

**Bridgend County Borough Council  
Bridgend Local Development Plan Examination**

**Action Points and Schedule of Matters Arising Changes (MACs)**

**Hearing Session 2 – Housing Need and Supply**

- Action Point 1:** To clarify the relationship between policies SP1 and PLA1.  
Please see Session 1 – Strategy MAC 1.10
- Action Point 2:** Agenda Item No. Qn1a(ii)  
Note from BCBC to Inspector – Paper detailing Cambridge Econometrics Methodology (Attached as Appendix A)
- Action Point 3:** Agenda Item No Qn1a(iii)  
Note from BCBC to Inspector – Paper detailing Vacant Dwellings calculation for the LDP

**Rationale for household to dwelling conversion factor**

As outlined in the Councils Examination Statement for Session 2: Housing Need, Supply and Phasing, the vacancy rate assumption used in the LDP was based on evidence from the Bridgend County Borough Council (BCBC) Private Housing Stock Condition Survey 2009 (SD144) which specifically considered the issue of vacant properties and concluded that only 1% of the private sector stock was vacant at any one time. An equivalent measure for the public sector housing stock is also 1%. This equates to a household to dwelling conversion rate of 1:1.01.

The Council is actively undertaking Empty Property Initiatives which aim to bring empty dwellings back into beneficial use, and these schemes have estimated that 180 vacant dwellings (as updated at Hearing Session 2 from 90) will be brought back into the housing stock during the 9 years remaining of the plan period. The Council contended that this totally off-set the additional 90 dwellings associated with a household to dwelling conversion rate of 1:1.01. The Council therefore concluded that it was entirely appropriate for the dwelling requirement detailed in the CE assessment to assume a 1:1 ratio. The Council also considered that should vacancy rates vary in the future there is sufficient in-built flexibility in the remaining supply figure, of 13%, to accommodate fluctuations.

However, the Council did accept that there was a degree of uncertainty over the vacancy figures detailed in the BCBC Private Housing Stock Condition Survey 2009 (SD144) and proposed a further assessment of the vacancy rates based on the following calculation.

Total households derived from 2011 Census: 58,500

Total dwellings based on Council Tax register 2010 / 2011:

2010/11 – 59,111 (all chargeable dwellings (Row A1 of CT1 Form))\*

2010/11 – 1,279 (all exempt dwellings (Row D1 of CT1 Form))\*

Total Dwellings 2010 / 2011= 60,390

\*Stats Wales: LGFS0001: 2010 / 2011 Council tax dwellings, by local authority (Council tax band, Welsh UAs, CT1 row description) (Appendix B)

From the above the Council has assumed that there is a total stock of 60,390 dwellings with approximately 1890 (60390 - 58500 = 1890) dwellings vacant or empty for various reasons such as long term vacancies, short term vacancies, second homes etc. This equates to 3% of the total housing stock.

From BCBC Council Tax records, for that period, 997 dwellings (Row B3 of CT1 Form) of the 1890 vacant or empty dwellings are classed as long term vacant (Empty for 6 months or more - 50% discount (Appendix B)). Therefore the remaining 893 dwellings (1890 -997) are vacant or empty for other reasons (i.e. short-term vacancies / churn / second homes). This equates to 1.5 % of the housing stock.

It is logical to assume that the newly built housing supply will not exhibit the same level of long term vacancies as the existing stock. Newly constructed housing will be built to an increasingly high specification and will not exhibit high levels of disrepair that is characterised in part by the older existing stock (almost 30% of which is pre 1919 and 41% of which is pre 1944 (BCBC Private Housing Stock Condition Survey 2009 (SD144)), with much higher proportions of older stock in the valley areas, which because of lower values remain empty and potentially problematic for longer. Newly constructed dwellings will not be built substandard and / or uninhabitable.

Furthermore, it is unlikely due to the general lack of speculative building that now characterises the house building industry that newly constructed dwellings will remain empty for the long term. If there is no readily perceived market and / or house reservations on the part of a potential buyer; new houses will not be built (to remain vacant). The new stock in large part is being built in growth areas, where people will want to live, and where the house building industry is willing to build (as demonstrated by the house building industry lack of objection to existing LDP allocated sites).

In addition, from the point of view of 'short term' churn, which the Council considers is essential to facilitate an efficient housing market; given the growth and increasing demands of the private rental sector, vacancies overall should be viewed as decreasing as

this becomes an increasingly valid option for frustrated house sellers to pursue, being a further factor in reducing vacancies in the housing stock overall.

Therefore, given that you would not expect the same level of long term vacancies in the new housing stock the Council considers that it is reasonable to apply the 1.5% vacancy rate, which includes churn (short term vacancies) and second homes, to the LDP dwelling requirement. Based on the LDP requirement of 9000 dwellings this would be an additional 135 dwellings. If an allowance is made for hidden households; this would be an additional 0.5% based on the Chelmer Population and Housing Model default figure for Bridgend. This would increase the requirement to 180 dwellings.

Given the above, BCBC accept that a conversion factor of up to 1: 1.02 (2%), based on local evidence and circumstances, should be applied to the dwelling requirement figure of 9000 which equates to an additional 180 dwellings over the LDP period. In terms of expressing this element of additional housing requirement in the LDP, the Council proposes Matter Arising Changes detailed under MAC2.1 and MAC2.2 below. However, as outlined in the Hearing Session, these additional 180 dwellings could also be totally offset by the Councils Empty Property Initiatives which are detailed below.

At the request of the Inspector the categorisation of the exempt dwellings are detailed in Appendix C\*. The Council in its analysis have **not** included any exempt dwellings as part of its long term vacancy calculation. However, it maybe appropriate to include Exception A: New and structural alterations (dwellings which require major repair work to make it habitable) as part of the 'long term vacancies' as this would be a characteristic attributed to the older housing stock and not the newly built stock. This would further reduce the balance attributed to the short term vacancies in the existing housing stock.

\*Stats Wales: LGFS0010: 2010 / 2011 Dwellings exempt from council tax, by local authority (Welsh UAs, Exemption class) (Appendix C)

### **Bridgend County Borough Council Empty Property Initiatives**

The Council is currently implementing 2 schemes whereby loans / grants are available to owners to bring empty properties back into beneficial use.

The most recent scheme, Houses into Homes, launched in April 2012 is funded by the Welsh Government and is aimed at tackling empty homes across Wales. These are considered to be a wasted resource that could help meet housing demand. Welsh Government suggest that there are around 22,000 empty properties in Wales and Ministers have agreed a £10 million fund to support the scheme.

Bridgend have qualified for this funding and are working collaboratively with Swansea and Neath Port Talbot Councils to maximise resources and the number of properties to be returned to use.

Allocation of funding is on a pro-rata basis, based on the percentage of private sector stock, with flexibility in allocations to ensure spend of the £10 million allocated across Wales. Bridgend is able to draw down at least £450,000. The maximum interest free loan for each individual unit of accommodation is £25,000. Using the maximum loan of £25,000 per property, this would allow approximately 18 units to be brought back into beneficial use over 3 years – with the money being recycled upon repayment (of a maximum of 3 years) to be ploughed back into the scheme for future 3 year cycles. This would maintain a rate of delivery of at least 6 dwelling units per annum via this mechanism. It should be noted that this is a conservative figure, based on a ‘maximum’ spend per property. In the case of Bridgend, there is currently a waiting list of people who wish to take up the scheme and the full allocation of £450,000 is likely to be taken up, with the possibility of further monies from the pot, if there are underspends in other Local Authorities across Wales.

In tandem with this new scheme, the Council also operates its own initiative and existing powers to tackle empty properties, via its Private Sector Renewal Policy – Empty Homes Grant. This grant scheme for assistance of up to £10,000 per dwelling is budgeted for in the Council’s Capital Programme for approximately £200,000 per annum. The scheme aims to bring 20 empty homes back into beneficial use per year, and funding is intended to be programmed for the lifetime of the LDP up to 2021. The Council uses this initiative to assist in the provision of affordable housing by the use of nomination rights for up to 3 years.

It is therefore estimated that between these 2 schemes there is likely to be at least 20-25 empty dwellings from the existing private sector housing stock brought back into use per annum, this would equate to 180-225 over the remaining lifetime of the plan.

In terms of expressing this element of additional housing supply in the LDP, the Council propose a Matter Arising Change detailed under MAC2.3 below.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC2.1 (Action Point 3)	Amend Para 6.1	<p><b>Amend paragraph 6.1. Housing: Strategic Policy SP12 to include additional dwelling requirement as follows:</b></p> <p>Strategic Policy SP12 Housing</p> <p>Provision will be made for the development of <del>9,000</del> 9180 new dwellings in Bridgend County Borough up to 2021 which will be distributed in accordance with Strategic Policy SP1, Regeneration-Led Development.</p> <p>The new dwellings will be delivered in the following 5 year periods:</p>	Need to increase dwelling requirement as a result of vacant dwellings.

		<p>2006-2011 <del>4,940</del> 1979 dwellings  2011-2016 <del>2,684</del> 2735 dwellings  2016-2021 <del>4,379</del> 4466 dwellings</p> <p>An appropriate mix of dwelling size, type and tenure including approximately 1,310 units of affordable housing will be delivered through the planning system to meet the needs of the County Borough.</p> <p>LDP Objectives: 1a, 1b, 1c, 1d, 1e, 4c</p>	
<b>MAC2.2 (Action Point 3)</b>	<b>Amend Para 6.1.4</b>	<p><b>Amend paragraph 6.1.4 as follows:</b></p> <p>Housing Requirement (2006-2021)</p> <p>6.1.4 The LDP Strategy requires that <del>9,000</del> 9180 new dwellings be accommodated in the County Borough during the 15 year LDP period from 2006 to 2021. However, 1537 units have already been built between 2006 - 2009 as detailed in the Joint Housing Land Availability Study 2009. This equates to 3 years of the LDP plan period; consequently, the residual requirement for the remaining 12 years of the LDP period up to 2021 is <del>7,463</del> 7643 dwellings.</p> <p>Housing Requirement 2006 - 2021 <del>9,000</del> 9180 dwellings  Housing Completions 2006 - 2007 (2007 JHLA) 635 dwellings  Housing Completions 2007 - 2008 (2008 JHLA) 514 dwellings  Housing Completions 2008 - 2009 (2009 JHLA) 388 dwellings</p> <p>Residual Requirement (2009 - 2021) <del>7,463</del> 7643 dwellings</p>	Need to increase dwelling requirement as a result of vacant dwellings.
<b>MAC2.3 (Action Point 3)</b>	<b>Amend Para 6.1.5</b>	<p><b>Amend paragraph 6.1.5 as follows:</b></p> <p>Housing Supply</p> <p>6.1.5 The allocation of sites for residential development is important in</p>	Need to increase dwelling supply as a result of BCBC Empty Property Initiatives.

		<p>ensuring sufficient land is available to meet future housing and population requirements. The housing supply is made up of the following elements:</p> <p>Housing Supply (2009-2021)</p> <p>Housing Allocations COM 1: 6,160 dwellings</p> <p>Housing Allocations COM 2: 1,203 dwellings</p> <p>Windfall Allowance (10 or more dwellings) (45 per annum) (COM 3 contribution) 540 dwellings</p> <p>Small Site Allowance (9 or less dwellings) (65 per annum) (COM 3 contribution) 780 dwellings</p> <p>Empty Property Initiatives Allowance (2012 – 2021) 180 dwellings</p> <p>Demolitions (2006 -2021) (15 per annum) -225 dwellings</p> <p>Total Supply (up to 2021): <del>8,458</del> 8638 dwellings</p> <p>Total Requirement (up to 2021): <del>7,463</del> 7643 dwellings</p> <p>Balance + 995 dwellings (13% over provision)</p> <p><b>Matters Arising Changes 2.1, 2.2 and 2.3 will have consequential impacts on other areas of the Plan and Background Papers. However the Council will await Inspector’s Preliminary Findings on the housing requirement and employment land supply issues before confirming the final changes needed in these areas.</b></p>	
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**Action Point 4: MAC change to the housing allocation policies which would distinguish those committed sites with planning permission at the 2009 base date from those sites that are new allocations.**

This MAC change is based on the information detailed in the Councils Examination Statement for Session 2: Housing Need, Supply and Phasing, Appendix D: Existing commitments and the residual new dwelling allocations as at 2009.

MAC Reference	Location in LDP	Details of Change	Reason for Change
MAC2.4 (Action Point 4)	Amend Policy COM 1	Amend Policy COM 1: Residential allocations in the Strategic Regeneration Growth Areas and COM 2: Residential allocations outside the Strategic Regeneration Growth Areas as shown in Appendix D of this paper.	Change the housing allocation policies COM 1 and COM 2 to distinguish committed sites with planning permission, at the 2009 base date, from those sites that are new allocations.

**Action Point 5: Agenda Item No. Qn 3b  
Note from BCBC to Inspector – Confirm dwelling completions in respect of ‘Windfall Sites’ detail in Background Paper 2: Population and Housing (2012), Section 5.3, Table 12.**

As detailed in Background Paper 2: Population and Housing (2012) (SD36), ‘Windfall Sites’ are defined as sites with a capacity of 10 or more units that are not specifically allocated for housing (at the time they are completed). In order to assess the likely contribution that such sites can make to the housing land supply, it has been necessary to monitor such sites coming forward under the respective windfall policies in the adopted Ogwr Borough Local Plan and the adopted Bridgend Unitary Development Plan (UDP) as evidenced from the Joint Housing Land Availability (JHLA) Studies (1995 to 2009). However, in line with the with small sites allowance, only the total number of completed units has been monitored, rather than the number of units with planning consent. This is considered to provide a more realistic estimate of the contribution that ‘Windfall Sites’ make to the overall housing land supply.

In respect of the 'windfall' completions, detailed in Background Paper 2, the Council has comprehensively checked the completion figures from the respective JHLA's and has 'double' counted an allocated site in 1999 -2000, and under counted a windfall site in 2007 – 2008. Therefore Table 12 and 13 of Background Paper 2 should read as follows:

<b>Table 12: Windfall Completions 1994/95-2008/09</b>		
	<b>Year</b>	<b>WINDFALL COMPLETIONS</b>
<b>Adopted Ogwr Local Plan – Policy H12</b>		
1	1994/95	17
2	1995/96	11
3	1996/97	0
4	1997/98	5
5	1998/99	32
6	1999/2000	28
7	2000/2001	31
8	2001/2002	18
9	2002/2003	44
10	2003/2004	156
<b>Adopted Bridgend Unitary Development Plan – Policies H3 &amp; H4</b>		
11	2004/2005	1
12	2005/2006	2
13	2006/2007*	102
14	2007/2008	101
15	2008/2009	52

Source: Information obtained from Joint Housing Land Availability Studies: 1995 to 2009

\*Completions are for the 9 month period 30th June 2006 –31st March 2007.

<b>Table 13: Average Windfall Site Completions</b>		
5 year average (2004/2009)	258 units / 5 years =	51.6 units = 52 units
10 year average (1999/ 2009)	535 units / 10 years =	53.5 units = 54 units
15 year average (1994/2009)	600 units / 15 years	40 units



In respect of the remaining years the Council consider the completion data to be correct and assigned to the Development Plan that was adopted at the time and used as by the respective JHLA Study to calculate the 5 year supply. A breakdown of the Windfall completions is attached as Appendix E which shows the adopted Development Plan(s) that were approved at the time of the JHLA and the respective 'Windfall' Policy the sites were assessed against.

In respect of the changes made, the Council still considers the figure of 45 dwellings per annum for the 'windfall' allowance remains realistic and appropriate given the average completions detailed in Table: 13 of between 40 and 54 units. With respect to the windfall sites that have come forward since the adoption of the UDP (2005 – 2012), it should be noted that this represents an average of 49 units per annum.

**Action Point 6:      Agenda Item No. Qn3f**  
**The Council requested to release an email from Cooke and Arkwright with evidence relating to the deliverability of the Porthcawl Waterfront Regeneration development.**

The email from Cooke & Arkwright is submitted as Hearing Session Document HS02.15.  
<http://www.bridgend.gov.uk/web/groups/public/documents/services/102537.hcsp>

BCBC also attaches the email at Appendix F.

**Action Point 7:      Agenda Item No Qn3g**  
**BCBC to provide the Inspector with an estimate of the 5 year housing supply that will be available at 31<sup>st</sup> March 2013**

BCBC will provide a indicative 2013 LDP Joint Housing Land Availability by 8<sup>th</sup> January 2013

## Appendix A

# Methodology for producing demographic projections for Bridgend

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## Introduction

This note sets out the method used by Cambridge Econometrics (CE) used to construct the CE population projections for Bridgend reported in *Examining Alternative Demographic and Labour Market Projections, April 2010*<sup>1</sup>. It illustrates the reasons why the resulting projections for average household size in particular may deviate from those published by the Welsh Assembly Government. It also provides further detail on the link between CE's local demographic and employment projections.

As it is now more than two years since CE was commissioned by Bridgend County Borough Council we focus on methodological issues more than the projections themselves, as the data used to underpin the method have been updated or revised during this period.

## Methodology

### Overview

The projections are produced using CE's multi-local area forecasting methodology. This is a long-established method that combines (1) detailed demographic trends for local areas from the latest official estimates of historical data and projections with (2) an independent assessment of the prospects for demographic and economic change for Wales as a whole. CE's local area projections are updated usually twice a year applying the method to the latest available input data.

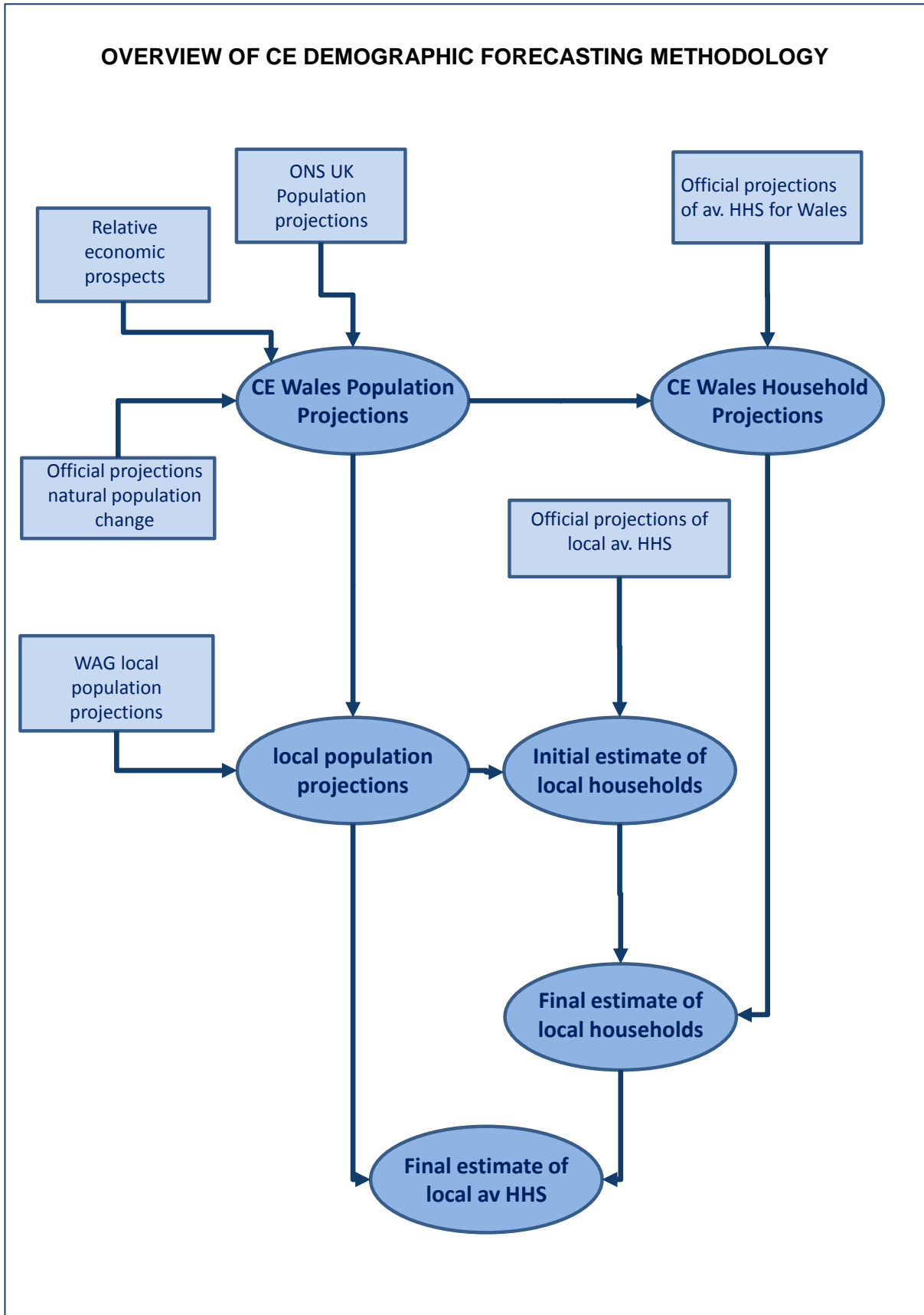
The method used to construct the 'CE' population projections for Bridgend is illustrated in Figure 1. It is very different to the method used by demographic models such as Chelmer (which has been maintained by CE since 2008) and PopGroup. These demographic models are typically applied to a single area and consider the population dynamics in great detail (eg using age and gender specific headship rates to link households and population). Links between the area of study and other neighbouring areas are not usually considered explicitly within such a model.

The CE multi-area approach combines the detailed demographic trends for local areas from official projections with an independent assessment of the prospects for demographic and economic change for Wales as a whole that takes into account explicitly a view on the future prospects for the Wales economy. This independent assessment of the future demographic outlook for Wales as a whole does draw on official projections (eg birth rates) but takes a (more timely) view on migration into Wales informed by the relative prospects for the economies of Wales and other parts of the UK. Importantly, the overall method provides projections for all unitary authorities in Wales consistent with the projection for Wales as a whole.

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<sup>1</sup> The projections were actually developed in July 2009.

Figure 1: Overview of CE Demographic Forecasting Methodology



The method typically operates at a less detailed or disaggregated level than do demographic models because it seeks to draw on the existing official projections. For example, the link between population and households is through projections of average household size rather than by applying age-specific headship rates (as is normal in demographic models). However, the trend in average household size that is applied draws on the official projections (that will have applied methods similar to the demographic models). Provided that the age-specific headship rates used in the official projections and in any demographic model are similar, the number of households projected by the two approaches are only likely to differ greatly if the *age structure of the population* differs greatly between the two forecasts.

### **Projecting local population**

The contextual forecasts for Wales are as published by CE in its regular publication *Economic Prospects for the regions and nations of the UK*. The population forecasts for Wales use underlying trends in birth and death rates published by ONS, and are consistent with the latest population projections for the UK published by ONS (which may be a different base year than are available from WAG for Wales).

The population projections for Bridgend (and the other UAs in Wales) are constructed in a 2-stage process:

- growth rates by age and gender for each authority from the WAG projections are applied to the current mid-year population estimates (by broad age group: 0-15, 16-24, 25-34, 35-44, 45-59, 60-64, 65+)
- for each ageband, these initial estimates by authority area are scaled to CE's published population forecast for Wales.

While detailed local area-specific variables such as birth rates, mortality rates and migration trends are not explicitly used, they are implicit in the growth rates applied that are drawn from official projections. Consequently, the official projections and the CE multi-area projections are expected to maintain the same ranking of local areas in terms of projected population growth rates.

### **Projecting local households**

A similar approach is taken to project households.

- CE's projections for the number of households in Wales are constructed from its population projections using the trends in average household size for Wales as a whole from government projections.
- initial estimates for average household size by authority are made by applying the growth in average household size from the most recently available government projections to the latest available historical estimates.
- initial estimates of households are made by applying the estimates for average household size to the population projections
- these initial estimates by authority are scaled to the number of households projected for Wales as a whole

The final estimates of average household size are therefore a result from the analysis, rather than a direct input to the analysis. They are based on the government projections but are

subsequently scaled to ensure consistency across local authorities in Wales with CE's independently-derived Wales total.

As previously mentioned, the CE multi-area method does not make explicit use of age/gender-specific headship rates, but their application is implicit to the extent that they are used to underpin the official projections that we use.

It is worth noting also that the multi-area method does not distinguish household from non-household population (as is typical in a detailed demographic model). The indicator labelled 'average household size' in the output of the CE multi-area method is, therefore, strictly slightly higher than the figure that relates solely to the household population because it is defined as the total population (including the non-household population) divided by the number of households.

## **Differences in projections of average household size with WAG projections**

The CE multi-area methodology will replicate the WAG local area projections if the contextual forecast for Wales is the same as the WAG projections (eg population by age and gender). But the starting point for the CE projections is CE's independent and more timely projections for Wales; WAG population projections are updated every two years, or at least the base year for the projections is moved forward in 2-year intervals – 2006-based, 2008-based etc.

Differences can arise between the CE and WAG projections for average household size when either the projections of total population for Wales or the age profile of the Wales population projection differ. It is a result of the multidimensional scaling first of population (eg population by age, gender and local area by population) and then of households.

For example, if the age profile of the CE population projections for Wales is different from WAG's, the impact of scaling the local level estimates to the Wales total will have a disproportionate impact on some localities that others. The effect of scaling initial estimates of population and households to the control totals for Wales as a whole may therefore be to lower (or raise) projected levels of average household size in other areas from the initial input assumptions.

The size of the method's scaling effect on different areas depends on the characteristics of the projections for Wales as a whole and the latest data and projections for all other local areas in Wales.

The projections discussed were prepared before the initial results of the 2011 Census were available. The changes they indicate now need to be considered alongside the Census results that indicate that the average household size in Bridgend in 2011 had not fallen as far as projected in the WAG's 2008-based projections. For example, the estimate of household size from the Census 2011 is 2.387 (defined as usual resident population divided by number of households), which is higher than in the CE projections. If the rate of change in the average household size over 2011-21 was as projected in WAG's 2008-based projections (fall of 5.75% over the period, a sharper fall than projected by CE in 2009) then

the average household size in 2021 would still be above that of the CE projections (2.24 compared to the CE projection of 2.18), implying a smaller number of households than projected by CE for a given level of population.

## **Link between changes in households and dwellings**

The 2009 report equated changes in households with changes in dwellings, which implies no change in 'vacant' properties. This assumption is open to debate and clearly depends on the extent to which vacancy rates in the existing housing stock will be seen in new developments. To pursue this question further would require an analysis of why existing dwellings are vacant (eg second homes, effectively derelict/run down, or 'temporarily' vacant as part of the natural process of the property chain involved when someone moves house).

The assumption made for 'vacancy rates' in additional properties affects the estimate for the number of dwellings required to accommodate a given number of households: it does not affect the projections of the number of households.

The CE multi-area projections do not consider the 'need' for additional housing that may currently exist that has resulted in households sharing dwellings when they would 'prefer' to be sole occupiers, or indeed resulted in delaying the formation of households ('hidden' households).

## **Link between employment and population projections**

CE's projections for employment in Bridgend (and the other local authorities in Wales) are constructed on the assumption that the past relative performance of sectors locally and in Wales remains as it has in the past decade. Therefore, if underlying growth in a sector in Bridgend has been stronger than in Wales as a whole, it will be projected to grow more strongly than that sector in Wales.

There are a variety of factors that would make a location attractive to potential employers over a neighbouring location, of which resident labour force is just one, so it is necessary to consider the population/employment situation across a wider area. Overall, the employment projections for the local authorities are constrained to the forecasts for Wales as a whole published by CE.

CE's measure of employment is the number of *workplace jobs*. The change in employment (jobs) over a period can exceed the change in the population (or working age population) due to:

- double-jobbing (people carrying out more than one (usually part time) job)
- reductions in unemployment (people who are already economically active moving into employment)
- increases in activity rates (increasing the number economically active with no increase in population – this effect is likely to be quite strong for people aged 55+ due to the changes made to pension age)
- commuting

## Appendix B



Title	LGFS0001: Council tax dwellings, by local authority (Council tax band, Welsh UAs, CT1 row description)										
Area	Bridgend										
Year	2010 - 2011										
	TOTAL										TOTAL
	A-	A	B	C	D	E	F	G	H	I	
A1 - All chargeable dwellings		9876	14572	13518	9143	6644	3699	1295	271	93	59111
A2 - Dwellings subject to disability reduction		21	82	89	91	62	43	17	5	12	422
A3 - Adjusted chargeable dwellings	21	9937	14579	13520	9114	6625	3673	1283	278	81	59111
B1 - Dwellings with no discounts	19	4517	8570	8608	6389	5102	3012	1047	228	60	37552
B2 - Dwellings with a discount of 25% (5)	2	5132	5735	4733	2621	1450	631	211	38	9	20562
B3 - Dwellings with a discount of 50%	0	288	274	179	104	73	30	25	12	12	997
B3a Dwellings with a discount other than 25% or 50%	0	0	0	0	0	0	0	0	0	0	0
B4 - Total adjusted chargeable dwellings	21	9937	14579	13520	9114	6625	3673	1283	278	81	59111
B5 - Total variable discounts	0	0	0	0	0	0	0	0	0	0	0
C2 - Total discounted dwellings	21	8510	13008	12247	8407	6226	3500	1218	263	73	
C4 - Total discounted band D equivalent dwellings	11	5673	10118	10886	8407	7610	5056	2030	525	170	50485
D1 - Exempt dwellings classes A to N and P to W		306	362	292	136	98	57	19	3	6	1279
D2 - Exempt dwellings class O		0	0	0	0	0	0	0	0	0	0
E1 - Total band D equivalent dwellings											50485
E2 - Collection rate (percentage)											97
E3 - E1x E2											48971
E4 - Class O exempt dwellings											0
E5 - Tax setting taxbase											48971
E6 - Council taxbase for RSG purposes											50485

Author

Local Government Finance Statistics, Welsh Government

## Appendix C

Title	Dwellings exempt from council tax, by class (number of dwellings)	
Area	Bridgend	2010 - 2011
Total all exemptions (1)		1279
Total all exemptions (1)	A - New and structural alterations (2)	58
	B - Unoccupied dwelling owned by charity (3)	0
	C - Empty and unfurnished (4)	560
	D - Qualifying person in detention (5)	2
	E - Hospital/care home patients (6)	128
	F - Property vacant on death (7)	156
	G - Properties where occupation is prohibited (8)	21
	H - Clergy dwellings (9)	1
	I - Receiving care (10)	15
	J - Providing care (11)	3
	K - Dwelling left unoccupied by students (12)	77
	L - Repossessions (13)	81
	M - Halls of residence (14)	0
	N - Dwellings occupied only by students (15)	5
	O - Ministry of defence properties (16)	0
	P - Visiting forces accommodation (17)	0
	Q - Dwellings left empty by bankrupts (18)	0
	R - Caravan pitches and moorings (19)	4
	S - Under 18 years (20)	19
	T - An annex which is unoccupied (21)	1
	U - Severely mentally impaired (22)	141
	V - Diplomats (from 1/4/97 only) (23)	0
	W - Annex occupied by a dependant relative (24)	7

Author	Local Government Finance Statistics, Welsh Government
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Footnote

1 All Classes

2 A vacant dwelling which requires, or is undergoing, or has undergone, major repair work to render it habitable (major repair work includes structural repair work), or is undergoing, or has undergone structural alteration. The exemption applies for no longer than: a continuous period of 12 months, or a period beginning on the day on which it became vacant, and ending six months after the day on which such work was substantially completed, whichever is the shorter. Authorities will need to serve a 'completion notice' to fix the date of substantial completion;

3 A dwelling which is owned by a charitable organisation, was last occupied for the purposes of the organisation and has been unoccupied for less than 6 months, disregarding anyone period of less than six weeks during which it was occupied.

4 A dwelling which has been vacant for a continuous period of less than 6 months. A new dwelling would fall into this category following the service of a completion notice.

5 A dwelling which is unoccupied because the owner/tenant is detained in prison etc. and the property would have been the person's sole or main residence if they had not been detained. However, provided that the dwelling was the person's previous sole or main residence the exemption would still apply if the person had been a relevant absentee for the whole period.

6 An unoccupied dwelling which was the sole or main residence of the owner or tenant and that person is a patient in a NHS or military hospital or a patient in a hostel, nursing home, mental nursing home or residential care home in England, Wales or Scotland. This category will continue to apply so long as the person remains a relevant absentee.

7 An unoccupied dwelling which has been unoccupied since the date of death where the only the qualifying person in respect of the dwelling is such by virtue of being the executor or administrator and there is no other qualifying person in any other category. This class will apply up to, and for a maximum of 6 months following, the grant of probate or letters of administration with anyone period of less than six weeks during which it was occupied being disregarded.

8 An unoccupied dwelling where occupation is prohibited by law or kept unoccupied by action taken under an Act of Parliament with a view to prohibiting occupation of the dwelling or to acquiring the dwelling.

9 A dwelling which is kept unoccupied for the purpose of being available for a minister of any religious denomination which is to be used as a residence from which to perform his duties.

10 An unoccupied dwelling which was the sole or main residence of the owner or tenant but the person is now resident in a place, which is not a hospital or home, for the purpose of receiving care etc. and the person has been a relevant absentee for the whole period.

11 An unoccupied dwelling which was the sole or main residence of the owner or tenant but that person is now in another place providing personal care to another person and, for the whole of the period, the qualifying person has been a relevant absentee.

12	An unoccupied dwelling which was last occupied only by student(s) as a sole or main residence and every qualifying person is a student and either has been a student for the whole of the period since, or become a student within 6 weeks of, the dwelling being his last sole or main residence.
13	An unoccupied dwelling which has been repossessed by the mortgagee under the terms of the mortgage.
14	A dwelling which is a hall of residence provided predominantly for the accommodation of students and is either owned or managed by a university or similar organisation (see S.I.1992/548) or a charitable body or the dwelling is subject to an agreement whereby the institution can nominate the majority of occupiers of the accommodation.
15	A dwelling which is occupied wholly by: students over 18 years; and/or a student's spouse or dependent who is not a British Citizen and is prohibited from taking employment or claiming benefits; and/or people aged under 20 years who are undertaking a qualifying course of education or a full time course of education, as their sole or main residence or as term time accommodation; during vacation periods provided that a student, or a person on a qualifying or full time course, continues to hold the freehold, leasehold or licence to occupy the dwelling and either previously used, or intends to use, the dwelling as term time accommodation then, the exemption will continue to apply.
16	A dwelling owned by the Secretary of State for Defence which is held for armed forces accommodation, other than visiting forces accommodation.
17	A dwelling where at least one person who would be liable to the council tax in respect of the dwelling is a member, or a dependant of a member, of a visiting force under Part I of the Visiting Forces Act 1952.
18	A dwelling which is unoccupied where the person who would be liable is a trustee in bankruptcy.
19	A dwelling consisting of a pitch or a mooring which is not occupied by a caravan or boat, respectively.
20	A dwelling occupied only by a person(s) under 18.
21	An unoccupied dwelling which is part of another dwelling, e.g. annexed accommodation, that cannot be let without breaching planning control.
22	A dwelling occupied only by person(s) that are severely mentally impaired, or only occupied by person(s) that are severely mentally impaired together with students.
23	A dwelling where at least one person who would be liable to the council tax in respect of the dwelling is a diplomat, a person who would benefit from diplomatic immunity and certain members of their household. The person must not be: a British Citizen or subject; permanently resident in the United Kingdom; and have no other sole or main residence in the UK.
24	A dwelling, that is part of a single property, comprising two or more dwellings which is occupied by a dependent relative of the resident of the other dwelling.

## Appendix D

Policy COM1

Residential allocations in the Strategic Regeneration Growth Areas

The following sites are allocated for residential development in the 4 Strategic Regeneration Growth Areas in the period up to 2021

Policy Reference	Site Name	Settlement	Estimated Number of Units	Planning Consent 2009		Est. No. of Affordable Housing Units through Planning System	Est. No. of Affordable Housing Units not through the Planning System
				Yes	No		
<b><i>Bridgend Strategic Regeneration Growth Area</i></b>							
COM 1 (1)*	Parc Derwen	Bridgend	1500	1500		150	0
COM 1 (2)*	North East Brackla Regeneration Area	Bridgend	350		350	70	0
COM 1 (3)*	Parc Afon Ewenni Regeneration Area	Bridgend	550		550	110	0
COM 1 (4)*	Coity Road Sidings	Bridgend	140		140	28	0
COM 1 (5)	South Wales Police, Cowbridge Road	Bridgend	130		130	26	0
COM 1 (6)	Land E of Masonic Hall, Coychurch Rd	Bridgend	95	95		0	91
COM 1 (7)	Jubilee Crescent	Bridgend	40		40	8	0
COM 1 (8)	Land South of Joslin Road	Bridgend	34	34		8	0
COM 1 (9)	Brocastle Estate	Bridgend	30	30		6	0
COM 1 (10)	Waterton Manor	Bridgend	36		36	0	0
COM 1 (11)	Brackla Street	Bridgend	19	19		0	0
COM 1 (12)	Parc Farm, North East of Parc Derwen	Bridgend	14		14	3	0
COM 1 (13)	Waterton Lane	Bridgend	11		11	2	0
COM 1 (14)	6-10 Queen Street	Bridgend	10		10	0	0
			<b><i>Tot. Units</i></b>	<b>2959</b>	<b>1678</b>	<b>411</b>	<b>91</b>
<b><i>Maesteg &amp; Llynfi Valley Strategic Regeneration Growth Area:</i></b>							
COM1 (15)*	Maesteg Washery Regeneration Area	Maesteg	135		135	21	0
COM1 (16)*	Ewenny Road	Maesteg	125		125	19	0
COM1 (17)*	Coegnant Reclamation Site	Caerau / Nantyffyllon	100		100	15	0
COM1 (18)	Crown Road	Maesteg	40		40	6	0
COM1 (19)	Former Blaencaerau Junior School	Caerau	35		35	5	0
COM1 (20)	Y Parc	Maesteg	20		20	3	0

COM1 (21)	Land S. of Cwmfelin Primary School	Cwmfelin	20		20	3	0
COM1 (22)	Llynfi Lodge	Maesteg	13	13		0	0
COM1 (23)	Land adjacent to 50 Heol Tywith	Nantyffyllon	13	13		2	0
<b>Tot. Units</b>			<b>501</b>	<b>26</b>	<b>475</b>	<b>74</b>	<b>0</b>
<b>Porthcawl Strategic Regeneration Growth Area</b>							
COM1 (24) *	Waterfront Regeneration Area	Porthcawl	1350		1350	405	0
COM1 (25)	Former Sea Bank Hotel Car Park	Porthcawl	60	60		18	0
COM1 (26)*	Pwll-Y-Waun	Porthcawl	40		40	12	0
COM1 (27)	Albert Edward Prince of Wales Court	Porthcawl	35	35		11	0
COM1 (28)	MOT Centre Station Hill	Porthcawl	11	11		0	0
COM1 (29)	The Nurseries, New Road	Porthcawl	10	10		0	10
<b>Tot. Units</b>			<b>1506</b>	<b>116</b>	<b>1390</b>	<b>446</b>	<b>10</b>
<b>Valleys Gateway Strategic Regeneration Growth Area</b>							
COM1 (30)*	Land West of Maesteg Road	Tondu	436	186	250	91	0
COM1 (31)	Parc Tyn Y Coed	Bryncethin	323	233	90	66	0
COM1 (32)*	Ogmore Comprehensive School	Bryncethin	130		130	26	0
COM1 (33)*	Gateway to the Valleys	Tondu	100		100	20	0
COM1 (34)*	Former Christie Tyler Site	Brynmenyn	75		75	15	0
COM1 (35)*	Bryncethin Depot	Bryncethin	50		50	10	0
COM1 (36)	Land at Abergarw Farm	Brynmenyn	50		50	10	0
COM1 (37)*	Glanyrafon	Tondu	30		30	0	30
<b>Tot. Units</b>			<b>1194</b>	<b>419</b>	<b>775</b>	<b>238</b>	<b>30</b>

<b>Residential units in the Strategic Regeneration Growth Area - Total Units</b>	<b>6160</b>	<b>2239</b>	<b>3921</b>	<b>1169</b>	<b>131</b>
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Those sites marked with an asterix \* are included within regeneration mixed-use development schemes defined in Policy PLA3



**Policy COM2****Residential allocations outside the Strategic Regeneration Growth Areas**

The following sites are allocated for residential development outside the Strategic Regeneration Growth Areas in the period up to 2021

	Site Name	Settlement	Estimated Number of Units	Planning Consent 2009		Est. No. of Affordable Housing Units through Planning System	Est. No. Affordable Housing Units not through the Planning System
				Yes	No		
COM 2 (1)*	Land SW of City Road	Bettws	80		80	12	0
COM 2 (2)	City Farm	Bettws	40	40		2	0
COM 2 (3)	Heol Dewi Sant (rear of)	Bettws	11	11		0	0
COM 2 (4)*	Land adjoining Cwm Ogwr Fach	Blackmill	43		43	5	0
COM 2 (5)	Cae Gleision, Broadlands	Bridgend	284	284		31	0
COM 2 (6)	Ysgol Bryn Castell	Bridgend	150		150	30	0
COM 2 (7)	Chelsea Avenue	Bridgend	110		110	30	0
COM 2 (8)	Llys Fitzhamon	Bridgend	41	41		0	0
COM 2 (9)	Cefn Glas Road	Bridgend	10	10		0	0
COM 2 (10)	Coed Parc	Bridgend	20		20	4	0
COM 2 (11)	Former Wildmill Boiler House	Bridgend	10	10		0	0
COM 2 (12)	Former Abercerdin School	Evanstown	11	11		3	0
COM 2 (13)	Former Goricon Site	Kenfig Hill	29		29	0	29
COM 2 (14)	Troed Y Ton	Kenfig Hill	39		39	0	39
COM 2 (15)	Pantyrwel Court	Pantyrwel	19	19		0	0
COM 2 (16)	Ty Nant, Heol Llangeinor	Llangeinor	10	10		2	0
COM 2 (17)	Waunwen	Nantymoel	35		35	5	0
COM 2 (18)	Cwrt Colman Street	Nantymoel	21	21		0	0
COM 2 (19)	Heol y Fedwen / Haul Bryn	Nantymoel	11	11		0	0
COM 2 (20)	Marlas Farm	North Cornelly	48	48		0	36
COM 2 (21)*	Land at Gibbons Way	North Cornelly	45		45	7	0

COM 2 (22)	Ffordd yr Eglwys (land off)	North Cornelly	22	22		3	0
COM 2 (23)	Thomas Crescent (land adjacent)	North Cornelly	14		14	2	0
COM 2 (24)	South of Hendre Road	Pencoed	35	35		0	0
COM 2 (25)	2 Penprysg Road	Pencoed	12		12	0	12
COM 2 (26)*	Former Surgery Site, Coychurch Road	Pencoed	13		13	2	0
COM 2 (27)	Pencoed Primary School	Pencoed	10		10	2	0
COM 2 (28)	Ty Draw Close (land rear of)	Pyle	30		30	9	0
<b>Total</b>			<b>1203</b>	<b>573</b>	<b>630</b>	<b>149</b>	<b>116</b>

Those sites marked with an asterix \* are included within regeneration mixed-use development schemes defined in Policy PLA3

## Appendix E

## Windfall Completions 1994/95-2011/12

Joint Housing Land Availability (JHLA) Study	JHLA : adopted Plan used for basis for comparison	Windfall Policy	Site	Site Completions	Total Windfall Completions for year
<b>Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan (April 1995)</b>					
1995 JHLA Study / 1 July 1994 – 30 June 1995	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Heol Ty Gwyn, Maesteg	17	17
1996 JHLA Study / 1 July 1995 – 30 June 1996	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Heol Ty Gwyn, Maesteg	11	11
1997 JHLA Study / 1 July 1996 – 30 June 1997	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	No windfall sites	0	0
1998 JHLA Study / 1 July 1997 – 30 June 1998	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Former Home Office Depot, Litchard Cross, Bridgend	5	5
1999 JHLA Study / 1 July 1998 – 30 June 1999	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Former Home Office Depot, Litchard Cross, Bridgend	15	32
			Tremains House Brackla, Bridgend	17	
2000 JHLA Study / 1 July 1999 – 30 June 2000	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Tremains House Brackla, Bridgend	7	28
			Woodland Avenue, Porthcawl	21	
2001 JHLA Study / 1 July 2000 – 30 June 2001	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Woodland Avenue, Porthcawl	12	31
			Land Adj Heol Castell	10	

			Coity, Litchard, Bridgend		
			Land off Derllwyn Road, Tondy	9	
2002 JHLA Study / 1 July 2001 – 30 June 2002	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Land Adj Heol Castell Coity, Litchard, Bridgend	1	18
			Land off Derllwyn Road, Tondy	10	
			Land adjoining Badgers Mead, Brackla, Bridgend	7	
2003 JHLA Study / 1 July 2002 – 30 June 2003	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Land adjoining Badgers Mead, Brackla, Bridgend	21	44
			Ysgol y Ferch Osker, North Cornelly	23	
2004 JHLA Study / 1 July 2003 – 30 June 2004	Mid Glamorgan Replacement Structure Plan (Review No. 2) 1991 – 2006 / Ogwr Borough Local Plan	OBLP Policy H12	Land at Gas Works Terrace	17	156
			Ysgol y Ferch Osker, North Cornelly	47	
			Land South West of Junction 35, M4, Pencoed	74	
			BP Garage off Porthcawl Raod, South Cornelly	18	
<b>Adopted Bridgend Unitary Development Plan (UDP) (May 2005)</b>					
2005 JHLA Study / 1 July 2004 – 30 June 2005	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	Bryn Road, Ogmore Vale	1	1
2006 JHLA Study / 1 July 2005 – 30 June 2006	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	Bryn Road, Ogmore Vale	2	2
2007 JHLA Study / 1 July 2006 – 31 March 2007*	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	46/48 Coity Road, Bridgend	9	102
			Tyn Y Coed Farm Sarn	19	
			29 – 44 Heol Llwynffynnon Llangeinor	14	
			Former Fron Wen School	12	
			John Street, Porthcawl	48	
2008 JHLA Study / 02 April 2007 – 31 March 2008	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	69/71 Cowbridge Road, Bridgend	11	101

			Brocastle Estate, Bridgend	42	
			Tyncoed Farm, Sarn, Bridgend	20	
			Land at Tonna Road, Nantyllyon	13	
			Tynewydd School, School Road, Ogmore Vale	15	
2009 JHLA Study / 01 April 2008 – 31 March 2009	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	46/48 Coity Road, Bridgend	2	52
			Land at North Road, Ogmore Vale, Bridgend	6	
			7,8,9 Locks Common Road, Porthcawl	15	
			Pant Yr Awel, Lewistown	20	
			Former Abercerdin School, Kenry Street, Abercerdin	9	
2010 JHLA Study / 01 April 2009 – 31 March 2010	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	Pant Yr Awel , Lewistown	16	18
			Former Abercerdin School, Kenry Street, Abercerdin	2	
2011JHLA Study / 01 April 2010 – 31 March 2011	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	Bryn Road, Ogmore Vale,	1	13
			Penprysg Road, Pencoed	12	
2012 JHLA Study / 01 April 2011 – 31 March 2012	Bridgend Unitary Development Plan	BUDP Policy H3 & H4	Thomas Crescent (land off),North Cornelly	14	99
			Troed Y Ton, Waunbant Road, Kenfig Hill	39	
			Picton ST ,Former Goricon Met Service Site	29	
			Chelsea Avenue, (land at), Cefn Glas, Bridgend	17	

Source: Information obtained from Joint Housing Land Availability Studies: 1995 to 2012

\*2007 JHLA Study: Completions are for the 9 month period 30th June 2006 –31st March 2007.



## Appendix F



**Nicola Gandy**

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**From:** Nick Lloyd  
**Sent:** 27 November 2012 14:45  
**To:** programme.officer  
**Cc:** Susan Jones; Stuart Ingram; ldp  
**Subject:** FW: PORTHCAWL REGENERATION - LDP

Dear Nicola,

As part of the discussion on Porthcawl Waterfront Regeneration Area (Qn3e & Qn3f), during Hearing Session 2 – Housing Need, Supply and Phasing, Mr. Llewellyn (Group Manager Development) referred to an email received from Mr. Lawley, of Cooke & Arkwright, who is acting as the land agent for the two main landowners of the site. During the discussion the Inspector asked if the email could be submitted as a Hearing Session Document. Therefore I have attached the original email below for information.

I would also confirm that as a member of the Porthcawl Project Board, that has been set up by the Council to oversee the development, Mr Llewellyn was able to advise the Examination that:

1. Planning application P/12/605/BCB for the realignment and raising levels of the existing highway and improvement of drainage network was granted on the 19<sup>th</sup> October 2012. The application is for essential elements of the necessary infrastructure and ground works to allow the development of the wider regeneration site;
2. The Stopping Up of Highways Order (various roads, Porthcawl Harbourside) is currently being processed by WG and the consultation ends on the 1<sup>st</sup> December 2012; and
3. The contract for the highways and infrastructure works will be let early January 2013.

Any queries please do not hesitate to contact me.

Best wishes,

Nick

**Nick Lloyd**  
**Team Leader Development Planning**

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**From:** Michael Lawley [REDACTED]  
**Sent:** None  
**To:** David Llewellyn  
**Subject:** PORTHCAWL REGENERATION - LDP

Mr Llewellyn

I am writing to you in my capacity as the lead agent and development advisor to the public and private owners who jointly own the majority of the land within the Porthcawl Waterfront Regeneration area. This large scale development area extends from the Trecco Bay Caravan Site through to the harbour. The main elements of it are the former Sandy Bay Caravan Park site, the Coney Beach Funfair, the Salt Lake and Hillsboro Place car parks, and the harbour.

You have enquired as to the current status of the development proposals. The works to the harbour are now underway at a cost of approx £3m. You will also be aware of the Supplementary Planning Guidance which was put in place in 2007 to inform the general development of the area. The owners have focused on the Phase I area which is to the north of the harbour and currently

occupied by the Salt Lake and Hillsboro car parks, together with the Portway Road. The initial marketing of this site took place in early 2008. It unfortunately coincided with the collapse in market conditions and confidence due to the financial crisis of that year. Because of the significant deterioration in the residential development market the owners resolved to then proceed initially with only the retail element. The superstore and retail site went through a marketing process which resulted in Tesco/Chelverton being the selected parties to deliver the superstore, some 40,000sq.ft of non-food retail and new highways and infrastructure. This transaction was terminated in the summer of this year at a very advanced stage when Tesco withdrew, not because of their operational interest in the site, but because of the additional financial implications of carrying out the infrastructure works and the non-food retail development in the current climate.

In the light of this last minute withdrawal the Council has now resolved to construct the road and infrastructure to produce serviced sites for Phase 1 including the superstore site, the retail site and the residential site. Response from food store operators is still very positive in respect of the food store operation and therefore that site will be remarketed early in the new year. We have also taken soundings with major house builders regarding the Phase 1 residential sites and the reaction has again been very positive. On this basis it is likely that the main Phase 1 residential site will be marketed in the next 12 months. With the major elements of Phase 1 then committed there will be an early review of the Phase 2 area covering Coney Beach and Sandy Bay. I would anticipate that based on discussions to date that there will be a mood by the owners to move forward expeditiously with that site in terms of securing key infrastructure. This is provided for in the Owners Agreement but also in terms of the market offer recognising that the sites in the Sandy Bay area offer traditional family housing potential. I would anticipate that moves regarding the Phase 2 area will be put in hand next year. The Phase 2 area provides for up to 900 units and because of the scale of the area I would anticipate that there is a potential for several sites to be released operating simultaneously once the infrastructure is constructed into the area.

I trust that this gives you an update of the current position which is an active one and where both the private and public owners are fully committed to its implementation.

Mike

**Michael A Lawley BSc FRICS MCI Arb**  
**Chairman**  
**Cooke & Arkwright**

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