

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE

29th September 2016

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

BRIDGEND COUNTY BOROUGH COUNCIL – JOINT HOUSING LAND AVAILABILITY STUDY 2016

Background

The requirement to maintain a 5-year supply of readily developable housing land in each local planning authority across Wales remains a key planning policy requirement of the Welsh Government. The planning system, through the LDP process, must provide the land that is needed to allow for new home building and local planning authorities are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing

The Joint Housing Land Availability Study (JHLAS) is the mechanism for local planning authorities to demonstrate that they have a five year housing land supply by providing an 'agreed' statement of housing land availability set against the housing requirements of an adopted local development plan.

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

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

In terms of the development control process TAN 1 guidance also advises that the housing land supply figure will be treated as a material consideration in determining planning applications. When a study shows supply being less than 5 years the need to increase supply will be given considerable weight when dealing with planning applications.

For those Local Planning Authorities who do not have an adopted LDP in place the ability to undertake a JHLAS and therefore demonstrate whether they have a 5 year supply of housing is removed.

Current Situation

Bridgend's latest 2016 JHLAS is attached at Appendix 1. Set against the housing requirement of the adopted LDP the Study demonstrates that Bridgend County Borough has a 5.1 year housing land supply (in excess of the TAN 1, 5 year requirement) with a total 5 year land supply of 5201 units.

The Council is the responsible body for preparing the JHLAS which is subject to an agreed timetable. In preparing the document the Council consulted with the 'Study

Group' which consisted of house builders' representatives, including the Home Builders Federation (HBF), landowners, Registered Social Landlords, statutory undertakers and infrastructure providers.

A Study Group meeting took place on 12th May, 2016. In consultation with the 'Study Group' the Council subsequently prepared a Statement of Common Ground, setting out the extent of agreement on site delivery.

Seven sites remained in dispute at the end of the consultation process.

It was therefore necessary for an appointed Planning Inspector to look at the evidence submitted as part of a Statement of Common Ground and resolve matters in connection with the disputed sites. The Inspector's subsequent recommendations have been incorporated into the final study.

The Inspector determined that the land supply figure for Bridgend County Borough Council is 5.1 years. The Inspector's report and recommendations in response to the evidence submitted is included as Appendix 4 of the 2016 JHLAS.

Next Steps

There is a statutory requirement to undertake a JHLAS on an annual basis. The preparation timetable of the 2017 Study will be agreed by the Study Group early next year.

The outcome of this Study will also be reported in the LDP AMR, which is required to be submitted to Welsh Government by the end of October 2016.

Recommendation:

That the 2016 Joint Housing Land Availability Study be noted.

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29 September 2016

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APPENDIX 1

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Joint Housing Land Availability Study

Report

Bridgend County Borough Council
Local Planning Authority

Joint Housing Land Availability Study 2016

Between

Bridgend County Borough Council

and

The Home Builders Federation
Persimmon Homes
Taylor Wimpey
Sullivan Land & Planning
Stansgate Planning
Hendre Housing Association
Barratt Homes
Hafod Resources
Wales and West Housing Association
Valleys 2 Coast
Linc-Cymru Housing Association
Coastal Housing Group
United Welsh Housing Association
Lovells
Dwr Cymru / Welsh Water
Western Power Distribution
Natural Resources Wales
Arup

Publication Date: 29th September 2016

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Appendix 1 – Site Schedules

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Appendix 3 – Previous Land Supply Data

Appendix 4 – Planning Inspectorate's Recommendation

1. Summary

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) for 2016 which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 1st April 2015.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
- <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Bridgend County Borough Council has **5.1** years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Persimmon Homes
 - Taylor Wimpey
 - Sullivan Land & Planning
 - Stansgate Planning
 - Hendre Housing Association
 - Barratt Homes
 - Hafod Resources
 - Wales and West Housing Association
 - Valleys 2 Coast
 - Linc-Cymru Housing Association
 - Coastal Housing Group
 - United Welsh Housing Association
 - Lovells
 - Dwr Cymru / Welsh Water
 - Western Power Distribution
 - Natural Resources Wales
 - Arup

Report Production

- 1.5 Bridgend County Borough Council issued draft site schedules and site proformas for consultation between 4th April 2016 and 15th April 2016. Comments were provided by the HBF, V2C, Sullivan Land and Planning, Stansgate Planning, Arup, Persimmon Home and Redrow within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 30th June 2016.
- 1.6 A Study Group meeting was held on 12th May 2016 to try and resolve disputes concerning a number of sites. As a consensus was not achieved on all the disputed matters it was necessary for the Planning Inspectorate to review these matters.
- 1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Bridgend County Borough Council and this information has been incorporated into this report.*

2. Housing Land Supply

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Bridgend County Borough Council Local Development Plan 2006 – 2021, adopted on 18th September 2013.

Table 1 - Identified Housing Land Supply

Housing Land Supply 01st April 2016 – 2021 (Large Sites)						
	Proposed Homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	6101	701	4240	0	1160	469

* Note that the total number of units in the five year supply as expressed in paragraph 14 of the Inspector's Report has been adjusted to include 12 units under construction in the disputed sites as part of this final JHLAS Report.

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

Private	3327
Public	0
Housing Association	1614
Total	4941

2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for Previous 5 years

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
47	66	57	39	51	260

2.5 The overall **total 5 year land supply** (large and small sites) is 5201

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan)	9690
B	Completions from 2006 - 2021 (large and small sites)	4589
C	Residual Requirement (A-B)	5101
D	5 Year Requirement (C/5 x 5)	5101
E	Annual Need (D/5)	1020
F	Total 5 Year Land Supply	5201
G	Land Supply in Years (F/E)	5.1

2.6 The housing land supply in years is **5.1**

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APPENDIX 1 - SITE SCHEDULES

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Bridgend

Penybont ar Ogwr

Bridgend

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

**Sites for 10 or more Units as at 01-04-2016
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2016**

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

BRIDGEND

Policy Number	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio						
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy
COM 1(1)	ID 37	PARC DERWEN	197	842	1515	153	673	34.62	53	200	200	100	100	20	0	0
COM 1(2)	ID 45 & ID 1000	NORTH EAST BRACKLA REGENERATION AREA	50	99	572	99	473	14.63	0	100	150	150	50	23	0	0
COM 1(3)	ID 871	PARC AFON EWENNI REGENERATION AREA	0	0	650	130	650	16.3	0	0	50	150	150	150	0	150
COM 1(4)	ID 38	COITY ROAD SIDINGS	0	0	140	28	140	5.47	0	0	0	50	50	40	0	0
COM 1(7)	ID 873	LAND AT WATERTON LANE	0	0	42	9	42	1.2	0	0	0	42	0	0	0	0
COM 1(8)	ID 11	JUBILEE CRESCENT	0	0	48	8	48	1.31	0	0	15	33	0	0	0	0
COM 1(10)	ID 402	BROCASTLE ESTATE	0	42	72	0	30	2.29	0	0	0	0	30	0	0	0
COM 1(5)	ID 872	SOUTH WALES POLICE, COWBRIDGE ROAD	0	0	138	28	138	4	0	0	0	38	50	50	0	0
COM 1(11) & COM 1(14)	ID 874 & ID 705	WATERTON MANOR & LANE (LAND AT) WATERTON	0	0	39	8	39	1.46	0	0	19	20	0	0	0	0

COM 1(12)	ID 755	RHIW / BRACKLA STREET SHOPPING CENTRE	0	0	28	28	28	0	28	0	0	0	0	0	0	0
COM 1(13)	ID 878	PARC FARM, NORTH EAST OF PARC DERWEN	0	0	14	3	14	0.77	0	0	14	0	0	0	0	0
COM 1(15)	ID 757	QUEEN STREET 6-10	0	0	10	0	10	0.04	0	0	0	0	0	0	0	10
COM 2(6)	ID 914	LAND AT LLANGEWYDD ROAD, CEFN GLAS	0	0	228	46	228	6.5	0	0	50	50	50	50	0	28
COM 2(7)	ID 915	YSGOL BRYN CASTELL	7	7	197	30	190	7.42	13	50	50	50	27	0	0	0
COM 2(8)	ID 784	WOODGREEN (CHELSEA AVENUE)	13	116	116	30	0	0	0	0	0	0	0	0	0	0
COM 2(10)	ID 30	CEFN GLAS ROAD	0	6	10	0	4	0.12	0	0	0	0	0	0	0	4
COM 2(11)	D 916	COED PARC	0	0	20	4	20	1.43	0	0	10	10	0	0	0	0
COM 3	ID 869	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	7	7	10	0	3	0	3	0	0	0	0	0	0	0
COM3	ID 935	LAND OFF HEOL TRE DWR	37	56	56	0	0	0	0	0	0	0	0	0	0	0
COM 3 / REG 9	ID 1026	DUNRAVEN PLACE	0	0	10	2	10	0.05	0	10	0	0	0	0	0	0
COM 3	ID 1025	COWBRIDGE ROAD (REAR OF)	0	0	10	2	10	0.06	0	10	0	0	0	0	0	0
COM 3	ID 990	SUNNYSIDE ROAD (LAND OFF)	0	0	40	40	40	1.31	0	0	0	20	20	0	0	0
TOTAL CYFANSWM		BRIDGEND	311	1175	3965	648	2790	98.98	97	370	558	713	527	333	0	192

LLYNFI VALLEY

Policy No	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio						
	Rhif Cyf ACLI									Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd ArÔl	Hectarau sydd Ar Ôl
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd ArÔl	Hectarau sydd Ar Ôl	W/A	2017	2018	2019	2020	2021	3	4
COM 1(16)	ID 3	FORMER WASHERY SITE	0	0	135	21	135	5	0	0	0	20	30	30	0	55
COM 1(17)	ID 921	EWENNY ROAD	0	0	191	191	191	4	0	0	20	71	35	35	0	30
COM 1(18)	ID 922	COEGNANT RECLAMATION SITE	0	0	100	15	100	3	0	0	0	25	25	0	50	
COM 1(19)	ID 1	CROWN ROAD	0	0	40	6	40	1.38	0	0	0	10	10	0	20	
COM 1(20)	ID 923	FORMER BLAENCAERAU JUNIOR SCHOOL	0	0	35	5	35	0.55	0	0	0	10	10	0	15	
COM 1(21)	ID 875	Y PARC	0	0	51	8	51	1.6	0	0	0	20	31	0	0	0
COM 1(22)	ID 924	LAND S. OF CWMFELIN PRIMARY SCHOOL	0	0	20	3	20	0.56	0	0	20	0	0	0	0	0
COM 1(23)	ID 501	LLYNFI LODGE	0	0	14	0	14	0.26	0	0	0	0	0	0	0	14
COM 1(24)	ID 9	LAND ADJ. TO 50 HEOL TYWITH	0	0	13	2	13	0.4	0	0	0	0	0	0	0	13
COM 3	ID 7	WEST OF BETHANIA ST	0	16	18	0	2	0.06	1	1	0	0	0	0	0	0
COM 3	ID 8	62A & 63 PICTON STREET FORMER NANTYFFYLLON RFC	0	0	36	0	36	0.3	0	16	20	0	0	0	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	0	2	14	14	12	1.14	0	0	12	0	0	0	0	0
COM3	ID 984	FMR RC SOCIAL CLUB & 23A BETHANIA STREET	0	0	18	0	18	0	18	0	0	0	0	0	0	0
TOTAL CYFANSWM		LLYNFI VALLEY	0	18	685	265	667	18.25	19	17	72	111	141	110	0	197

OGMORE AND GARW VALLEYS

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										2017	2018	2019	2020	2021	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2017	2018	2019	2020	2021	3	4
COM 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	0	0	80	12	80	2.25	0	8	0	15	20	20	0	17
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	8	16	16	0	0	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	0	21	23	0	2	0.06	1	1	0	0	0	0	0	0
COM 2(4)	ID 913	LAND ADJOINING CWM OGWR FACH	0	0	43	5	43	1.22	0	0	20	23	0	0	0	0
COM 2 (13)	ID 530	FORMER ABERCERDIN SCHOOL, KENRY STREET	0	11	21	3	10	0.31	0	0	5	5	0	0	0	0
COM 2 (14)	ID 917	CORONATION WORKS	0	0	11	2	11	0.32	0	0	0	5	6	0	0	0
COM 2(18)	ID 66	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.59	0	0	0	3	3	4	0	0
COM 2(19)	ID 69	WAUNWEN	0	0	35	5	35	0.97	0	0	0	0	0	0	0	35
COM 2(20)	ID 67	CWRT COLMAN ST.	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21
COM 2(21)	ID 68	HEOL Y FEDWEN/HAUL BRYN	0	9	18	0	9	0.28	1	2	2	2	2	0	0	0
COM 3	ID 70	BRYN ROAD OGMORE VALE,	0	7	12	0	5	0.18	0	1	2	2	0	0	0	0
COM 3	ID 71	LAND AT NORTH ROAD, OGMORE VALE	0	6	11	0	5	0.09	3	2	0	0	0	0	0	0
TOTAL CYFANSWM		OGMORE AND GARW VALLEYS	0	55	326	29	271	8.86	5	14	37	71	47	24	0	73

PENCOED

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio							
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd ArÔl
COM 2(27)	ID 54	LAND SOUTH OF HENDRE ROAD	4	193	200	0	7	0.69	1	5	1	0	0	0	0	0	0
COM 2(29)	ID 807	FORMER SURGERY SITE COYCHURCH ROAD	0	6	13	0	7	0.07	0	0	7	0	0	0	0	0	0
COM 2(30)	ID 919	PENCOED PRIMARY SCHOOL	0	0	25	5	25	0.73	0	0	0	0	25	0	0	0	0
COM3	ID 1010	BAYSWATER TUBES SITE, HEOL Y GEIFR	0	0	47	10	47	0.47	24	23	0	0	0	0	0	0	0
TOTAL CYFANSWM		PENCOED	4	199	285	15	86	1.96	25	28	8	0	25	0	0	0	0

PORTHCAWL

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										2017	2018	2019	2020	2021	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2017	2018	2019	2020	2021	3	4
COM 1 (25)	ID 81	PORTHCAWL REGENERATION AREA	0	0	1050	315	1050	19	0	13	50	150	150	200	0	487
COM 1(27)	ID 82	PWLL Y WAUN, PORTHCAWL	27	63	83	19	20	0.5	2	0	0	18	0	0	0	0
COM 1(28)	ID 691	ALBERT EDWARDS, PRINCE OF WALES COURT, PENYLAN AVENUE	0	0	35	11	35	1	0	0	0	0	0	0	0	35
COM 1(29)	ID 592	STATION HILL MOT BUILDING SITE	0	0	11	0	11	0.08	0	0	0	0	0	0	0	11
COM 1(30)	ID 566	THE NURSERIES, NEW ROAD	10	10	10	10	0	0	0	0	0	0	0	0	0	0
COM 3	ID 842	NEW ROAD 9,11,13,15 STATION HILL	0	0	14	0	14	0.09	0	0	0	14	0	0	0	0
COM 3	ID 942	THE REST CONVALESCENT HOME	0	0	68	0	68	4.84	0	0	0	34	34	0	0	0
COM 3	ID 1027	SEA BREEZE APARTMENTS, NEW ROAD	1	18	18	0	0	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		PORTHCAWL	38	91	1289	355	1198	25.51	2	13	50	216	184	200	0	533

PYLE/KENFIG/CORNELLY

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio						
										2017	2018	2019	2020	2021	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd ArÔl	Hectarau sydd Ar Ôl	W/A	2017	2018	2019	2020	2021	3	4
COM 2(22)	ID 918	TY DRAW FARM	44	74	116	14	42	0.51	25	17	0	0	0	0	0	0
COM 2(24)	ID 642	LAND AT GIBBONS WAY	0	8	45	45	37	1.04	0	0	0	15	15	7	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	9	30	0.76	0	0	0	15	15	0	0	0
COM 3	ID 779	BEDFORD ROAD, CEFN CRIBBWR	0	0	12	0	12	0.11	0	12	0	0	0	0	0	0
COM 3	ID 797	PLUMLEY CLOSE (LAND OFF), NORTH CORNELLY	0	9	11	11	2	0.54	0	0	2	0	0	0	0	0
TOTAL CYFANSWM		PYLE/KENFIG/CORNELLY	44	91	214	79	123	2.96	25	29	2	30	30	7	0	0

VALLEYS GATEWAY

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										2017	2018	2019	2020	2021	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2017	2018	2019	2020	2021	3	4
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	33	210	692	68	482	25.26	12	30	40	60	100	100	0	140
COM 1 (32)	ID 46	PARC TYN Y COED	3	261	366	50	105	2.61	0	0	0	16	45	44	0	0
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	0	0	108	26	108	3	0	0	18	45	45	0	0	0
COM 1(34)	ID 926	GATEWAY TO THE VALLEYS	0	0	150	30	150	6.88	0	0	5	40	40	40	0	25
COM 1(35)	ID 841	FORMER CHRISTIE TYLER SITE	36	75	75	15	0	0	0	0	0	0	0	0	0	0
COM 1(36)	ID 927	BRYNCETHIN DEPOT	0	0	50	10	50	2	0	0	0	0	20	30	0	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	0	0	26	10	26	1.67	0	0	10	10	6	0	0	0
COM 1(38)	ID 929	GLANYRAFON	0	0	30	0	30	0.58	0	0	0	30	0	0	0	0
COM 3	ID 59	LAND RO THE R/O BRYN ROAD	0	18	19	0	1	0.06	0	1	0	0	0	0	0	0
COM 3	ID 483	CAREY BAPTIST CHURCH, ABERKENFIG	0	0	14	14	14	0	14	0	0	0	0	0	0	0
TOTAL CYFANSWM		VALLEYS GATEWAY	72	564	1530	223	966	42.06	26	31	73	201	256	214	0	165

TOTAL CYFANSWM			469	2193	8294	1614	6101	198.58	199	502	800	1342	1210	888	0	1160
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APPENDICIES 2 & 3

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Appendix 2 – Past Completion Data

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

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years - Number of homes	
	1	2		3	4
2007	455	2577	8.1	0	2490
2008	291	2093	6.6	0	2799
2009	249	2030	6.2	0	2715
2010	252	1735	5.2	0	2803
2011	332	1914	5.5	0	2722
2012	388	1736	5.1	0	2661
2013	375	2212	5.7	0	2007
2014	521	4269	6.0	0	1477
2015	775	4043	5.4	0	1459
2016	701	4240	5.1	0	1160

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APPENDIX 4 - PLANNING INSPECTORATE'S RECOMMENDATION

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Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Ifan Gwilym BSc MSc

Joint Housing Land Availability Study Report

by Ifan Gwilym BSc MSc

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 06/09/2016

an officer of the Planning Inspectorate

Date: 06/09/2016

Ref: JHLAS/16/ F6915 /516221

Local Planning Authority: Bridgend County Borough Council

- This report concerns the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) 2016.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in July 2016.
-

Recommendation to the Welsh Ministers

1. That the 2016 JHLAS housing land supply figure for the Bridgend County Borough area be determined as 5.1 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing; and
 - Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.
3. The Local Planning Authority and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 'Joint Housing Land Availability Studies' (2015).
4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Bridgend County Borough area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

¹ PPW Edition 8 paragraph 9.2.3

Main Issue

5. The SoCG confirms that there are 7 sites in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

Reasons

6. Parc Afon Ewenni, Bridgend (Ref. 871) (500 units in dispute): The LPA forecasts 500 units for delivery, with first completions in year 2. HBF, Persimmon Homes, Redrow, SL Plan and Taylor Wimpey all comment that anticipated delivery timescales are unrealistic, due to the likelihood of having 3 developers operating together on site, access issues and other constraints, with most suggesting first completions in 2019. The LPA have submitted a number of technical reports as evidence to illustrate that there are no constraints to the deliverability of the site. Based on the technical reports and the lack of evidence to the contrary, I consider that the land is available and that the timescale for delivery is reasonable. Study Group members also consider the LPA's delivery rates to be too high, mainly due to the likelihood of having 3 developers operating together on site. The HBF, Redrow and SL Plan suggest a rate of 100 units per annum over the last three years of the study period. Taylor Wimpey suggest delivery of 50 units in year 3, and 100 units per annum over the last two years of the study period. Persimmon Homes do not suggest an alternative delivery rate. Apart from assertions made by members of the group about the likelihood of having 3 developers operating together on site, there is no evidence before me to suggest that this is not possible, and I therefore find that all 500 disputed units should be counted towards the 5 year land supply figure.
7. Coity Sidings, Bridgend (Ref. 38) (140 units in dispute): This site is allocated in the LDP for 140 units, with the LPA expecting 50 units per annum to be delivered from year 3 of the study (final 40 units to be delivered in year 5). However, HBF, Redrow and SL Plan question why the delivery rate has been increased from the previous study, where the delivery rate was 40 units per annum. Based on delivery rates at other sites within the authority area, I consider that a delivery rate of 50 units per annum is reasonable, and I have not been provided evidence to the contrary. I find that these 140 disputed units should be counted towards the 5 year land supply figure.
8. Former Washer Site, Maesteg (Ref. 3) (80 units in dispute): This site has remained in the land supply for over 5 years, however, the site is included as an allocation in the new LDP, and the LPA confirm that Welsh Government funding for remediation to enable the residential element of development has now been approved and drawn down. I consider that there is sufficient progression on this site to explain why the site should resist reclassification at this time.
9. The LPA suggest a delivery rate of 20 units in year 3, with 30 units per annum in the final 2 years of the study. Redrow, Persimmon and SL Plan consider that remediation works would affect the delivery timescale, with Redrow and SL Plan suggesting fewer completions in year 3, and Persimmon suggesting pushing back delivery to the end of the 5 years. The LPA submitted a programme of delivery as evidence that progress is being made, and to support the expectation that the units will be delivered within the study period. Based on the information before me I do not find that delivery of 20 units in year 3 is unreasonable and I therefore find that the 80 disputed units should be counted towards the 5 year land supply figure.

10. Porthcawl Regeneration Site (Ref. 81) (563 units in dispute): HBF, Redrow, Persimmon and SL Plan consider that the estimated delivery rate at this site is too high and question why the delivery rate has changed from the previous JHLAS, particularly due to the likely requirement for flatted development on site. The LPA have submitted a draft Porthcawl Harbourside Masterplan that shows that a range of housing types will be provided on the site, and, specifically in relation to delivery of apartments, the LPA make reference to the delivery rate achieved in a recent apartment scheme completed in Porthcawl to justify the higher delivery rate from the previous year's study. I consider the explanation provided by the LPA justifies keeping all units in the 5 year land supply. I therefore find that 563 units at this site should be counted towards the 5 year land supply figure.
11. Land off Maesteg Road, Tondu (Ref. 58) (330 units in dispute): HBF and Redrow consider that the estimated delivery rate at this site is too high and question why the delivery rate has changed from the previous JHLAS, suggesting that with competition from three developers, a delivery rate of 75 units per annum from year 3 of the study is realistic. It is noted that SL Plan represent Llanmoor homes, who are developing the southern part of the site, and also question the increased delivery rate from the previous JHLAS. However, the LPA provide evidence that the representatives of Merthyr Mawr Estates, who are developing the majority of the site, support the LPA's forecast. I find that the evidence is sufficient for 330 units at this site to be counted towards the 5 year land supply figure.
12. Gateway to the Valleys, Brynmenyn (Ref. 926) (150 units in dispute): The LPA in their evidence clarify that 25 of these units will be delivered by Linc Cymru for extra care apartments, and 20 units as social care housing, with the privately developed element released by 2018. HBF argue that as the extra care housing is classified as C2 class development, it should not count towards the supply, and state that completions would only be expected in year 3 of the study (a view supported by Redrow). The LPA have not disputed HBF's argument, or provided evidence that the units are C3 class development as required under paragraph 4.3.1 of TAN 1, and therefore I consider that 25 units should be moved from the land supply. The class of the social care units is not disputed, with no evidence before me to suggest that are not within the C3 use class, and as such, it would mean that the first units are delivered on site in year 2 of the study. I therefore find that 125 units at this site should be counted towards the 5 year land supply figure.
13. South Wales Police Site (Ref. 872) (138 units in dispute): HBF, Redrow, Persimmon and SL Plan do not agree with the delivery timetable for this site, claiming that South Wales Police are not planning to release the site until 2018/19, and suggest that first completions should be expected in year 4 of the study. The LPA provides evidence that reclamation works are in fact due to be completed by the end of 2017, and maintain their position that first completions could be expected in year 3. I note the HBF's assertion that this would be a tight timescale; however, I do not find that this is unreasonable in the absence of any evidence to show that this is unachievable. I therefore find that these 138 disputed units should be counted towards the 5 year land supply figure.
14. For the above reasons, I find that the total number of units in the five year land supply is 5,189.

Conclusion

15. Based on the foregoing analysis I recommend that the five year housing land supply for the Bridgend County Borough planning area as at 1 April 2016 is 5.1 years.

Ifan Gwilym

Planning Officer