potential windfall sites seeks to estimate the housing provision contribution from sites that are not allocated in the LDP2 but may be developed in future years for housing. In the majority of cases this will be for the re-use or redevelopment of previously developed land, where the previous use has become redundant, and a new sustainable use needs to be found for the site. As noted in the Guidance, this also covers unallocated vacant land within the settlement boundary, surplus open space, surplus car parks, intensification of existing housing areas; subdivision of existing housing; changes of use to residential and creation of new flats over shops.
- 3.2 It should be noted that this section covers potential future development where the net impact is the creation of 10 or more dwelling units. Smaller sites (less than 10) are considered in Section 3.2.
- 3.3 It is a longstanding principle of national planning policy that Local Planning Authorities should make the most efficient use of resources, prioritising the re-use of existing and underused land and buildings. PPW states that windfalls should be supported where they accord with national placemaking outcomes. Given the inherent sustainability benefits associated with developing previously developed land/buildings, and the likelihood that windfall opportunities will continue to arise and appropriate proposals will be supported under the proposed spatial strategy, it is necessary to give due consideration to the likely contribution windfalls could make over the Plan period.
- 3.4 Past trends of large (10+ units) windfall site delivery have been analysed and the figures going back to 2011 are set out in Table 7 (this information is broken down by site in Appendix 2). The data shows that historically, such sites have provided

a valuable source of housing in Swansea. Over the past 13 years (2011-12 to 2023-24), just under 2,000 units of windfall completions have been recorded within the County. On average over this period, they have comprised just under 40% of the total new build on sites of 10+ units.

Table 7: Large (10+ units) Windfall Sites – Review of historic data

Year	New dwellings built on large windfall sites	Total large site residential new build	% of large site new build
2011/12	237	724	33%
2012/13	136	617	22%
2013/14	40	260	15%
2014/15	23	286	8%
2015/16	84	305	28%
2016/17	167	366	46%
2017/18	206	375	55%
2018-19	326	482	68%
LDP adopted			
2019-20	173	327	53%
2020-21	122	372	33%
2021-22	105	294	36%
2022-23	179	324	55%
2023-24	200	384	52%
Total	1,998	5,116	39%

Source: AMR and JLHAS.

- 3.5 Several observations can be made from the above. Firstly, windfall opportunities have not diminished over time, but fluctuations in the number of homes delivered annually have occurred.
- 3.6 The table suggests that a supply of allocated sites does not necessarily constrain windfall activity. Given the tendency for many windfalls to occur on brownfield land, it is likely that the typology, or ‘offer’ these homes present is sufficiently different from, for example, new homes built on allocated greenfield sites, and thus to some extent they represent a different market. It is not considered that the large number of homes that have planning consent secured on SDAs will hinder future windfall opportunities. Cities constantly evolve in response to different market demands/pressures and sites become available for redevelopment as occupier/businesses’ needs change.

- 3.7 In considering an appropriate time-period on which to base estimates of future arising large site windfalls, the available data back to 2011 is considered to represent a suitable time period. It captures recent patterns of windfall activity including periods of lower and higher delivery across the different parts of the UDP and LDP periods, thereby having regard to the underlying context of an up-to-date development plan with housing sites allocated and later periods when some allocated sites will have been built out. It will also reflect the varying economic and market trends over this time. Taking an average figure from this period would appear to provide a reliable indicator of what could be expected to happen in the future by evening out and accounting for these fluctuations. On this basis, the historic data has been reviewed and projected forward for the remainder of the Plan period.
- 3.8 In accordance with the Guidance, windfall completions on large sites are not included in the first two years of the forecasted supply. This is to avoid double counting since new homes on these larger sites that may arise in those 2 years could already be present as commitments in the landbank.
- 3.9 In addition to the known recorded amount of windfall development in 2023-24, and in recognition that the proposed LDP2 spatial strategy will continue to support appropriate windfall opportunities within settlement boundaries at sustainable locations, an allowance is therefore made for 12 remaining years for the LDP2 period at the average rate of 154 completions per annum. This is summarised in Table 8. Similar to the unbuilt landbank of commitments, a non-delivery discount has been applied to account for any fluctuations in supply, although it is again considered this is a conservative approach since the average rate covers a wide range of different contextual conditions in which windfall was built over the last 13 years.
- 3.10 The projection has been subject to a 30% reduction to allow for some degree of depletion which may take place in large site opportunities and delivery. The estimated forecast based on the average windfall development recorded over the last 13 years is shown in Table 8 below and amounts to 1,494 homes over the Plan period.

Table 8: Large (10+ units) Windfall Sites – Future forecast estimate

	Element	Dwellings
v	2023-24 recorded development	200
	13-year average large site windfall development per annum projected for 12 years (154x12) minus 30% discount	1,294
	Total for LDP2 13-year period	1,494

Small Windfall Sites

3.11 Windfall sites of fewer than 10 dwellings have also been considered in a similar way to large sites. The available data on the historic number of homes built on small windfall sites (<10 units) from the LDP AMRs is shown below.

Table 9: Small (<10 units) Windfall Sites – Review of historic data

Year	New dwellings built on small windfall sites
2019-20	70
2020-21	74
2021-22	80
2022-23	46
2023-24	54
Total	324 (average 65/yr)

Source: LDP AMR

3.12 In considering an appropriate time-period on which to base estimates of future arising small site windfalls, the available AMR data back to 2019 is considered to represent a suitable time period. It shows that small windfall sites have provided a relatively small but important contribution to the supply and there have been variations with numbers slightly increasing in the most recent year. Taking an average figure from this period would appear to provide a reliable indicator of what could be expected to happen in the future by evening out and accounting for these fluctuations. On this basis, the historic data has been reviewed and projected forward for the remainder of the Plan period as set out below. A figure

has been forecasted for each year of the plan period in addition to the recorded figure in 2023-24 as set out below in Table 10.

Table 10: Small (<10 units) Windfall Sites – Future forecast estimate

	Element	Dwellings
v	2023-24 recorded development	54
	5-year average large site windfall development per annum projected for 14 years (65x14years) minus 30% discount	637
	Total for LDP2 15-year period	691

Source: LDP AMR

- 3.13 Similar to the large site windfalls, a non-delivery discount has been applied to account for any fluctuations in supply, although it is again considered this is a conservative approach since the average rate covers a wide range of different contextual conditions in which windfall was built over the last 5 years. However, to ensure a robust approach the projection has been subject to a 30% reduction to allow for some degree of depletion which may take place in small site opportunities and delivery.

Return of Empty Homes

- 3.14 Short term empty properties form an important element of the housing market to facilitate 'churn' and there will always be residential properties becoming empty and then returning to use. However, properties that are vacant for longer periods are less likely to be transactional empty homes and remove important provision from the dwellings available to meet housing need. There can be many reasons for a property to be empty, for instance if its owner has moved into a care home while wishing to retain their family home, or if a home is being substantially renovated, but in some cases, it may signify the need for some form of intervention where practical and possible in order to bring the home back into use.

- 3.15 Re-utilising such long-term vacant properties is an important way of meeting housing requirements and ensuring the most efficient use of the existing housing stock and represents a source of urban capacity, as identified within the Guidance. This is especially apparent where properties have been vacant for more than six months in the private sector and are not actively contributing to housing needs. Moreover, long-term empty properties can attract crime, vandalism and anti-social behaviour.
- 3.16 It is fully acknowledged that most long-term empty homes are private sector dwellings and returning them to use is outside the direct control of the local authority or the planning system. However, it is important to consider the number of homes that have been returned to use because of direct intervention from the Council in recent years. It is considered realistic to expect this to continue in accordance with the Council's continuing efforts. An assessment of available historic data has been undertaken. Consultation was undertaken with the Council's Private Sector Housing Officer to understand past trends on the number of empty homes that have been brought back into use per annum. This trend-based analysis provides evidence to inform a forecast of the number of empty homes that are likely to return to use in each year of the LDP2 period.

Table 11: Recorded number of long-term Empty Homes and the number returned to occupation through direct LA intervention

Financial Year	Homes Empty for more than 6 Months (Snapshot, private sector)	Empty Homes Returned to Occupation (through direct action by the Local Authority)	
		Number	% of Empty homes
2017/18	2,566	98	3.8%
2018/19	1,859	100	5.4%
2019/20	2,705	115	4.3%
2020/21	2,672	110	4.1%
2021/22	2,034	96	4.7%
2022/23	2,097	75	3.6%
LDP period 2023-38			
2023/24	2,052	92	4.5%

- 3.17 There were 2,052 long-term (more than 6 months) empty private sector properties in Swansea as of 2023-24. While this total is certainly not a static number, it does represent the existing gross level of potential within this strand of

urban capacity which is not currently helping to accommodate the housing requirement. This is down from over 2,700 in 2019. The fall in numbers since 2021-22 could be linked to the introduction of a Council Tax premium in April 2020 that may have incentivised owners to fill empty homes.

- 3.18 All 2,052 empty homes (recorded in the latest snapshot) could be included as a potential source of urban capacity, but past intervention trends are arguably a more reliable indication of the influence that the Council can have on this private sector of the housing market. The Council is committed to tackling the blight of empty properties and adopts a proactive approach by working with owners to bring their empty properties back into use. In addition to using legislative powers including enforcement action, the Council provides owners with help and assistance to bring empty properties back into use, including empty homes grants and empty property loans.
- 3.19 The number of empty homes brought back into occupation following direct action by the Local Authority totals 686 over the last 7 years. It has fluctuated between a low of 75 and high of 115 in this period. Overall, it has averaged 98 homes per annum. In the first year of the LDP2 period, 2023-24, 92 were brought back into use. Due to ongoing proactive efforts by the Council, it is logical to expect a similar number to the average to be returned into use over the remainder of the LDP2 period. Adopting the 7-year average would take account of annual fluctuations that might occur. A discount can also be applied, for example, in case combined efforts reduce the number of long-term vacant dwellings and there are lower opportunities to bring them back into use.
- 3.20 Table 12 shows the result of extrapolating forward the average for the 14 remaining years of the Plan period with a discount of 30% applied, in addition to the recorded number brought back into use in 2023-24. Overall, it is estimated that this strand of urban capacity could contribute around 1,052 homes over the LDP2 period 2023-38 if current trends were to continue. However, due to the uncertainty of whether this level would be sustained for the whole Plan period, it is not currently proposed to make a formal allowance for empty homes at this stage, however, the impact of these measures will be kept under review for

future consideration, and it illustrates a further element of housing supply and flexibility in the potential housing provision.

Table 12: Dwellings returned to occupation through direct LA intervention - Future forecast estimate

	Element	Dwellings
vi	2023-24 dwellings returned to use	92
	7-year average projected for 14 years (98x14years) minus 30% discount	960
	Total for LDP2 15-year period	1,052

Source: Empty Properties Returned to Occupation Data

Surplus Council Land

- 3.21 Surplus Council owned land has the potential to contribute to the land supply. The preparation of LDP2 has involved Council stakeholders such as the Estates, Housing and Education Departments throughout the Pre-Deposit stage of the process. As a result of this engagement, all realistic potential sites that could come forward (subject to detailed appraisals), have been submitted as Candidate Sites. These will be comprehensively assessed through the Candidate Sites process.
- 3.22 Existing undeveloped LDP allocations on Council owned land are also in the process of being reassessed for LDP2. Table A1-5 in the Appendix provides an initial assessment of the delivery status of existing allocated sites including several areas of Council owned land. These sites will need to be assessed comprehensively but it is noted that constraints to development have arisen on some, or changes in intention for the land, which will mean they are not likely to be reallocated for residential development. Nonetheless, the analysis also identifies that there are continuing opportunities, for example, More Homes Council housebuilding programme sites, on existing unbuilt allocations which

have extensive pre planning application work behind them and still have delivery potential, subject to detailed Candidate Site assessments.

Summary of Potential Future Sources of Supply

3.23 An overall summary of the expected contribution from the factors discussed in this chapter is set out in Table 13 below.

Table 13: Overall Summary of Potential Future Supply (categories v-vii) with discounts applied for potential non delivery

	Component	Forecasted supply of dwellings
v	Potential large windfall sites Potential small windfall sites	1,494 691
vi	Reinstating longer-term empty homes	No allowance at this stage
vii	Surplus Council land	To be confirmed through the Candidate Site process
	Total	2,185

4. Potential Losses from the Housing Supply

Demolitions and Changes of Use

- 4.1 Historically, a small amount of the existing dwelling stock is lost each year through demolitions and changes to existing dwellings (e.g. merging a small number of individual flats into one dwelling or changing use to commercial use). Council records of historic address changes and recordings of demolitions have been analysed.
- 4.2 Available historic data suggests that taking the recorded numbers in 2023-24 plus an average of past trends over the last 5 years forward for the remaining 14 years of the Plan, there would be a loss of around 110 dwellings in total over the 15-year period.

Second Homes and Holiday Homes

- 4.3 A direct impact of second homes and use of homes as holiday lets is a reduction in the availability of housing stock for permanent residence. The LHMA has highlighted that there are numerous datasets available which provide an indication of the numbers in Swansea but none of the sources provide a definitive number.
- 4.4 The 2021 Census identified the number and location of second addresses in Swansea, including those used as holiday homes. It must be noted that the data only includes people who are usually resident in England and Wales and stay at least 30 days a year at a second address. As such it does not include homes that may be let as holiday homes (i.e. the owner themselves never stays there) nor those owned by people who usually reside outside England and Wales. The data therefore has limitations but nonetheless provides useful indications of the scale and geography of second addresses. Overall, the

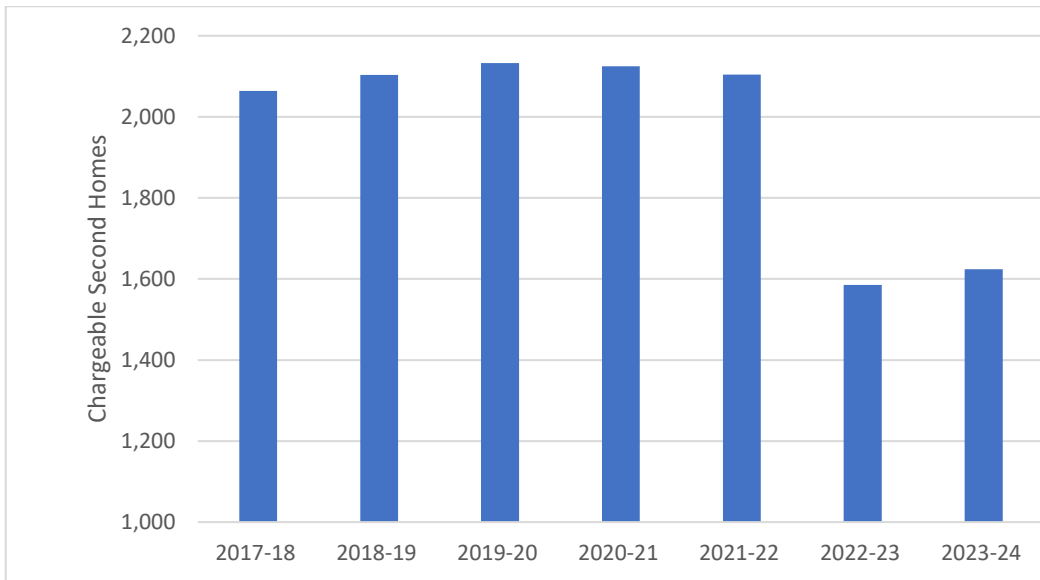
Census showed that Swansea (465) had the 7th highest number of second addresses used as holiday homes within Wales. This varied across the County, with Gower (145), Mumbles (135) and the Waterfront (50) wards having the most significant numbers.

4.5 These general findings are reflected by analysis of Valuation Agency (VA) non-domestic rates data for properties that are categorised as 'apartment houses and premises' and pay commercial rates (non-domestic) due to them being let for a specified short-term period. January 2023 VA data identified 530 such properties in the County, with again the most significant numbers being in the Gower (164) and Mumbles (129) wards; followed by Waterfront (33), Pennard (25) and Castle (24). It should be noted that there is no requirement for self-catering holiday accommodation to register as non-domestic and so there are also limitations with this dataset too.

4.6 A further data source is Council Tax data published by the WG⁵. This indicates that there are currently 1,624 second homes throughout Swansea, albeit it is important to recognise that not all will be holiday homes with some properties categorised as such, for example, if their owner moves in with relatives or is in the process of selling. This data suggests that circa 1.5% of all dwellings in Swansea are second homes, approaching the rate recorded for Wales as a whole (1.7%). The number of Council Tax chargeable second homes in Swansea appears to have sharply reduced in recent years, peaking when 2,133 were recorded in 2019-20 but reducing by around 26% by 2022-23. While this was followed by a rise of 2% in 2023-24, the overall number of chargeable second homes is substantially lower than in 2021-22, potentially due to the gradual impact of the second home Council Tax premium introduced by the Council, but also possibly caused by some changing to register as non-domestic properties.

Figure 1: Number of Chargeable Second Homes in Swansea (2017-18 to 2023-24)

⁵ WG (2023) Council tax dwellings, by local authority (number of dwellings) 2023/24



Source: WG

4.7 Having regard to recent trends, it is difficult to conclude whether second home ownership and holiday lets in Swansea are likely to increase significantly. It is noteworthy however, that over the last 12 months, WG has introduced various policy levers to allow local authorities greater control within their administrative areas. Amendments to the Planning Use Class Order created an additional use-class (C5) covering second homes, whilst the Council charges a Council Tax premium on second homes. In light of these measures, and the proposed statutory registration scheme, which may require all holiday lets to acquire a licence to operate, any significant rise in the medium-term seems unlikely. It is therefore considered reasonable to assume that no more than the annual increase in the number seen over the first year of the Plan period, 2023-24, shown in Figure 1, will occur for the remainder of the Plan period. An adjustment has therefore been made to forecast forward for the LDP period a rate of 39 per annum which totals an estimated loss of 585 units in the existing stock available for use as a permanent residence to 2038 through these issues.

Summary of Potential Future Losses of Supply

4.8 Table 14 summarises the estimated potential loss of dwellings from the supply based on the findings in this chapter.

Table 14: Overall Summary of Potential Loss of Dwellings

	Component	Forecasted loss of dwellings over LDP2 period
viii	Potential loss of dwellings from the housing stock through demolitions and changes of use	Minus 110
	Potential loss of dwellings from the housing stock through second homes	Minus 585
	Total	Minus 695

5. Conclusions

Main Findings

- 5.1 The various components of housing supply analysed in preceding chapters have been brought together in Table 15 to illustrate the potential residual requirement to meet the identified need for housing provision (including flexibility requirement) over the LDP2 period. The level of provision needed is set out in the background document 'Employment and Housing Growth Assessment for Swansea' and sourced from the 'employment-led, growth' scenario, which along with a flexibility allowance of 20%, is defined as 11,410 homes for the LDP2 period 2023-2038.
- 5.2 The figures show that the supply from the landbank, windfall sites and other identified sources, minus the expected losses to the housing stock result in a **supply of approximately 6,437 homes over the LDP2 Plan period.** Therefore, to cover the housing provision needed, **approximately 4,973 homes will need to be found on sites to be allocated in LDP2.**

Table 15: Overall Summary of forecasted housing provision and losses in the context of the preferred growth option

Housing Component	Number
Dwelling Requirement (figure derived from growth scenario)	9,510
20% Flexibility Allowance	1,900
Total Housing Provision 2023 to 2038 required for LDP2	11,410
Homes Completed 1 st April 2023 to 31 st March 2024 (large sites)	384
Homes on sites currently under construction (as of 1 st April 2024)	1,234
Homes with planning consent on sites not yet commenced (as of 1 st April 2024)	3,287
Homes with planning consent, subject to signing of a Legal Agreement (at 31 st March 2024)	42
Completions & Current 'Landbank' sub-total	4,947
Large windfall sites (10 or more units)	1,494
Small windfall sites (under 10 units)	691
Reinstating longer-term empty homes	No allowance currently made
Windfall Sites sub-total	2,185
Net losses from housing supply sub-totals (including demolitions and changes of use during LDP2 period)	-695
Total Housing Supply	6,437

Residual Balance – allocations to be identified in LDP2 to meet housing provision	4,973
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5.3 It is important to note that the allocations required to address the ‘residual balance’ can include rolling forward allocations in the Swansea LDP 2010-2025, where these have not been developed or become commitments. Such sites will however all be reassessed as part of the Plan making process in the lead up to the Deposit Plan. For indicative purposes only, the remaining capacity of these sites, following an initial high-level review, is set out in Table 16 below. Also shown are the total capacity of large sites with planning applications currently being determined. If granted consent, these applications would potentially become commitments and be counted towards the housing provision. **This information should not be considered as confirming that these sites will become allocations or be granted planning consent but provides an idea of the potential from these sites.**

**Table 16: Indicative Information –
Potential for delivery on undelivered allocated sites and unallocated large sites with planning applications being determined**

Indicative supply information	Number of Homes
Policy H1 sites	264
Policy H5 sites	63
SD A Land South of Glanffrwyd Road, Pontarddulais	Included in* below
SD E Land North of Clasemont Road, Morriston	600
SD F Land at Cefn Coed Hospital, Tycoch	170
SD G Land Northwest of M4 Junction 46, Llangyfelach	800
SD H Remainder of Land North of Waunarlwydd / Fforestfach	500
SD I Land at Swansea Vale	335
SD J Sites in the Swansea Central Area and Waterfront	200
SD K Land in the Fabian Way Corridor	200
SD L Tawe Riverside Corridor and Hafod Morfa Copper Works	200
Sub-total indicative capacity of unbuilt allocations	3,332
Allocated sites with planning applications being determined	858*
Un-allocated large sites with planning applications being determined	190
Sub-total indicative total of planning applications being determined for large housing sites	1,048
Total	4,380

5.4 The analysis of housing supply will be a continual process and data will be kept up to date as the Plan preparation progresses to the Deposit stage. This will ensure the very latest evidence informs allocations required and conclusions regarding the available capacity to accommodate forecasted levels of growth.

Appendix 1 – Delivery Status of all LDP Allocated sites and the Large Site Landbank

A.1 Introduction

A.1 This section reviews the existing known housing sites and how they will contribute to the LDP2 housing supply. The sites are colour coded in terms of delivery as follows:

Site has been or is in the process of being delivered – Some have been built before the LDP2 base date; some have seen delivery in the first year of the LDP2 plan period 2023-24, others are a commitment and either under construction or an unbuilt planning consent.
Site has delivery potential – Undelivered allocation that is not yet a commitment and requires re-assessment through the Candidate Site process but could have delivery potential as a LDP2 allocation; some may have a full planning application being determined and will be monitored to identify if they will become a commitment for the Deposit Plan.
Low delivery potential – Undelivered allocation. Site requires reassessment and it is believed there could be delivery issues due to, for example, constraints that have emerged or a change of developer intentions, since it was allocated in the LDP, and therefore not expected at this stage to contribute to LDP2 delivery as an allocation.
Significant delivery issues - No known activity at this stage to bring site forward and not expected to contribute to LDP2 delivery.

A.2 Status of LDP Policy H1 Allocations

Table A1: Review of Current Policy H1 allocations

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.01	Remainder at former Vetch Field, and Land at Madoc Street / Place, Sandfields	Most of the remainder of the allocation is open space and allotments. The limited brownfield opportunities are small scale and have flood risk constraints. It has not been submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.02	Llwyn y Bryn Campus, Walter Road, Swansea	No known activity at this stage to bring site forward. Still in Further Education use. Not submitted as a Candidate Site for LDP2.	Private owner	NA	NA	0
H1.03	Townhill Campus, Townhill Road, Townhill	Commitment (ref 2018/2698/FUL, 2019/2903/RES 2023/2467/RES) and under construction. 160 expected to be built in LDP2 period. First completions expected in 2024-25.	Pobl	Central	Brown	160
H1.04	Land between Bog Road and Cefn Hengoed Road, Llansamlet	Undelivered. Application for retirement apartments refused in 2022. Not a commitment. Submitted as Candidate Site for LDP2 (ref 221) for 130 units, requires re-assessment and could still have delivery potential as a LDP2 allocation.	Private owner	East	Green	130*

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.05	Land at Upper Bank, Pentrechwyth	Commitment (ref 2021/0944/FUL) - 30 to be delivered in the LDP2 period and all of these flats are under construction and expected to be completed in 2024-25.	Hygrove Homes	NA	NA	30
		There is some other remaining undelivered land in the allocation. Submitted as under two Candidate Sites for LDP2 (refs 177 and 178). Requires assessment through LDP2 process. Some delivery concerns at this stage.	Swansea Council	East	Green	0*
H1.06	Land at Jersey Road opposite numbers 16-38, Pentrechwyth	No known activity at this stage to bring site forward. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.07	Land at rear of 17-93 Carmel Road, Winch Wen	No known activity at this stage to bring site forward. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.08	Land at Ty Draw Road and Llanerch Road, Bonymaen	Site is at pre planning stage and design has had considerable engagement with the planning authority. Forms part of the Council's More Homes affordable housing delivery programme. Submitted as a Candidate Site for LDP2 (ref 115). Requires assessment and could have delivery potential.	Swansea Council More Homes	East	Green	51*
H1.09	Land at Northern End of Graigola Road, Glais	No known activity at this stage to bring site forward. Significant constraints have emerged. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.10	Land at Tanycoed Road, Clydach	Site is at pre planning stage and design has had considerable engagement with the planning authority. Forms part of the Council's More Homes affordable housing delivery programme. Submitted	Swansea Council More Homes	East	Green	16*

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
		as a Candidate Site for LDP2 (ref 146). Requires assessment and could have delivery potential.				
H1.11	Land at Ramsey Road, Clydach	No known activity at this stage to bring site forward. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Private owner	NA	NA	0
H1.12	Talycoppa Farm, Llansamlet	Undelivered. No recent activity to bring site forward. Candidate Site ref 179 submitted for 140 homes but some delivery concerns at this stage. Requires assessment through LDP2 process.	Private owner	NA	NA	0*
H1.13	Land at Midland Place, Llansamlet	Significant constraints have emerged. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.14	Heol Ddu Farm, Birchgrove	Delivered - Built before LDP2 base date	Coastal Housing	NA	NA	0
H1.15	Gwernllwynchwyth House, Llansamlet	Undelivered. No recent activity to bring site forward. Candidate Site ref 123 submitted for 50 homes. Some delivery concerns at this stage. Requires assessment through LDP2 process.	Private owner	NA	NA	0*
H1.16	Land at Frederick Place, Llansamlet	Significant constraints have emerged. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.17	Former Four Seasons Club, Trallwn	Delivered - Built before LDP2 base date	Pobl	NA	NA	0
H1.18	Land at David Williams Terrace, Port Tennant	No longer a priority site for More Homes programme. Not submitted as a Candidate Site. Not expected to contribute to LDP2 delivery	Swansea Council More Homes	NA	NA	0

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.19	Land east of Pontarddulais Road, Gorseinon	No known activity at this stage to bring site forward. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery	Private owner	NA	NA	0
H1.20	Parc Melin Mynach, Gorseinon	Delivered - Built before LDP2 base date	Pobl	NA	NA	0
H1.21	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	Commitment - Under construction. All 99 units expected to be built in the LDP2 period. 44 built in 2023-24. Remaining 55 forecasted for delivery in 2024-26.	Pobl	GNW	Brown	99
H1.22	Former Gorseinon Business Park, West Street, Gorseinon	Site is at pre planning stage and design has had considerable engagement with the planning authority. Forms part of the Council's More Homes affordable housing delivery programme. Submitted as Candidate Site ref 106 for 29 homes. Requires assessment and could have delivery potential.	Swansea Council More Homes	GNW	Brown	29*
H1.23	Land at Carmel Road and Bryntirion Road, Pontlliw	Full planning application being determined (ref 2020/0814/FUL). Potential to become a commitment for LDP2 period - continue to monitor progress.	Private owner	GNW	Green	86**
H1.24	Land at the Poplars, Pontlliw	Commitment. Full planning consent (ref 2020/0434/FUL).	Private owner	GNW	Green	12
H1.25	Beili Glas, Glebe Road, Loughor	Commitment. Full planning consent. Delivery has been delayed by contractor insolvency, but site is expected to be built in the LDP2 period between 2026-28 through a new contractor.	Pobl	GNW	Green	98
H1.26	Land at Former Penllergaer Civic Offices, Penllergaer	Delivered - Built before LDP2 base date	Enzo Homes	NA	NA	0

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.27	Land north of Llewellyn Road, Penllergaer	No known activity at this stage to bring site forward. Formed a potential later phase of adjacent development site which is under construction but no certainty this site will come forward as it has not been submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Private owner	NA	NA	0
H1.28	Remainder at Land East of Bolgoed Brickworks, Bolgoed Road, Pontarddulais	No known activity at this stage to bring site forward. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Private owner	NA	NA	0
H1.29	Land east of Carreg Teilo, Pontarddulais	Full planning application (ref 2023/1168/FUL) is being determined. Potential to be a commitment for LDP2. Continue to monitor progress.	Caredig	GNW	Brown	29**
H1.30	Land at Tyrisha Farm, Grovesend	Delivered - Built before LDP2 base date	Pobl	NA	NA	0
H1.31	Land off Brynafon Road and Gower View Road, Penyrheol	Commitment (ref 2019/2144/RES) for 144 units which is under construction. 2 units built before LDP2 base date. All remaining 142 units expected to be built in LDP2 period. 36 were built in 2023-24. Remaining 106 forecasted to be built in 2024-26.	Pobl	GNW	Green	142
H1.32	Land South of Glebe Road, Loughor	Delivered - Built before LDP2 base date	Barratt Homes	NA	NA	0
H1.33	Former Walkers Factory, Pontarddulais Road, Cadle	No known activity at this stage to bring site forward. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Private owner	NA	NA	0
H1.34	Land adjacent to 114 Brithwen Road, Waunarlwydd	Largely a commitment - Full planning consent for most of the existing allocation, though a small area of the allocation is not included in the application. Forecasted for delivery in 2026-27.	Pobl	North	Green	9

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.35	Land adjacent to Cockett Pond, Cockett	Significant constraints have emerged. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.36	Land off Penrhos Place, Gendros	Site is at pre planning stage and design has had considerable engagement with the planning authority. Forms part of the Council's More Homes affordable housing delivery programme . Submitted as a Candidate Site (ref 121) for LDP2. Requires assessment and could have delivery potential.	Swansea Council More Homes	North	Green	38*
H1.37	Former Manselton Primary School, Manor Road, Manselton	Planning application submitted (ref 2022/2512/FUL) for 63 dwellings and being determined. Some delivery concerns. Not submitted as a Candidate Site for LDP2. Potential to be a commitment for LDP2. Continue to monitor progress.	Private owner	North	Brown	63**
H1.38	Land at Mynydd Garnllwyd Road, Morryston	Council's intentions for the land are no longer for housing. Submitted as a Candidate Site for LDP2 for Education use (ref 87).	Swansea Council	North	Green	0
H1.39	Land at rear of Glyncollen Primary School, Morryston	Significant constraints have emerged. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Swansea Council	NA	NA	0
H1.40	Land off Brayley Road, Morryston	No known activity at this stage to bring site forward. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery	Private owner	NA	NA	0
H1.41	Land at Cadle, Fforestfach	No known activity at this stage to bring site forward. Delivery concerns. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery.	Private owner	NA	NA	0

<u>LDP ref</u>	<u>Site name</u>	<u>Delivery Status</u>	<u>Promoter/ developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H1.42	Land between Eppynt Road and Bettws Road, Penlan	No longer a priority More Homes programme site. Not submitted as a Candidate Site for LDP2.	Swansea Council More Homes	NA	NA	0

Please note:

* = Indicative supply – the site will be subject to the Candidate Site Assessment Methodology

** = Indicative supply – the progress of the Planning application will be monitored to identify commitments for the LDP2 Deposit Plan

NA = Not applicable/relevant as site is not considered likely, at this stage, to contribute to the LDP2 housing supply

The indicative capacity shown for potential reallocations of undelivered sites in LDP2 and possible future commitments in all sections of this report is shown for information purposes only and is subject to the sites being assessed as having sufficient delivery evidence or achieving planning consent and this will need to be kept under review. It also does not preclude other undelivered allocations not identified in these tables from being reallocated following assessment. This applies wherever these figures are stated in this report but this statement is not repeated from this point onwards.

Table A2: Summary of Supply from H1 sites for the County as a whole and by SHPZ

	County	C	E	N	GNW	W	GF	G
Sites that are commitments with planning consent	550	160	30	9	351	0	0	0
- Units built in LDP2 period so far	80	0	0	0	80	0	0	0
- Sites otherwise under construction	351	160	30	0	161	0	0	0
- Sites with consent yet to start	119	0	0	9	110	0	0	0
Sites with planning consent subject to Section 106 agreement	0	0	0	0	0	0	0	0
<i>Potential of undelivered sites for re-allocation subject to assessments*</i>	264	0	197	38	29	0	0	0
<i>Planning app currently being determined and may become commitment**</i>	178	0	0	63	115	0	0	0

A.3 Status of LDP Policy H5 Allocations

Table A3: Delivery Status of Current H5 allocations

<u>LDP ref</u>	<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
H5.01	Land at Monksland Road, Scurlage	Site is at pre planning stage and design has had considerable engagement with the planning authority. Forms part of the Council's More Homes affordable housing delivery programme. Submitted as Candidate Site for LDP2 (ref 112). Requires assessment and could have delivery potential.	Swansea Council More Homes	Gower	Green	36*
H5.02	Land to the east of Gowerton Road, Three Crosses	Pre planning stage. Submitted as Candidate Site for LDP2 (ref 100). Requires assessment and could have delivery potential.	Morganstone	Gower Fringe	Green	27*
H5.03	Land adjoining Tirmynydd Road, Three Crosses	Significant constraints have emerged. Not submitted as a Candidate Site for LDP2. Not expected to contribute to LDP2 delivery at this stage.	Coastal Housing	Gower Fringe	Green	0*
H5.04	Land adjoining Pennard Drive, Pennard	Commitment (ref 2018/2580/FUL) - 6 units were left to be built at LDP2 base date, which have since been delivered in 2023-24.	Coastal Housing	Gower	Green	6
H5.05	Land at Summerland Lane, Newton	Delivered - Built before LDP2 base date	Pobl	NA	NA	0
H5.06	Land at Higher Lane, Langland	Commitment – All 31 units were yet to be built at LDP2 base date but all have been delivered in 2023-24.	Coastal Housing / Edenstone Homes	West	Green	31

Notes: Pennard was previously Gower Fringe

Table A4: Summary of Supply from H5 sites for the County as a whole and by SHPZ

	County	C	E	N	GNW	W	GF	G
Sites that are commitments with planning consent	37	0	0	0	0	31	0	6
- Units built in LDP2 period so far as of 1/4/2024	37	0	0	0	0	31	0	6
- Sites otherwise under construction as of 1/4/2024	0	0	0	0	0	0	0	0
- Sites with consent yet to start as of 1/4/2024	0	0	0	0	0	0	0	0
Sites with planning consent subject to Section 106 agreement	0	0	0	0	0	0	0	0
<i>Potential of undelivered sites for re-allocation subject to assessments*</i>	63	0	0	0	0	0	27	36
<i>Planning app currently being determined and may become commitment**</i>	0	0	0	0	0	0	0	0

A.4 Status of LDP Policy SDA Allocations

Table A5: Delivery Status / Potential of Current SDA allocations

<u>LDP ref</u>	<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
SD 1.A	Land South of Glanffrwyd Road, Pontarddulais	The brownfield former TATA site has an outline planning application (ref 2023/2532/OUT) for 150 homes being considered. It has also been submitted as a Candidate Site (ref 130) for LDP 2. A hybrid planning application (ref 2023/2671/FUL) has been submitted and is	Walters Land Ltd Persimmon	GNW	Brown	150**

<u>LDP ref</u>	<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
		being considered (including full application for 504 homes) for the greenfield area. It has also been submitted as a Candidate Site (ref 118) for LDP 2. In summary, the SDA requires assessment and could have delivery potential and indeed could become a commitment before the LDP2 Deposit stage.			Green	504**
SD 1.B	Land North of Garden Village	Commitment – Full planning consent and signed Section 106 agreement (ref 2019/2905/RES) for 705 units.	Persimmon	GNW	Green	705
SD 1.C	Land South of A4240, Penllerager	Commitment (ref 2018/2697/OUT) – part of the site has full consent for 184 units and is under construction, of which 77 have been built in total as of 1 st April 2024 (27 of which were built before the LDP2 base date) and the remainder of the 184 are forecasted to be finished during 2026-27. The consent is for a hybrid application with outline planning consent for remainder of the residential phases (with a total overall capacity of 850 units across the site).	Bellway Homes	GNW	Green	823
SD.1.D	West of Llangyfelach Road, Penderry	Commitment – RM (2019/2881/RES) for 471 units; with outline planning consent (2017/1822/OUT) for remainder of the site (a total overall of 1,950 units with planning consent). It has been confirmed that a technical start on site has been made.	Llanmoor Homes	North	Green	1,950

<u>LDP ref</u>	<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
SD 1.E	Land North of Clasemont Road, Morriston	Site is at pre planning stage. Requires assessment and could have delivery potential. Candidate Site (ref 152) submitted for 600 units for LDP2.	Private owner	North	Green	600*
SD 1.F	Land at Cefn Coed Hospital, Tycoch	Site is at pre planning stage. Candidate site (ref 186) submitted for LDP2 but for much reduced capacity of 170 units along with an Adult Mental Health Unit (AMHU). Requires assessment and could have delivery potential.	SBUHB	West	Mix	170*
SD 1.G	Land Northwest of M4 Junction 46, Llangyfelach	Outline planning application is on hold. Candidate site (ref 203) submitted for LDP2 Requires assessment and could have delivery potential.	Welsh Government	GNW	Green	800*
SD 1.H	Remainder of Land North of Waunarwydd / Fforestfach	Outline planning application (ref 2023/0253/OUT) refused for the land off Fairwood Terrace discreet area (approx. 200 units). Pre planning stage on remainder of the site including a specific area for around 300 units. Candidate Sites submitted for LDP 2 for both areas. Requires assessment and could have delivery potential.	Multiple	North	Green	200* 300*

<u>LDP ref</u>	<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
SD.1.I	Land at Swansea Vale	Candidate site (ref 206) submitted for LDP2. Requires assessment and could have delivery potential. Existing allocated site capacity likely to reduce due to constraints that have emerged since LDP allocation. Capacity estimated on basis of net developable area at this stage.	Swansea Council	East	Green	335*
SD 1.K	Land in the Fabian Way Corridor	Candidate Sites have been submitted for LDP 2. These require assessment and could have delivery potential but flood risk constraints to be considered. One of these sites has a live planning application (ref 2022/1137/RES) being determined for 26 units. Estimated capacity to be considered in addition to identified commitments.	Multiple	Central	Brown	200*
SD.1.J	Sites in the Swansea Central Area and Waterfront	Candidate Sites submitted for LDP 2. Requires assessment and could have delivery potential. Estimated capacity to be considered in addition to identified commitments.	Multiple	Central	Brown	200*
SD.1.L	Tawe Riverside Corridor and Hafod Morfa Copper Works	Candidate Sites submitted for LDP 2. Requires assessment and could have delivery potential. Includes a number of mixed use regeneration sites.	Multiple	Central	Brown	200*

Table A6: Summary of Supply from SDA sites for the County as a whole and by SHPZ

	Coun ty	C	E	N	GNW	W	GF	G
Sites that are commitments with planning consent	3,478	0	0	1,950	1,528	0	0	0
- Units built in LDP2 period so far as of 1/4/2024	50	0	0	0	50	0	0	0
- Sites otherwise under construction as of 1/4/2024	107	0	0	0	107	0	0	0
- Sites with consent yet to start as of 1/4/2024	3,321	0	0	1,950	1,371	0	0	0
Sites with planning consent subject to Section 106 agreement	0	0	0	0	0	0	0	0
<i>Potential of undelivered sites for re-allocation subject to assessments*</i>	<i>3,005</i>	<i>600</i>	<i>335</i>	<i>1,100</i>	<i>800</i>	<i>170</i>	<i>0</i>	<i>0</i>
<i>Planning app currently being determined and may become commitment**</i>	<i>680</i>	<i>26</i>	<i>0</i>	<i>0</i>	<i>654</i>	<i>0</i>	<i>0</i>	<i>0</i>

A.5 Status of Large sites in the landbank that are not on LDP Allocations

Table A7: Non allocated Sites Built in 2023-24 or Under Construction

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land at 1 Pentrechwyth Road, Bonymaen	Commitment – Site is under construction (ref 2012/0274).	Private owner	East	Brown	10
Land at 19-29 Bethel Road, Llansamlet	Commitment - Under construction, but site has stalled so delivery is in doubt (ref 2015/0773). Not considered to contribute to the land supply at this stage.	Private owner	East	NA	10+
Land off Brithwen Road, Waunarlwydd	Commitment – Construction commenced but stopped due to contractor insolvency and changes to scheme, but new planning consent (ref 2021/3027/S73) granted in 2024 for an amended layout and forecasted for development in 2026-27.	Pobl	North	Green	36
Ebenezer Chapel, Frederick Place, Llansamlet	Commitment (ref 2021/2277/FUL) - Under construction and expected to be completed in 2024-25.	Caredig	East	Brown	15
Land Adjacent To 77 Trallwn Road, Llansamlet	Commitment – All built in 2023-24 within the LDP 2 period.	Caredig	East	Brown	12
Land at Bryn Hawddgar, Clydach	Commitment (ref 2019/2882/S73) - Under construction. All forecasted to be built in 2024-26 within the LDP2 period.	Pobl	East	Green	70
Land at Cambrian Yard, Pontarddulais	Commitment - All built in 2023-24 within the LDP 2 period	Pobl	GNW	Brown	31

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land to the side of 28 Christopher Rise, Pontlliw	Commitment (ref 2017/1342/FUL) - Under construction	Private owner	GNW	Green	11
Russell House, 31 Russell Street, Swansea	Commitment - All built in 2023-24 within the LDP 2 period	Pobl	Central	Brown	21
Land North of Llewellyn Road, Penllergaer, Swansea	Commitment (ref 2021/1495/FUL) – 21 built in 2023-24 and remainder forecasted to be completed in the years up to and including 2027-28 within the Plan period.	Barratt Homes	GNW	Green	166
88-89 Woodfield Street, Morriston	Commitment (ref 2019/1803/FUL) - Under construction	Private owner	North	Brown	10
Land At Vivian Road/Gower Road and Eversley Road, Sketty	Commitment (ref 2014/1172) - Under construction and forecasted for completion in 2024-25 within the Plan period.	Coastal Housing	West	Brown	13
Land Formerly Part Of Olchfa School, Aneurin Way, Sketty	Commitment (ref 2022/0249/FUL) - Under construction. 11 built in 2023-24.	Westacres	West	Green	101
Land At Samlet Road, Llansamlet	Commitment (ref 2021/3182/FUL) - Under construction and forecasted for completion in 2024-25.	Caredig	East	Brown	35
Land formerly part of the former Hendrefoilan Student Village, Killay	Commitment - Under construction . Outline consent for 300 units (ref) but some uncertainty on whether all will be delivered. RM consents exist for (ref 2016/0177) 43 units; and (2017/1801/RES) 113 units which are under construction. 44 built before the LDP2 base date with a further 17 built in 2023-24.	St Modwen	West	Brown	256: 17 built 95 u/c 188 not started

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land formerly known as the Gardens, Rear of 188 St Teilo St, Pontarddulais	Commitment (ref 2018/1014/FUL) - Under construction. 11 built before the LDP2 base date. 8 built in 2023-24. 1 remaining to be built as of 1 st April 2024.	TY Homes	GNW	Brown	9
Land at former Cwmrhydyceirw Quarry, Morriston	Commitment - Under construction, 150 built before the LDP2 base date. 246 built as of 1 st April 2024. Outline permission is for 300 units and RM consents that are under construction so far total 278 units.	Coastal / Edenstone Homes	North	Brown	150: 96 built 32 u/c 22 not started
89-95 Heol y Gors, Townhill, Swansea	Commitment (ref 2009/0590) - site is under construction but it has stalled with no building work since 2012. Therefore not considered to contribute to the land supply at this stage.	Private owner	NA	NA	17+
2-3 Tontine Street, Swansea	Commitment (ref 2020/0059/FUL) - Under construction.	Linc Cymru	Central	Brown	21
254-260 Oxford Street, Swansea	Commitment (2023/0559/FUL) - Under construction	Kartay Holdings / Caredig	Central	Brown	33
14 Cambrian Place, Maritime Quarter	Commitment (ref 2018/1466/FUL) - Under construction	Private owner	Central	Brown	11
264/265 Oxford Street & 8 Portland Street	Commitment (ref 2022/0419/FUL) - Under construction	Private owner	Central	Brown	11
12-14 College Street Swansea SA1 5AE	Commitment (2018/0268/FUL) - Under construction, 19 built so far as of base date, 9 remaining to be built.	Private owner	Central	Brown	9
Biophilic Living Picton Yard, City Centre	Commitment (ref 2019/2846/FUL) - Under construction	Hacer / Pobl	Central	Brown	50

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land at Pencefnarda Farm, Gorseinon	Commitment - Full planning consent (ref 2020/2357/FUL). Under construction and forecasted to be completed in 2025-26.	Pobl	GNW	Green	44
22-23 High Street, Swansea	Commitment (ref 2022/0664/FU) L- Full planning consent. Under construction	Private owner	Central	Brown	16
28 The Kingsway, Swansea	Commitment - Full planning consent (ref 2022/2916/FUL). Under construction	Calon Construction / Caredig	Central	Brown	18

Table A8: Non allocated Unbuilt Sites with Planning Consent

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land between 58-76 Goppa Road, Pontarddulais	Commitment - Outline planning consent (ref 2014/0546). No known activity at this stage to bring site forward. Ongoing consideration of a planning application to extend period of time to submit RM for original outline pp granted in 2015. Delivery concerns and therefore not considered to contribute to the land supply at this stage.	Private owner	GNW	NA	10+

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Former Smelting Building, Phoebe Road, Copper Quarter	Commitment (ref 2017/2646/FUL)- Full planning consent. Recently extended time to commence development. Also has consent for a commercial scheme (ref 2021/2028/FUL) therefore developer intentions unclear. Delivery concerns and therefore not considered to contribute to the land supply at this stage.	Private owner	East	Brown	12+
4 Llangland Road Mumbles Swansea	Commitment (ref 2018/1553/FUL) - Full planning consent. No apparent start on site yet but conditions currently being discharged. Will be monitored but currently considered to be likely to be developed in the Plan period.	Private owner	West	Brown	11
Former Nursing Home, 6 Llangland Road, Llangland	Commitment - Full planning consent (ref 2010/0923). Consent has been implemented following commencement of demolition works. However, developer intentions unclear and being used as a car park. Delivery concerns and therefore not considered to contribute to the land supply at this stage.	Private owner	West	Brown	24+
Former Swansea Boys Club, Berwick Terrace Mount Pleasant	Commitment - Full planning consent (ref 2020/1590/FUL) – pre commencement conditions recently discharged. Forecasted to be built in LDP2 period.	Private owner	Central	Brown	23
Former Walter's Yard, Pontlliw	Commitment - Full planning consent (ref 2008/0912) which has been established as implemented. Issues on obtaining the highway access through third party land and further application (ref 2022/2638/FUL) being	Short Brothers	GNW	Brown	67

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
	determined to try and resolve a new route. Will be monitored but currently considered to be likely to be developed in the Plan period				
Land adjoining 104 Killan Road, Dunvant	Commitment - Full planning consent (2019/0207/RES) but unclear of developer intentions at this stage. Delivery concerns and therefore not considered to contribute to the land supply at this stage.	Coastal Housing	West	NA	11+
Former Ffynone Nursing Home & Rafa Club, Ffynone Road, Uplands	Commitment - Full planning consent but developer intentions unclear. Delivery concerns and therefore not considered to contribute to the land supply at this stage.	Private owner	Central	Brown	32+
Land north of Chestnut Avenue, West Cross	Commitment - Full planning consent (ref 2020/0343/FUL). Forecasted to be built in 2028-29.	Coastal Housing	West	Green	56
Mumbles Pier and Foreshore, Mumbles	Commitment - Full planning consent (ref 2018/0916/RES). Not yet commenced but forecasted to be developed in 2025-27 based on latest information.	Private owner	West	Brown	26
Former Brondeg House, Manselton	Commitment - Full planning application approved 2023/2177/FUL. Expected to start on site soon and forecasted to be completed in 2026-27.	Swansea Council More Homes	North	Brown	13
Plot B3 Riverside Wharf Swansea Waterfront Swansea SA1 8PP	Commitment (ref 2023/2018/RES) - Full planning consent. Forecasted to be completed in 2026-27.	Coastal Housing	Central	Brown	104
Plots E7 And E8, Swansea Waterfront, Swansea, SA1 8RD	Commitment - Full planning consent (ref 2022/1134/RES). Forecasted to be built in 2028-29	Pobl	Central	Brown	108

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Gloucester Chambers, Maritime Quarter	Commitment - Full planning consent (ref 2023/1876/FUL). Forecasted to be completed in 2025-26	Coastal Housing	Central	Brown	16
Plot D5b, Swansea Waterfront, Swansea	Commitment - Full planning consent ref 2022/1109/RES and forecasted for completion in 2027-28.	Pobl	Central	Brown	43
Land East of Clordir Road, Pontlliw	Commitment -Full planning consent (ref 2023/1965/FUL) and forecasted for completion in 2026-27	Pobl	GNW	Green	31
266-267 Oxford Street, Swansea	Commitment - full planning consent (ref 2023/2435/FUL)	Private owner	Central	Brown	11
Former Castle Cinema, Worcester Place, City Centre	Full planning consent (ref 2023/1174/FUL)	Easyliving LTD Coastal Housing	Central	Brown	30
Land To The North Of Heol Dynys, Ravenhill	Full planning application consent (ref 2024/0733/FUL) and expected to be developed in 2027-28.	Swansea Council More Homes	North	Green	22
Trinity Street (Phase III), Land Off Coed Bach Road, Pontarddulais	Full planning consent (ref 2018/2629/FUL).	Hygrove Homes	GNW	Brown	55
Land off Felin Fran Felin Fran, Birchgrove	Commitment - Full planning consent (ref 2021/0033/FUL).	Private owner	East	Green	20

Table A9: Non allocated sites with planning consent subject to a legal agreement being signed

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ/ Settlement</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
Land off Heol Pentrebach, Penyrheol	Planning consent (ref 2020/2099/FUL, pending decision as subject to S106 being signed). Forecasted for completion in 2028-29 subject to this being progressed.	Coastal Housing	GNW	Green	19**
Land At Pentrechwyth Road, Bonymaen	Commitment -Full planning consent (ref 2023/1227/FUL) and forecasted for completion in 2026-27.	RSL	East	Brown	34**

Table A10: Summary of Supply from Unallocated sites

	Cou- nty	C	E	N	GNW	W	GF	G
Sites that are commitments with planning consent	1,839	525	162	231	414	507	0	0
- Units built in LDP2 period so far as of 1/4/2024	217	21	12	96	60	28	0	0
- Sites otherwise under construction as of 1/4/2024	776	169	130	78	201	198	0	0
- Sites with consent yet to start as of 1/4/2024	846	335	20	57	153	281	0	0
Sites with planning consent subject to Section 106 agreement	53	0	34	0	19	0	0	0
<i>Sites discounted on deliverability concerns</i>	116	32	39	0	10	35	0	0

A.6 Planning Applications being Determined on Large Unallocated sites

Table A11: Unallocated Pipeline sites with Planning Applications Currently Being Determined

<u>Site Name</u>	<u>Delivery Status</u>	<u>Promoter/ Developer</u>	<u>SHPZ/ Settlement</u>	<u>Brown/ greenfield</u>	<u>Expected Delivery of Homes 2023-38</u>
77-78 Woodfield Street and 51 Crown Street, Morriston	Full planning application received and being determined (ref 2020/1915/FUL).	Coastal Housing	North	Brown	17
Land off Goole Road, Fforestfach	Full planning application received and being determined (ref 2023/0539/FUL). S73 (ref 2020/0661/S73) also still live.	Private owner	North	Green	18+
Land North and South of Brokesby Road, Bonymaen, Swansea	Full planning application received and being determined (ref 2023/1933/FUL). First phase (47 units) expected to be completed in 2027-28 with other phases to follow on.	Swansea Council More Homes	East	Green	156
Land To The Rear Of 2B Swansea Road, Gorseinon	Full planning application received and being determined (ref 2024/0787/FUL).	Coastal Housing	GNW	Green	17

Appendix 2 - List of Large Windfall Sites Delivered

Table A12: Development on Windfall sites 2011-24

Site name and address	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Heol Ddu Farm, Birchgrove	0	0	0	0	0	0	0	0	0	13	0	0	0
Land at Tyrisha Farm, Grovesend	0	0	0	0	0	0	0	0	0	0	7	8	0
Former Four Seasons Club, Trallwn	0	0	0	0	0	0	0	0	11	0	0	0	0
Parc Melin Mynach, Gorseinon	0	0	0	0	0	0	0	0	11	0	0	0	0
St Thomas Primary School, St Thomas	44	0	0	0	0	0	0	0	0	0	0	0	0
Former Post Office, The Kingsway, Swansea	38	0	0	0	0	0	0	0	0	0	0	0	0
21-22 Castle St, Swansea	32	0	0	0	0	0	0	0	0	0	0	0	0
Leonard Charles Superstore, 40 Oxford Street, Swansea	0	0	0	0	0	0	32	0	0	0	0	0	0
Park Buildings, 2 Park St, Swansea	0	0	0	0	24	0	0	0	0	0	0	0	0
6 Princess Way, Swansea	0	0	20	0	0	0	0	0	0	0	0	0	0
1-7 College St and 2 Orchard St, Swansea	0	0	0	0	0	0	19	0	0	0	0	0	0
Former Imperial Hotel, Neath Rd, Plasmart	0	0	0	0	14	0	0	0	0	0	0	0	0
11-15 Trafalgar Place, Brynmill	10	0	0	0	0	0	0	0	0	0	0	0	0
Former Famous Bear Public House, Mumbles	0	10	0	0	0	0	0	0	0	0	0	0	0
Former Cwmbwrla Primary School, Stepney Street, Cwmbwrla	0	0	0	0	0	0	0	0	49	0	0	0	0
Brynteg Chapel, Brynteg Road, Gorseinon	0	0	0	0	0	0	0	0	12	0	0	0	0
Former Community Centre, Pen Isa Coed, St Thomas	0	10	0	0	0	0	0	0	0	0	0	0	0
Former Sketty Primary School, Tycoch	0	0	0	0	0	43	0	0	0	0	0	0	0

Site name and address	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
15-20 Castle Street, City Centre	0	0	0	0	0	0	0	0	0	0	22	0	0
Pantycelyn Hotel,Oystermouth Road, Swansea	0	0	0	0	0	29	0	0	0	0	0	0	0
Land Off Hill View Crescent and Beacons View Road, Clase	0	0	0	0	0	0	0	0	0	0	0	25	0
Land off George Manning Way, Gowerton	0	0	0	0	0	0	0	0	0	0	0	41	0
Land North Of Rhodfa Fadog, Cwmrhydyceirw	0	0	0	0	0	0	0	0	0	0	0	29	0
Former Pines Country Club, Treboeth	0	0	0	0	0	0	0	0	0	28	0	0	0
Land Off Rhydypanyd Road & Mynydd Gelli Wastad Road, Morriston	0	0	0	0	0	0	0	0	0	0	20	0	0
Land At Lon Brynawel, Llansamlet	0	0	0	0	0	0	0	0	0	16	0	0	0
Land rear of 702 Gower Road, Upper Killay	0	0	0	0	0	0	0	0	0	0	9	4	0
Land At Former Swn Y Mor Village Inn, Burry House, Burry View / Benson Road, Penclawdd	0	0	0	0	0	0	0	0	0	12	0	0	0
Land formerly known as the Gardens, Rear of 188 St Teilo St, Pontarddulais	0	0	0	0	0	0	0	0	0	0	0	11	8
Land at Former Penllergaer Civic Offices, Penllergaer	0	0	0	0	0	0	0	30	50	0	0	0	0
Bernard Hastie and Co, Adjacent to Maliphant Sidings, Morfa Road, Landore	0	0	0	0	0	28	31	34	0	0	0	0	0
The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, Maritime Quarter	0	0	0	0	0	0	0	50	0	0	0	0	0
81 Gower Road, Sketty	0	0	0	0	0	0	0	45	0	0	0	0	0
Former Cwmfelin Works, Llangyfelach Rd, Cwmbwrla	43	0	0	0	0	0	0	0	0	0	0	0	0
Furzeland Drive, Sketty Park	0	0	0	0	0	0	0	43	0	0	0	0	0
Land at Heol Pentrebach, Gorseinon	0	0	0	0	0	0	0	41	0	0	0	0	0
Hendrefoilan Student Village, Killay	0	0	0	0	0	1	18	20	0	0	0	5	0
Land at TA Centre, Park Road, Gorseinon	0	0	0	0	0	0	0	37	0	0	0	0	0
Land Adj 205 Birchgrove Rd, Birchgrove	0	34	0	0	0	0	0	0	0	0	0	0	0
Former Emmanuel School, Derwen Fawr	30	0	0	0	0	0	0	0	0	0	0	0	0
Land south of Castle Lane, Swansea	0	0	0	0	30	0	0	0	0	0	0	0	0
229-233 High Street, Swansea	0	0	0	0	0	0	27	0	30	0	0	0	0
Land off Cwmgelli Drive, Treboeth	0	26	0	0	0	0	0	0	0	0	0	0	0

Site name and address	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Morfydd House, Morfydd Street, Morriston	0	0	0	0	0	26	0	0	0	0	0	0	0
104c High St, Gorseinon	26	0	0	0	0	0	0	0	0	0	0	0	0
Land adjacent to Arfryn Primary School, Penlan						0	21	0	0	0	0	0	0
Margaret St Nursery, St Thomas	0	19	0	0	0	0	0	0	0	0	0	0	0
Former Bible College, Derwen Fawr Road, Derwen Fawr	0	0	0	0	8	10	0	0	0	0	0	0	0
Thornton Furnishings, 25 Beach Street, Swansea	0	0	0	0	0	0	16	0	0	0	0	0	0
Former Teacher's Centre, Land at Carlton Road (Gellionen Road), Clydach	0	0	0	0	0	4	7	4	0	0	0	0	0
Land at Bethany Lane, West Cross	0	0	0	8	7	0	0	0	0	0	0	0	0
Clydach Hospital, Quarr Road, Clydach	0	0	0	0	0	0	14	0	0	0	0	0	0
Former Clydach Health Centre	14	0	0	0	0	0	0	0	0	0	0	0	0
Former Langland Court Hotel, Langland	0	0	0	13	0	0	0	0	0	0	0	0	0
St Marks Church, Lion St , Waun Wen	0	0	13	0	0	0	0	0	0	0	0	0	0
Former Found Out Inn, Killan Road, Dunvant	0	0	0	0	0	12	0	0	0	0	0	0	0
Land rear of 16 Frampton Road, Gorseinon	0	0	0	0	0	0	0	12	0	0	0	0	0
Former Glynn Vivian Nursing Home, Newton	0	10	0	0	0	0	0	0	0	0	0	0	0
Land north of Travellers Well Public House, Carmarthen Road, Cwmdu	0	0	0	0	0	0	0	10	0	0	0	0	0
Land at Parc Yr Helig, off Ffordd y Bryn, Birchgrove	0	0	0	0	0	0	0	0	0	16	0	0	0
Land at Heol y Fran, Morriston	0	0	0	0	0	14	0	0	0	0	0	0	0
Land at former Cwmrhydyceirw Quarry, Morriston	0	0	0	0	0	0	0	0	10	37	47	56	96
Land Adjacent To 102 Wern Terrace Port Tennant Swansea	0	0	0	0	0	0	11	0	0	0	0	0	0
Land at Bryn Derwen, Tycoch	0	27	7	0	0	0	0	0	0	0	0	0	0
Land South of Loughor Rd, Kingsbridge		0	0	0	1	0	0	0	0	0	0	0	0
Clos Cwrt y Carne, Penyrheol	0	0	0	0	0	0	10	0	0	0	0	0	0
Llais Tawe, New Cut Road	0	0	0	2	0	0	0	0	0	0	0	0	0
Land adjacent to 77 Trallwn road, Llansamlet	0	0	0	0	0	0	0	0	0	0	0	0	12

Site name and address	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Land at Cambrian Yard, Pontarddulais	0	0	0	0	0	0	0	0	0	0	0	0	31
Russell House, 31 Russell Street	0	0	0	0	0	0	0	0	0	0	0	0	21
Land north of Llewellyn Road, Penllergaer	0	0	0	0	0	0	0	0	0	0	0	0	21
Land formerly part of Olchfa School, Sketty	0	0	0	0	0	0	0	0	0	0	0	0	11
Total	237	136	40	23	84	167	206	326	173	122	105	179	200