



# Bridgend Replacement Local Development Plan 2018-2033



## Background Paper 4: Housing Trajectory

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# BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

## BACKGROUND PAPER 4: HOUSING TRAJECTORY

### 1. Purpose of the Report

1.1 The purpose of this paper is to provide further detail and context in relation to the housing land supply and deliverability of the housing trajectory. It considers all components of housing supply, including completions to date, land bank commitments with planning permission, the large and small windfall site allowance and new housing allocations. The resultant housing trajectory is the key mechanism to demonstrate how all sites will be delivered in the identified timescales, throughout the whole plan period, to meet the housing requirement. This paper has been developed alongside and should be read in conjunction with the Strategic Growth Options Background Paper, the Affordable Housing Background Paper, the Urban Capacity Study (2022), the Demographic Analysis and Forecasts Report (2019) and the LDP Demographics Update (2020). The distribution of growth is also further evaluated and justified in the Spatial Strategy Options Background Paper.

### 2. Introduction

2.1 The Replacement Local Development Plan (LDP) has a key strategic role in relation to housing delivery. As required by Planning Policy Wales (PPW), the LDP must ensure an adequate and continuing supply of deliverable housing supply to meet the identified requirement throughout the plan period. This Paper has been produced to identify, explain, and justify the components of housing supply to meet the housing requirement over the lifetime of the plan (7,575 dwellings up to 2033, as justified in the Strategic Growth Options Background Paper).

2.2 There are several housing supply components, which must be assessed in combination to inform delivery of the housing requirement. All housing supply components included in this Background Paper, and resultant trajectory, have the same base date, which is 31<sup>st</sup> March 2022. The components include:

- **Dwelling Completions (to date)**

All residential completions since the start of the Replacement LDP period (2018/19), split by large sites (10 or more units) and small sites (under 10 units) for clarity of presentation and analysis.

- **Land Bank Commitments (Units with Planning Permission)**

All residential applications with planning consent in place that have commenced development or are due to commence development in the short-term. This component includes a limited number of sites with a resolution to grant subject to S106 agreements, although only where there

is clear evidence the S106 will be signed and there is a realistic chance the site will be delivered in the short-term.

- **Large Windfall Sites and Small Windfall Sites**

Windfall sites are not specifically allocated for housing yet come forward in accordance with the Plan. They are split into two categories: large windfalls (sites of 10 or more units) and small windfalls (sites of less than 10 units). The rates have been calculated based on past delivery over the entirety of the existing LDP period and a refreshed Urban Capacity Study (2022).

- **New Housing Allocations**

New sites for residential development that have been submitted as candidate sites, are supported by robust deliverability and viability information and have been subject to a rigorous Candidate Site Assessment (2022). This component also includes one allocation from the existing LDP that has been resubmitted as a candidate site and 'rolled forward', although only because there has been a substantial change in circumstances to demonstrate this site can be delivered. All potential 'rollover' sites were subject to the same candidate site process requirements as new sites i.e., they had to demonstrate their sustainability and deliverability credentials to re-justify their inclusion in the Replacement LDP.

2.3 In addition to the 'rollover' site incorporated within the New Housing Allocations Component of supply, there are also three brownfield regeneration allocations within the existing Plan that the Council intends to re-allocate as Long-Term Regeneration Sites. These include Maesteg Washery, Coegnant Reclamation Site (Caerau) and the Former Cooper Standard Site, Ewenny Road (Maesteg). The retention of such sites represents a necessary degree of continuity with the existing adopted LDP, which is essential to implement the long-term regeneration strategy embodied within the Replacement LDP Vision. However, for the avoidance of doubt, and in accordance with national policy, these Long-Term Regeneration Sites are **not** included as a component of housing supply. The housing land supply will therefore not be dependent on their delivery, in recognition of the fact that they require longer lead-in times, preparatory remediation-based enabling works and/or more detailed strategic master plans before they can come forward. Whilst Long-Term Regeneration sites will still be allocated in the plan to enable their delivery, they will not be relied upon as contributing to the housing requirement and will also not be included in the windfall allowance. They are essentially 'bonus sites' in addition to the four components of housing supply defined in paragraph 2.2. This is despite the fact that these significant brownfield sites are highly conducive to sustainable development and delivery of the full range of placemaking principles outlined in PPW.

- 2.4 As referenced in the Development Plans Manual, it is acknowledged that “there may be instances where site specific circumstances, unknown at the plan making stage, delay the delivery of sites” and “a development plan will not be effective if it cannot accommodate changing circumstances” (WG, 2020, para 5.59). As such, a flexibility allowance has been embedded into the Plan as detailed in Section 7 of this Paper. An appropriate allowance has been specified following assessment of each component of housing supply to ensure “there is sufficient flexibility above the housing requirement to account for non-delivery and unforeseen issues, demonstrating delivery of the Anticipated Annual Build Rate (AABR) throughout the plan period” (*ibid*).
- 2.5 Each component of housing supply will now be outlined in turn, before detailing how these components have enabled development of the housing trajectory. In order to ensure that the timing and phasing of sites is robust and based on up-to-date information, the associated trajectory phasing tables have been developed through effective engagement with site promoters and the Housing Trajectory Stakeholder Group (see Appendix 1 and 2).

### 3. Dwelling Completions

- 3.1 The LDP requires 7,575 new dwellings to be accommodated in the County Borough during the 15-year LDP period from 2018-2033. However, 1,650 units have already been delivered since 2018/19 as summarised in Table 1 for reference.

Table 1: Dwelling Completions, Replacement LDP Period

	2018/19	2019/20	2020/21	2021/22
<b>Large Site Completions</b>	521	423	296	195
<b>Small Site Completions</b>	58	54	50	53

- 3.2 The completions data documented within Table 1 was collected through site-surveys by Council Officers and verified by the respective developers, where necessary. The Housing Trajectory Stakeholder Group also verified the accuracy of the data and approved the completions in Table 1 (refer to Appendix 1 and 2). A site-specific breakdown of completions is provided in Appendix 3.

### 4. Land Bank Commitments

- 4.1 Land Bank Commitments include all residential applications with planning consent in place that have commenced development or are due to commence development in the short-term as at the base date of this Paper (31<sup>st</sup> March 2022). The starting point for this component of housing supply was the 2021 Housing Trajectory, updated to take account of the more recent completions data (outlined in the

previous section), new sites granted planning permission and analysis into whether the sites previously included in the trajectory have progressed as anticipated.

4.2 After considering all sites that demonstrate a high prospect of short-term delivery, a total of 955 dwellings are considered Land Bank Commitments, 208 of which are already under construction. All dwellings within this total stem from sites that have commenced or are shortly due to commence development as confirmed by the respective developers. The land bank includes two sites with a resolution to grant subject to S106, although in both cases, the applicants are actively pursuing completion of the agreements and the sites are expected to come forward shortly.

**Table 2: Land Bank Commitments (Units with Planning Permission)**

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30 - 32/33
<b>Forecasted Dwelling Completions</b>	406	254	70	60	60	60	45	0

4.3 As shown in Table 2, 70% these completions are expected to come forward in the next two financial years (2022/23 to 2023/24) alone. Expected completions after this point primarily stem from one existing large housing allocation (Land off Maesteg Road, Tondy), the delivery forecast for which has been confirmed by Llanmoor Homes. The Housing Trajectory Stakeholder Group raised no objections to including the entire forecast of Land Bank Commitments within the housing trajectory (refer to Appendix 1 and 2) and approved the forecast of completions within Table 2. A site-specific breakdown of Land Bank Commitments (Units with Planning Permission) is provided in Appendix 3.

## 5. Large and Small Windfall Sites

### Large Windfall Sites

5.1 Large Windfall Sites are sites with a capacity of 10 or more residential dwellings that are not specifically allocated for housing yet come forward in accordance with the Plan. Assessing the likely contribution that such sites can make to the housing land supply begins with considering the plethora of sites that have come forward under existing LDP policies in recent years. Given the very nature of windfall sites, it is considered most realistic to monitor the total number of units completed annually to provide a realistic estimate of the likely contribution Windfall Sites may

make to the land supply. Table 3 provides an overview of Windfall Site completions over the existing adopted LDP period (2006-2021).

**Table 3: Large Windfall Site Allowance**

Financial Year	Large Windfall Site Completions (≥10 units)	Percentage of Total Completions
2006/07	115	18%
2007/08	56	11%
2008/09	28	7%
2009/10	2	1%
2010/11	3	1%
2011/12	0	0%
2012/13	3	1%
2013/14	61	12%
2014/15	70	11%
2015/16	45	9%
2016/17	98	24%
2017/18	0	0%
2018/19	35	6%
2019/20	72	15%
2020/21	68	20%
<b>5 Year Average</b>	<b>10 Year Average</b>	<b>15 Year Average (Existing Plan Period)</b>
55 Dwellings	45 Dwellings	44 Dwellings

5.2 Evidently, Windfall Site completions have proved to be changeable over the life of the existing LDP period, ranging from 0 to 115 dwellings per annum or an

overall annual average (mean) of 44 dwellings. Average completion levels have been higher in the last five years of the plan period (55 dwellings), although similar over the past decade (45 dwellings), the latter average being partially curtailed by the lower build rates exhibited during the recession. It is important for the future extrapolation rate to be based on a balanced rate of completions to avoid being skewed by particularly high or low trends. Therefore, the fifteen-year average over the whole existing LDP period (2006/07 to 2020/21) is considered the most robust for this purpose as this period encompasses the recession, the subsequent repercussions and the following years of economic recovery. Windfall Site completion rates have averaged at 44 dwellings per annum over this period. It is therefore not unreasonable to expect Windfall Sites to contribute a similar number of dwellings to the forthcoming housing land supply over the Replacement LDP period. This is especially given the fact that the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth) and maintain similar settlement boundaries.

- 5.3 This produces a projected windfall allowance of 396 dwellings over the final 9 years of the Replacement LDP period (the rate has only been applied from 2024/25 to avoid any double counting with existing landbank commitments in the next two years). This is a conservative projection, and actual rates may well be higher on an annual basis, although this rate avoids undue reliance on Windfall Sites as a component of supply given the evident volatility of such dwelling completions in the recent past.

#### Small Windfall Sites

- 5.4 Small Windfall Sites are sites that accommodate less than 10 dwellings. Such sites make an important contribution to the overall housing land supply, introducing an element of choice and flexibility into the housing market. An allowance therefore needs to be made for Small Windfall Sites that are likely to be delivered over the Replacement LDP period based on an assessment of past trends. Table 4 outlines the number of Small Windfall Site completions over the existing LDP period for reference.
- 5.5 Perhaps the most notable trend is the relative stability in the number of dwellings delivered on small sites per annum. The range of completions year to year is relatively narrow, from 39 to 97 dwellings per annum at the extremities or 62 dwellings per annum on average over the entire existing plan period. Indeed, the number of completions has seldom fallen below 50 dwellings per annum and there was not a particularly notable dip in completions during the Great Recession (2007-09), which reflects the unique mechanics of small site delivery.



Table 4: Small Windfall Site Allowance

Financial Year	Small Windfall Site Completions (<10 units)	Percentage of Total Completions
2006/07	87	14%
2007/08	97	19%
2008/09	62	16%
2009/10	77	26%
2010/11	79	26%
2011/12	47	11%
2012/13	66	20%
2013/14	57	11%
2014/15	39	6%
2015/16	51	10%
2016/17	42	10%
2017/18	66	17%
2018/19	58	10%
2019/20	54	11%
2020/21	50	14%
<b>5 Year Average</b>	<b>10 Year Average</b>	<b>15 Year Average (Existing Plan Period)</b>
54 Dwellings	53 Dwellings	62 Dwellings

- 5.6 While average Small Windfall Site completion numbers have therefore not proved significantly changeable over different time periods, it is logical to base the future extrapolation rate on the same trend-based time period used to inform the Large Windfall Site projection. This is equally justifiable given the diverse economic conditions witnessed over the whole existing LDP period, producing a projected Small Windfall Site allowance of 62 dwellings per annum or 682 dwellings over the final eleven years of the Replacement LDP period. This completion rate is clearly realistic given that small site completions have been consistently around this level over the entirety of the existing LDP period and the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth), whilst maintaining similar settlement boundaries.

#### Total Capacity and Spatial Distribution

- 5.7 The Urban Capacity Study (2022) was recently refreshed to provide further analysis of the potential urban capacity of the County Boroughs' settlements for housing to evidence the expected small and windfall site allowance rate. The Urban Capacity Study (2022) identifies more than sufficient capacity within the proposed settlement boundaries to accommodate this particular component of housing supply. It therefore demonstrates (in addition to past trends) that the small and windfall site allowance rate justified above is both realistic and deliverable. The Study itself also serves as a useful resource to developers and SMEs who are seeking to identify potential development opportunities not specifically allocated in the Replacement LDP.
- 5.8 The Development Plans Manual requires all components of housing supply (including large windfall and small windfall sites) to be numerically attributed to each tier of the settlement hierarchy. As these particular components are not, by their very nature, attributable to specific housing allocations within the plan, an estimation is required to this end. Therefore, the spatial distribution of large and small windfall sites has been estimated based on the proportionate level of urban capacity documented in the Urban Capacity Study 2022, excluding sources of urban capacity that could not be attributed to specific sites or settlements. The results of this exercise are outlined in Table 5.

**Table 5: Estimated Spatial Distribution of Large and Small Windfall Sites**

Tier	Area	% Urban Capacity	Large Windfall Site Estimated Distribution (Dwellings)	Small Windfall Site Estimated Distribution (Dwellings)
1	Bridgend Sustainable Growth Area	27.27%	108	186
2	Maesteg and the Llynfi Valley Regeneration Growth Area	25.79%	102	176
	Pencoed Sustainable Growth Area	0.14%	1	1
	Porthcawl Regeneration Growth Area	3.94%	16	27
	Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	6.61%	26	45
3	Valleys Gateway	10.96%	43	74
	Local Settlements	25.3%	100	173

5.9 Table 5 helps provide more certainty regarding the spatial distribution of potential small and windfall sites, whilst acknowledging that these sites may come forward through slightly different proportionate weightings in practice.

## 6. New Housing Allocations

6.1 The remaining component of housing supply stems from new housing allocations, as determined through the Candidate Site Assessment (2022), and supported by robust evidence on delivery, phasing, infrastructure requirements and viability. All allocations have been selected based on the outcome of the Assessment, their compatibility with the National Sustainable Placemaking Outcomes, the Gateway Test applied to the site search sequence and the Sustainable Transport Hierarchy, supplemented by a Sustainability Appraisal (incorporating Strategic Environmental Assessment) analysis. All new proposed allocations are considered to demonstrate delivery in accordance with the requirements set out in the Development Plans Manual. All strategic sites key to the delivery of the plan have been subject to greater evidence requirements to support their delivery, including schematic frameworks, phasing details, highway mitigation, critical access requirements, design parameters, s106 requirements,

infrastructure and costs. This process provides a high degree of confidence that the sites included within Table 6 are realistically deliverable, considering the full plethora of associated development requirements, infrastructure provision and placemaking principles necessary to deliver high-quality new communities.

- 6.2 The one allocation ‘rolled forward’ from the existing Plan (Porthcawl Waterfront) has been subject to robust re-assessment of its sustainability, deliverability, and viability credentials in the same manner as all other candidate sites. In this case, there has been a substantial change in circumstances to demonstrate the site can be delivered over the Replacement LDP period. The Council has now purchased and has total control over Phase 1 (Salt Lake) and coastal defence works are progressing on site. Partnership options are currently being explored in order to bring forward development, initial work has commenced in relation to procurement mechanisms and a formal procurement exercise is scheduled to commence shortly. Phase 2 (Sandy Bay / Coney Beach) is being jointly promoted by the Council and a private owner. A land-owners agreement is in place, a disposal strategy is being finalised and the site is likely to be brought to the market shortly. With Phase 1 and Phase 2 now running in parallel, there is now no reason why both phases will be unable to progress and come forward together, as further evidenced by the extensive supporting deliverability evidence.
- 6.3 At Deposit Stage, Parc Afon Ewenni was also proposed as a ‘rollover’ allocation and incorporated in the 2021 Housing Trajectory. However, the revised Technical Advice Note 15, supported by the new Flood Map for Planning, has revealed substantial flood risk issues across the site. While the Flood Map for Planning has no official status for planning purposes until June 2023, additional site-specific modelling work has failed to demonstrate that this constraint can be overcome in the short term. As such, Parc Afon Ewenni can no longer be relied on to contribute to delivery of the housing requirement and has been removed from the housing trajectory. The trajectory was initially constructed with enough flexibility to sustain the loss of a site of this scale without impacting upon delivery of the housing requirement. Refer also to the Candidate Site Assessment (2022).
- 6.4 All proposed housing allocations are detailed in Table 6 overleaf, which collectively represent the final component of housing supply to deliver the Replacement LDP’s housing requirement.

**Table 6: New Housing Allocations**

Site Name	Growth Area	Delivery Timescale	Total Units	Total Units in Plan Period	Units Beyond LDP Period
Porthcawl Waterfront	Porthcawl	Year 9-15	1,100	780	320
Land South of Bridgend	Bridgend	Year 9-15	788	788	0
Land West of Bridgend	Bridgend	Year 7-15	850	830	20
Land East of Pencoed	Pencoed	Year 9-15	804	804	0
Land East of Pyle	Pyle, Kenfig Hill and North Cornelly	Year 9-15	2,003	970	1,033
Craig y Parcau	Bridgend	Year 8-10	108	108	0
Land South East of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	Year 7-11	140	140	0
Land South of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	Year 8-11	102	102	0
Land South West of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	Year 7-10	130	130	0

## **7. Total Components and Spatial Distribution of Housing Supply**

- 7.1 With this overview in mind, this section of the Paper provides a ‘balance sheet’ that details how each component of housing supply collectively contributes to the total plan provision. Table 7 provides also provides an overview of spatial distribution by Strategic Growth Area and Settlement Tier. As stated in the Development Plans Manual, “this is particularly important when linking the actual provision of sites to the strategy and objectives, giving clarity to the plan and ensuring effective monitoring of the spatial strategy” (WG, 2020, para 5.60).
- 7.2 Each proposed allocation is underpinned by detailed technical evidence that considers site-specific costs, constraints and requirements to demonstrate the sites are both viable and deliverable. This provides certainty that the plan will deliver. Nevertheless, a flexibility allowance (of 10%) has been included within Table 7 and the housing trajectory, to be embedded in the Replacement LDP. This recognises the fact that there may be certain specific circumstances, unknown at the plan making stage, that delay the delivery of sites, notwithstanding the robust frontloading of site delivery evidence. This flexibility allowance has been chosen to enable the Replacement LDP’s housing requirement to remain deliverable if a significant unforeseen scenario, such as delays to several strategic sites, should occur (see Appendix 3). The level of flexibility was considered carefully post Deposit Stage. Given the extent and robustness of evidence underpinning each proposed allocation, 10% is considered sufficient to ensure the Anticipated Annual Build Rate (AABR) will remain deliverable throughout the plan period.

**Table 7: Summary of Spatial Distribution of Housing**

**Housing Requirement (2018-2033): 7,575 Dwellings**

**Total Housing Provision (2018-2033): 8,335 Dwellings** (inclusive of 760 dwelling (10%) flexibility allowance)

		Tier 1	Tier 2				Tier 3	
		Bridgend Sustainable Growth Area	Maesteg and the Llynfi Valley Regeneration Growth Area	Porthcawl Regeneration Growth Area	Pencoed Sustainable Growth Area	Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	Valleys Gateway	Local Settlements (Outside of Growth Areas)
<b>A</b>	Total Completions (large and small)	1,131	56	155	48	44	145	71
<b>B</b>	Units under construction	146	0	37	0	0	8	17
<b>C</b>	Units with planning permission (large sites)	192	36	41	37	21	416	4
<b>D</b>	New Housing Allocations	1,726	372	780	804	970	0	0
<b>E</b>	Large windfall sites (10+ units)	108	102	16	1	26	43	100
<b>F</b>	Small windfall sites (<10 units)	186	176	27	1	45	74	173
<b>G</b>	<b>Total Housing Provision</b>	<b>3,489</b>	<b>742</b>	<b>1,056</b>	<b>891</b>	<b>1,106</b>	<b>686</b>	<b>365</b>

## **8. Development of the Housing Trajectory**

- 8.1 The total housing provision, and spatial distribution thereof, has also been subject to site-specific phasing analysis to enable development of the housing trajectory. The trajectory was prepared initially through close dialogue with the respective site-promoters, followed by effective collaboration with a range of stakeholders at several annual Stakeholder Group Meetings. The Stakeholder Group was established prior to Deposit Stage to discuss the timing and phasing of all sites with a planning permission or an allocation in the plan, specifically to:
- Ensure completion figures are up to date and recorded correctly for large and small sites
  - Consider the anticipated annual delivery rates for sites with planning permission
  - Consider the anticipated annual delivery rates for housing allocations
- 8.2 The minutes of the latest Stakeholder Group Meeting (27/05/2022) are included in Appendix 1 and the resultant Statement of Common Ground is attached at Appendix 2. At the latest Stakeholder Group, no objections were raised regarding the completion figures, anticipated annual delivery rates for sites with planning permission and the anticipated annual delivery rates for the proposed housing allocations. As such, there are no outstanding matters of disagreement on the completion figures or the timing and phasing of sites in the plan period, all of which have been approved by the Stakeholder Group.



# **Appendix 1: Bridgend Housing Trajectory Stakeholder Group Meeting**

**Meeting Notes 27/05/2022**

<b>Stakeholder</b>	<b>Attended</b>
Barratt and David Wilson Homes	✓
BCBC Corporate Landlord	✓
BCBC Regeneration	✓
BCBC Strategic Planning Policy (SPP)	✓
Bellway Homes	✓
Boyer Planning	✓
Cooke & Arkwright	
Cwm Taf University Health Board	✓
Dwr Cymru Welsh Water	✓
Elev8 Land & Property Ltd	
Geraint John Planning	✓
Hafod Housing Association	✓
Herbert R Thomas	
Home Builders Federation (HBF)	✓
Jehu Group	
Linc Cymru Housing Association	
Llanmoor Homes	✓
Persimmon Homes	✓
Savills	✓
Taylor Wimpey	
Valleys 2 Coast Housing	✓
Wales and West Housing Association	✓
Wales and West Utilities	✓
Western Power Distribution	✓

Apologies received from the Jehu Group and Linc Cymru Housing Association

All Stakeholders were also provided with the opportunity to submit written representations

## 1 Introduction

- 1.1 BCBC (SPP) explained the purpose of the meeting is to ensure that the timing and phasing of sites is as robust as possible at this stage of LDP preparation and based on the latest information available. There are three separate components for discussion; completions data (for 2021/22), existing commitments (sites with planning consent or with a resolution to grant subject to S106), and potential new allocations.
- 1.2 BCBC (SPP) explained that the Group had been formed specifically to include an appropriate cross section of stakeholders. This built on extant engagement with a range of site promoters and infrastructure providers to ensure the Housing Trajectory would be formulated through effective engagement and collaboration.
- 1.3 All supporting information was circulated to the Stakeholder Group in advance of the meeting (on 23<sup>rd</sup> May 2022) and stakeholders were advised that any further written representations would be accepted by 6<sup>th</sup> June 2022.

## 2 Past Completions

- 2.1 BCBC (SPP) presented past completions data for 2018/19, 2019/20 and 2020/21, as previously approved the Group. Completions data for 2021/22 was presented for approval:

	2018/19	2019/20	2020/21	2021/22
Large Site Completions	521	423	296	195
Small Site Completions	58	54	50	53

BCBC (SPP) confirmed that this data had been collected through sites visits by Council Officers and further verification with developers where necessary / appropriate. All stakeholders were invited to comment. **No objections were raised, and the completions data was approved by the Group.**

## 3 Existing Commitments (Housing Land Bank)

- 3.1 BCBC (SPP) presented an overview of existing commitments, currently totaling 955 dwellings. BCBC (SPP) explained that this part of the trajectory was informed by re-assessing the commitments included within the previous housing trajectory (2021/22) along with any sites granted planning permission since this time. Sites were only included where construction is already underway or shortly due to commence as confirmed by the respective developers. As such, BCBC (SPP) stressed that this table is considered a very robust forecast of existing commitments due to come forward.

- 3.2 The HBF representative queried if site visits had now been undertaken. BCBC (SPP) confirmed that all sites had visited as part of the process and conversations had been held with developers to confirm anticipated delivery rates where necessary/appropriate. The HBF representative welcomed the Council's ability to undertake full site visits again post pandemic-related lockdowns.
- 3.3 **No objections were raised, and the entire forecast of existing commitments was approved by the Group.**

#### **4 Potential New Allocations**

- 4.1 BCBC (SPP) presented the potential new allocations for the Replacement LDP, refined by Officers post Deposit Stage Consultation. BCBC (SPP) confirmed that Parc Afon Ewenni had now been removed from the trajectory due to flood risk issues. As such, the site can no longer be relied on to contribute to the housing requirement. One new site was proposed for incorporation into the trajectory (Heol Fach, North Cornelly), which is developer-led and accords with the Replacement LDP's strategy<sup>1</sup>.
- 4.2 BCBC (SPP) also stressed that the final list of proposed allocations will be subject to Member approval prior to submission.
- 4.3 BCBC (SPP) confirmed that indicative timescales for pre-application discussions/PAC consultations, determination of planning applications and discharging of relevant conditions had been incorporated into the trajectory, as informed by Development Management colleagues. However, more generous lead in times had also been included to ensure additional flexibility prior to dwelling completions commencing. Longer lead in times had been factored in for larger strategic sites that were not developer-led at present, whereas developer-led sites and smaller sites were considered to have shorter lead in times.
- 4.4 The HBF representative agreed with the approach of incorporating a longer lead-in time post discharge of conditions as HBF Members often cite delays at that stage of the planning process. BCBC (SPP) acknowledged this point and agreed it was important to be cautious in this respect. Use of Planning Performance Agreements can also help provide more certainty and BCBC would be supportive of this approach.
- 4.5 The HBF representative also shared some trends in the industry, as uncertainties around continuation of Help to Buy could have an impact on future delivery. However, it was acknowledged that the related impact is very difficult to predict

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<sup>1</sup> Cabinet since recommended to Council that Heol Fach, North Cornelly should not be proposed as a new allocation within the Replacement LDP (refer to [Item 8, 19/07/2022 Cabinet Meeting](#)). Cabinet deemed a 10% flexibility allowance sufficient given the extent of supporting evidence to demonstrate each other proposed allocation is deliverable.

at present and the forecasted delivery rates appear appropriate given that several developers (or ‘flag poles’) could be in operation at once on many of the larger strategic sites. BCBC (SPP) agreed that it would be difficult to predict future availability of Government policies and schemes, although future dwelling completion forecasts have been informed by considering past delivery rates on similar sized sites and holding conversations with developers as to what is likely to be deliverable over the plan period. This was accepted by the Group and it was acknowledged that the timing and phasing of future allocations was an appropriate estimate at this point in time.

- 4.6 **No objections were raised, and the entire forecast of Potential New Allocations was approved by the Group.**

## **5 Concluding Remarks**

- 5.1 No other comments were received by the Group in relation to the draft phasing tables and delivery rates of proposed allocations. BCBC (SPP) asked for any further representations to be submitted to the Council by 6<sup>th</sup> June 2022 for consideration, formulation of a Statement of Common Ground and a final trajectory to underpin the Replacement LDP.

## **Appendix 2: Statement of Common Ground, Bridgend Housing Trajectory Stakeholder Group**

### **Between**

Bridgend County Borough Council

### **And**

Barratt and David Wilson Homes

BCBC Corporate Landlord (CL)

BCBC Regeneration

BCBC Strategic Planning Policy (SPP)

Bellway Homes

Boyer Planning

Cooke & Arkwright

Cwm Taf University Health Board

Dwr Cymru Welsh Water

Elev8 Land & Property Ltd

Geraint John Planning

Hafod Housing Association

Herbert R Thomas

Home Builders Federation (HBF)

Jehu Group

Linc Cymru Housing Association

Llanmoor Homes

Persimmon Homes

Savills

Taylor Wimpey

Valleys 2 Coast Housing

Wales and West Housing Association

Wales and West Utilities

Western Power Distribution

Date of statement: 6<sup>th</sup> June 2022

## 1. Past Housing Completions Data

1.1. The completions data for 2018/19, 2019/20, 2020/21 and 2021/22, as set out below, was considered accurate and approved by the Stakeholder Group.

	2018/19	2019/20	2020/21	2021/22
Large Site Completions	521	423	296	195
Small Site Completions	58	54	50	53

**Consensus achieved.**

## 2. Existing Commitments

2.1. The existing housing land bank, which currently includes 955 dwellings with planning permission, has been derived following site visits and verification with the respective site developers. All sites in the land bank have either already commenced, are shortly due to commence or demonstrate a highly realistic prospect of delivery in the short-term. This was considered accurate and approved by the Stakeholder Group.

**Consensus achieved.**

## 3. Potential New Allocations

3.1. The timing and phasing of potential allocations within the Replacement LDP was considered by the Stakeholder Group. The estimated delivery forecast was deemed as accurate as possible at this point of plan preparation and approved by the Stakeholder Group.

**Consensus achieved.**

**There are no outstanding matters of disagreement on the completions data or timing and phasing of sites in the plan period, which were the key parameters for the Stakeholder Group to consider.**

## Appendix 3: Housing Trajectory

Table 1: The Timing and Phasing of Allocations (2018-2033)

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Bridgend (Sustainable Growth Area)	Land South of Bridgend	788	Pre-application: 7 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	68	120	120	120	120	120	120	120	0
Bridgend (Sustainable Growth Area)	Land West of Bridgend	850	Pre-application: 7 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	30	100	100	100	100	100	100	100	100	100	20
Bridgend (Sustainable Growth Area)	Craig y Parcau, Bridgend	108	Pre-application: 6 weeks  PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	0	10	50	48	0	0	0	0	0	0	0

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Porthcawl (Regeneration Growth Area)	Porthcawl Waterfront	1100	Pre-application: 9 weeks (per phase)  PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	60	120	120	120	120	120	120	120	320
Pencoed (Sustainable Growth Area)	Land East of Pencoed	804	6 weeks (per phase)  PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	84	120	120	120	120	120	120	120	0
Pyle, Kenfig Hill and N Cornelly (Sustainable Growth Area)	Land East of Pyle	2003	Pre-application: 9 weeks (per phase)  PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	0	70	150	150	150	150	150	150	150	1033



Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South West of Pont Rhyd-y-cyff	130	Pre-application: 6 weeks PAC: 6 weeks 4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	10	45	45	30	0	0	0	0	0	0	0
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South East of Pont Rhyd-y-cyff	140	Pre-application: 6 weeks PAC: 42 days (28 days minimum with a period of 14 days to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	10	25	40	40	25	0	0	0	0	0	0
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South of Pont Rhyd-y-cyff	102	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	0	15	25	25	37	0	0	0	0	0	0

**Table 2: The Timing and Phasing of Sites with Planning Permission (2018-2033)**

Settlement Tier / Growth Area	Planning Application	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	Units phased beyond the plan period
				Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	
Valleys Gateway (Main Settlement)	P/19/915/RES	LAND OFF MAESTEG ROAD, TONDU	405	0	4					60	60	60	60	60	60	45					
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/19/624/FUL P/19/656/RES	PARC DERWEN, BRIDGEND	1577	1506	59	157	94	19	51	71											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/145/RES	LAND AT LLANGWYDD ROAD, CEFN GLAS, BRIDGEND	194	160	19	1	61	47	51	34											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/1006/FUL	YSGOL BRYN CASTELL (PHASE 2), BRIDGEND	127	13	21				13	60	54										
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/18/983/FUL	SUNNYSIDE ROAD (LAND OFF), BRIDGEND	59	0	19						59										
Pen-y-fai (Local Settlement)	P/17/1073/FUL	ALL SAINTS WAY (LAND SOUTH OF), PENYFAI	20	17	3			7	10	3											
Cefn Cribwr (Local Settlement)	P/18/286/NMA	BEDFORD ROAD, CEFN CRIBBWR	10	0	10					10											
Bettws (Local Settlement)	P/19/147/FUL	HEOL DEWI SANT (REAR OF), BETTWS	23	22	1					1											
Pencoed (Main Settlement, Sustainable Growth Area)	P/09/435/OUT	LAND SOUTH OF HENDRE ROAD, PENCOED	205	204	0	2	2	1		1											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/693/FUL	COWBRIDGE ROAD (REAR OF), BRIDGEND	10	0	0					5	5										

Settlement Tier / Growth Area	Planning Application	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	
				Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/610/FUL	PARK STREET, COED PARC, BRIDGEND	15	4	2			3	1	6	5										
Porthcawl (Main Settlement, Regeneration Growth Area)	P/20/263/FUL	FORMER ST. JOHN'S SCHOOL, NETWON, PORTHCAWL	57	0	20					57											
Valleys Gateway (Main Settlement)	P/19/182/RES (Phase 2)	PARC TYN Y COED, BRYNCETHIN	273	264	4					9											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/19/352/RES P/21/60/FUL	ST CLARES CONVENT, CLEVIS HILL, PORTHCAWL	11	0	7					11											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/16/609/FUL	47 - 49 WOODLAND AVENUE (Land Between), PORTHCAWL	10	0	10					10											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/14/185/FUL P/20/638/NMA	WATERTON MANOR & LANE (LAND AT) WATERTON, BRIDGEND	39	0	26					26	13										
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/18/829/FUL	LAND AT CROFT GOCH ROAD, KENFIG HILL	21								21										
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/214/FUL	FORMER PENCOED RAOB SOCIAL CLUB HEOL Y GROES, PENCOED	24								24										
Pencoed (Main Settlement, Sustainable Growth Area)	P/20/99/FUL	TRININITY CHAPEL, PENYBONT ROAD, PENCOED	12							12											
Valleys Gateway (Main Settlement)	P/18/1012/FUL	THE OLD BAKEHOUSE, MAESTEG ROAD, TONDU	10							10											

Settlement Tier / Growth Area	Planning Application	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	
				Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/14/390/FUL P/21/547/RLX	LAND AT NANTYFYLLON RFC, BLOSSE STREET, MAESTEG	36							13	13	10									
Ogmore Valley (Local Settlement, Regeneration Area)	P/04/252/FUL P/21/831/NMA	CWRT TY MAWR, NORTH ROAD, OGMORE VALE	13	6	3					7											
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/920/FUL	RONNIES COMMERCIAL, CLOS YR ORSAF, PORTHCAWL	10	0					10												
Porthcawl (Main Settlement, Regeneration Growth Area)	P/18/908/FUL	MEADOW LANE (LAND AT), PORTHCAWL	24	0					24												
Porthcawl (Main Settlement, Regeneration Growth Area)	P/17/273/RLX, P/19/30/RLX	THE REST CONVALESCENT HOME, PORTHCAWL	69	69		24	10	35													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/13/246/OUT, P/14/464/OUT	NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND	558	558		147	178	112													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/379/FUL	JUBILEE CRESCENT, BRIDGEND	48	48		48															
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/985/FUL	PARC FARM, NORTH EAST OF PARC DERWEN, BRIDGEND	24	24		24															

Settlement Tier / Growth Area	Planning Application	Site Name	Total Site Capacity	Phasing of Development (2018-33)																		
				Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Laleston (Local Settlement)	P/12/476/FUL, P/13/354/FUL, P/13/357/FUL	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	10	10		1	1	1														
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/111/FUL, P/18/64/FUL	COURT ROAD 11, GAYLARD BUILDINGS, BRIDGEND	17	17		17																
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/16/606/FUL	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	18	18		18																
Valleys Gateway (Main Settlement)	P/15/62/FUL	OGMORE COMPREHENSIVE SCHOOL, BRYNCETHIN	117	117		53	7															
Valleys Gateway (Main Settlement)	P/16/600/FUL	FORMER ARCHBISHOP MCGRATH SCHOOL (LAND AT) - SITE A, TONDU	44	44		44																
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/15/60/FUL, P/17/433/FUL	RHIW / BRACKLA STREET SHOPPING CENTRE, BRIDGEND	38	38			10															
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	P/16/607/FUL	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD, MAESTEG	37	37			37															
Bridgend (Primary Key Settlement, Sustainable Growth Area)	P/17/393/FUL, P/18/410/FUL	BRYN BRAGL, BRACKLA, BRIDGEND	14	14				14														
Pencoed (Main Settlement, Sustainable Growth Area)	P/18/174/FUL	PENCOED PRIMARY SCHOOL	40	40				40														
Heol-y-Cyw (Local Settlement)	P/18/759/FUL	HEOL Y CYW PRIMARY SCHOOL	13	13				13														

Settlement Tier / Growth Area	Planning Application	Site Name	Total Site Capacity	Phasing of Development (2018-33)																		
				Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	P/15/856/FUL	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	23	23				23														
Valleys Gateway (Main Settlement)	P/14/742/OUT	LAND AT ABERGARW FARM, BRYNMENYN	26	26		9	9	6														
SMAL SITES						58	54	50	53													
<b>* Grey boxes represent completed sites / years</b>			<b>Total Completions:</b>			<b>579</b>	<b>477</b>	<b>346</b>	<b>248</b>	406	254	70	60	60	60	45	0	0	0	0	0	

**Table 3: Anticipated Annual Build Rate Calculation**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total Housing Provision	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335	8335
D	Total LDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
E	Actual completions on large sites during year	521	423	296	195											
F	Actual completions small sites during year	58	54	50	53											
G	Anticipated completions on allocated sites during year	0	0	0	0	0	0	50	195	542	753	672	610	610	610	610
H	Anticipated land bank completions during year	0	0	0	0	406	254	70	60	60	60	45	0	0	0	0
I	Anticipated completions large windfall during year	0	0	0	0	0	0	44	44	44	44	44	44	44	44	44
J	Anticipated completion small windfall during year	0	0	0	0	62	62	62	62	62	62	62	62	62	62	62
K	<b>Total completions</b>	<b>579</b>	<b>477</b>	<b>346</b>	<b>248</b>	<b>468</b>	<b>316</b>	<b>226</b>	<b>361</b>	<b>708</b>	<b>919</b>	<b>823</b>	<b>716</b>	<b>716</b>	<b>716</b>	<b>716</b>
L	<b>Anticipated Annual Build Rate</b> - Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in row E & F.					415	280	200	320	628	815	729	635	635	635	635
M	Total projected cumulative completions	579	1056	1402	1650	2065	2345	2545	2865	3493	4307	5037	5671	6306	6940	7575
N	Remaining housing completions (housing requirement minus projected completions by year)	6996	6519	6173	5925	5510	5230	5030	4710	4082	3268	2538	1904	1269	635	0

Figures may not sum to exact total due to rounding

Figure 1: Housing Development Trajectory 2018-2033

