



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

**JOINT HOUSING LAND AVAILABILITY STUDY**

**BRIDGEND COUNTY BOROUGH COUNCIL  
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY AND  
TRANSPORT (DE&T) OF THE WELSH ASSEMBLY GOVERNMENT**

**01<sup>ST</sup> APRIL 2008  
IN CO-OPERATION WITH:**

**BRIDGEND COUNTY BOROUGH COUNCIL  
LOCAL HOUSING ASSOCIATIONS  
ENVIRONMENT AGENCY  
WELSH WATER  
HOME BUILDERS FEDERATION**

**JUNE 2009**

## **JOINT LAND AVAILABILITY STUDY**

### **BRIDGEND COUNTY BOROUGH COUNCIL - 1ST APRIL 2008**

#### **ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH ASSEMBLY GOVERNMENT**

##### **1.0 INTRODUCTION**

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for the County Borough of Bridgend. It replaces the last published report for a base date of 1<sup>st</sup> April 2007.
- 1.2 The current report presents the findings for the area at a base date of 1<sup>st</sup> April 2008. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing(MIPPS) 01/2006),and the revised Technical Advice Note(TAN) 1: Joint Housing Land Availability Studies (2006). All future Housing Land Availability Studies carried out in Wales will now be undertaken annually with an April 1<sup>st</sup> base date each year
- 1.3 Prior to the 1<sup>st</sup> of April 2006 the Study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department for the Economy and Transport of the Welsh Assembly Government. The Study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual residential land allocations and planning permissions undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows presents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However any point of difference which have not been resolved through joint discussion are recorded as such and included within part 3.
- 1.6 A copy of the relevant section of Planning Policy Wales(PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

##### **2. PART 1: THE SURVEY**

- 2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06).
- 2.2 Paragraph 9.2.3 of Planning Policy Wales(as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.

- 2.3 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).
- 2.4 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:
- The grant of outline or full planning permission for residential purposes; or
  - The land should be identified for residential purposes in an adopted development Plan.
- 2.5 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.
- 2.6 The definitions of the categories adopted by TAN 1(2006) are as follows :
- Sites under construction:** Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);
- Category 1:** Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;
- Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;
- Category 2\*:** Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 7.2.1 of TAN 1(2006), where market demand is such that development is unlikely to occur within 5 years.
- Category 3:** Sites or the phases of sites where either:
- 3(i) development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or
- 3(ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.
- 2.7 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.
- 2.8 Finally, TAN 1(2006) specifies that for sites or the phases of sites to be regarded as 'genuinely available' within a 5 year period (i.e. sites under construction, Categories 1, 2 and 2\*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
- the Group agree that it is financially viable to develop the site

In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

### 3.0 **Method**

- 3.1 The Group has met to consider all sites of 10 or more units, which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published as part of the Main Report. The findings are set out in Table 1, which follows.
- 3.2 Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the UDP comparison exercise in Part 2 of the report.
- 3.3 Sites subject to Section 106 Agreements are now only to be included in the studies if they are allocated in an adopted development plan.

### 4.0 **Additional requirements of TAN 1(2006)**

- 4.1 A number of new data requirements set out in the new TAN 1(2006) guidance are incorporated into the 2007 round of studies. These include seeking to establish the level of completions in terms of :
- market and affordable housing units;
  - brownfield and greenfield land ;
  - by house type ;
  - sites affected by flood risk.
- 4.2 The Group has also been asked to consider how the future land supply position is likely to provide for future affordable housing provision, development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.
- 4.3 It is recognized that not all these factors will have a particular significance in each authority area but where such matters are considered to be relevant then a commentary or tabulation of results may be appropriate for inclusion in the study report.

4.4 There are no unadopted Development Plan allocations for Bridgend as the Unitary Development Plan was adopted in May 2005 and all the allocations are therefore included within the main schedule.

**TABLE 1**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**BRIDGEND COUNTY BOROUGH COUNCIL**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	5213	195.34	161	251	2002	0	2799	0	373
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	150	27.30	19	40	91	0	0	0	44
<b>TOTAL</b>	<b>5363</b>	<b>222.64</b>	<b>180</b>	<b>291</b>	<b>2093</b>	<b>0</b>	<b>2799</b>	<b>0</b>	<b>417</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>2414</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>150</b>
	<b>TOTAL</b>	<b>2564</b>
	* Forecast contribution by small sites	405
	Large and Small Site 5 year total	<b>2969</b>

**Small Site Completions 2003-2007**

Year	Completions
2003 / 2004	43
2004 / 2005	86
2005 / 2006	92
2006 / 2007	87
2007 / 2008	97
<b>*Total 5 Year Forecast</b>	<b>405</b>

\* 5 year forecast contribution by small sites = 405

## **5.0 Findings**

- 5.1 The five year supply in the County Borough of Bridgend as at 01<sup>st</sup> April 2008 was 2969 dwellings, 86% of which was expected to be provided on large sites. There were 180 dwellings under construction on large sites, 161 of which were in the private sector, 19 are housing association public dwellings. 417 dwellings were completed on large sites during the proceeding year, with small sites contributing an estimate 97 additional completions.
- 5.2 Category 3(i) contains 2799 units, there are no units in category 3(ii).

## **5.3 PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY**

### **5.4 Basis for Comparison**

- 5.5 The land supply position has been assessed against the policy provision of the Bridgend Unitary Development Plan 2000-2016, which was adopted in May 2005. Table A sets out the Group's land supply assessment in respect of Bridgend County Borough, using the residual method prescribed in TAN (Wales) 1.
- 5.6 It has been customary in the past and is considered useful by the Group, to indicate how past levels of completions compare with proposed Unitary Development Plan levels of provision. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. A comparison of past completions rates with the requirements of the Bridgend Unitary Development Plan is presented in Table B

### **5.7 Results of Comparison**

- 5.8 Based on the Adopted Bridgend Unitary Development Plan (2000-2016) forecast requirement, the supply of readily available land in the Country Borough of Bridgend at 01<sup>st</sup> April 2008 stood at 6.6 years (see table A) when using the residual method.

**TABLE A - COUNTY BOROUGH OF BRIDGEND**

**AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING  
IN BRIDGEND AT 1ST APRIL 2008  
BASED ON THE BRIDGEND UNITARY DEVELOPMENT PLAN 2000-2016**

<b>AREA/ ZONE</b>	<b>UDP PROVISION 2000-2016 a</b>	<b>COMPLETIONS MID 2000-2008 (8 Years) b</b>	<b>REMAINDER MID 2008-2016 (8 years) c=a-b</b>	<b>5 YEAR REQUIREMENT  D = c/8 (*5) D = (3575 / 8*5)</b>	<b>TOTAL ANNUAL BUILDING REQUIREMENT  e=d/5</b>	<b>TOTAL LAND AVAILABLE  f</b>	<b>TOTAL LAND SUPPLY IN YEARS g=f/e</b>
<b>BRIDGEND</b>	7,957	4382	3575	2234	447	2969	6.6

**Note:**

**(b) Includes 2008 small site completions = 97.**

**(f) Includes projected contribution of small sites based on last five years completions average for 2008-2013 = 405 units**



6.0 **PART 3 - COMMENTARY**

6.1 **Completions**

6.2 The Study represents an opportunity for the Group to assess the land supply against the Bridgend Unitary Development Plan (UDP) which was adopted in 2005.

6.3 As in previous years an alternative perspective has also been provided by comparing the agreed land supply against past build rates.

6.4 **Performance of the House Building Industry in Bridgend**

6.5 The assessment of demand remains a key determinant. Calculations are supposed to take account of it, and the Unitary Development Plan forecasts reflect it. Past building rates give an indication of what demand has been in the past, but do not indicate how far the demand pressure has been met, nor what it will be in the future.

6.6 Table B identifies the most recent level of housing completions and compares this with the adopted Bridgend UDP Housing Requirements. It shows that recent levels of completions in the Bridgend County Borough area have been ahead of the annual average UDP policy requirement. (i.e. 497 pa). With an average completions in the past 8 years being around 548 pa.

**TABLE B**

**HOUSEBUILDING PERFORMANCE – RECENT UNITARY DEVELOPMENT PLAN HOUSING COMPLETIONS**

**REQUIREMENTS - 2000-2016**

<b>County Borough</b>	<b>Unitary Development Plan Requirement 2000 - 2008 Units (a) ( 8 Years)</b>	<b>Housing Completions Mid 2000- Mid April 2008 (8 Years) Units (b)</b>	<b>Percentage Of Requirement Built Mid 2000-April 2008 (%) (c)</b>
		<b>(i)</b>	<b>(i)</b>
<b>Bridgend</b>	<b>3979</b>	<b>4382</b>	<b>110%</b>

(a) Annual Requirement Unitary Development Plan 2000- 2016 (7957 / 16) x 8 =3979

(b) Housing Completions

(i) Taken from Table A (Column b) based on measured completion by County Borough and former District Planning Departments

(c) (b) as percentage of (a)

6.7 The Group has agreed to use the County Borough of Bridgend Planning Department's completion figures recorded for both large and small sites in future years to provide a consistent approach over the longer term. A full set of completion figures for Bridgend over the past 16 years as recorded by the Local Planning Authority is set out at Table C Below and Table E (Annex 2).

**TABLE C  
COUNTY BOROUGH OF BRIDGEND  
AVERAGE GROSS COMPLETIONS 1990 - 2008**

	<b>MID 1990- 91</b>	<b>MID 1991- 92</b>	<b>MID 1992- 93</b>	<b>MID 1993- 94</b>	<b>MID 1994- 95</b>	<b>MID 1995- 96</b>	<b>MID 1996- 97</b>	<b>MID 1997- 98</b>	<b>MID 1998- 99</b>	<b>MID 1999- 00</b>	<b>MID 2000- 01</b>	<b>MID 2001- 02</b>	<b>MID 2002- 03</b>	<b>MID 2003- 04</b>	<b>MID 2004- 05</b>
<b>Bridgend</b>	659	532	633	607	608	499	429	292	686	586	678	573	396	460	652
	<b>MID 2005- 06</b>	<b>MID 2006 01<sup>ST</sup> APRIL 07</b>	<b>Apr 07 – 31<sup>st</sup> Mar 08</b>												
<b>Bridgend</b>	474	635	514												

Source : Bridgend Planning Department figures as used in Table A, and shown at Annex 2 (Table E)

6.8 In terms of the purpose of this Study, a look at recent building rates in isolation is less helpful than comparing these building rates with the agreed land supply position. This latter comparison has been carried out by the Group in previous studies and forms part of the guidance issued by the Welsh Assembly Government.

6.9 Table D, which follows, compares the average annual housing completion figures in the last 5 years shown in Table C with the land which is agreed by the Group to be available under the terms of TAN (Wales) 1. The comparison featured in columns (c) and (d) of the table may be contrasted with the results shown in Table A. It shows that basis on recent build rates (last 5 years) the land supply would be 5.4 years.

**TABLE D**

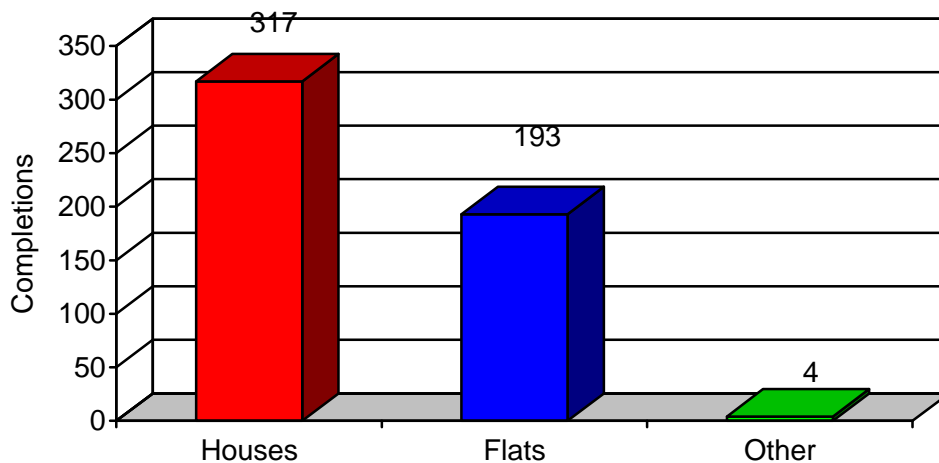
**COMPARISON OF FIVE YEAR SUPPLY IN THE COUNTY BOROUGH OF BRIDGEND WITH RECENT COMPLETION RATES (GROSS COMPLETIONS)**

COUNTY BOROUGH	LAND AVAILABLE IN 5 YEARS (B)	AVERAGE ANNUAL COMPLETIONS MID 2003-2008 (C)	YEARS SUPPLY OF LAND (D)
Bridgend	2969	547	5.4

NOTE : AVERAGE ANNUAL COMPLETIONS FIGURE SHOWN :-  
IN COLUMN (c)(i) DERIVED FROM BRIDGEND PLANNING DEPARTMENT RETURNS AS SHOWN IN TABLE C1.

6.10 Figure 3 below documents the annual completions by house type. The figure shows that 61% of the total completions have been houses, and 39% have been flats.

**FIGURE 3 – Large & Small Site Completions by House Type April 2007/2008 (417 large sites, 97 small sites)**



**7.0 Small Sites**

7.1 Technical Advice Note (Wales) 1, indicates that the small sites allowance needs to be clearly justified on the basis of past levels of actual completions. Past completions for small sites have been recorded over the previous 16 years as shown at Annex 2.

- 7.2 By using definitive small site completion figures together with the observed site completions shown on the supplementary schedules, a more accurate assessment of total completions for the County Borough of Bridgend is provided. Table E at Annex 2 indicates the housing completions over the last 16 years in terms of large and small sites. These form the basis of the figures which have been used in Table A (last 7 years) to assess the land supply position.

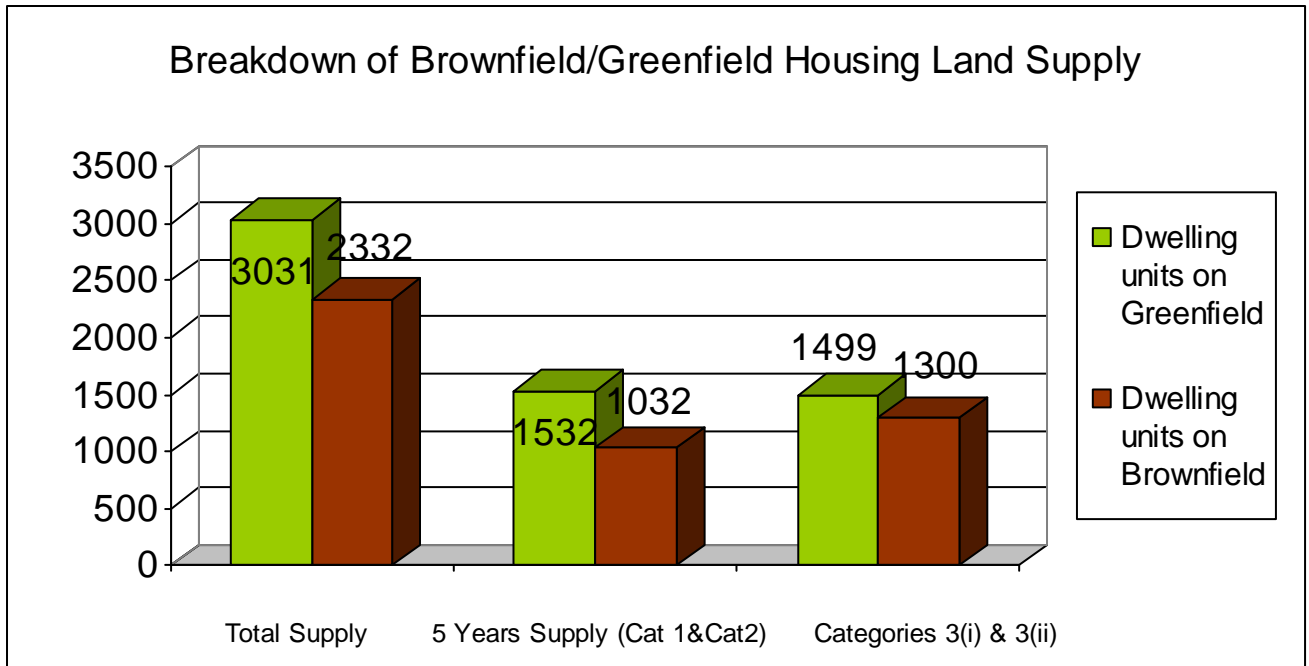
## **8.0 Current Economic Climate**

- 8.1 The impact on the housebuilding industry due to the economic circumstances prevailing over recent months was apparent at the time of the 2008 study meeting. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 8.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market housebuilding and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.
- 8.3 It was also noted the difficulty the Council were having in terms of shared equity schemes (i.e Intermediate affordable housing) as the potential occupiers were unable to raise the relevant share via mortgage funding in terms of Homebuy schemes.

## **9.0 Previously developed Land (or Brownfield) contribution to the Land Supply**

- 9.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.
- 9.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 below shows a disaggregation of the five year and total land supplies on large sites in the County Borough into greenfield and brownfield elements.

**Figure 4**

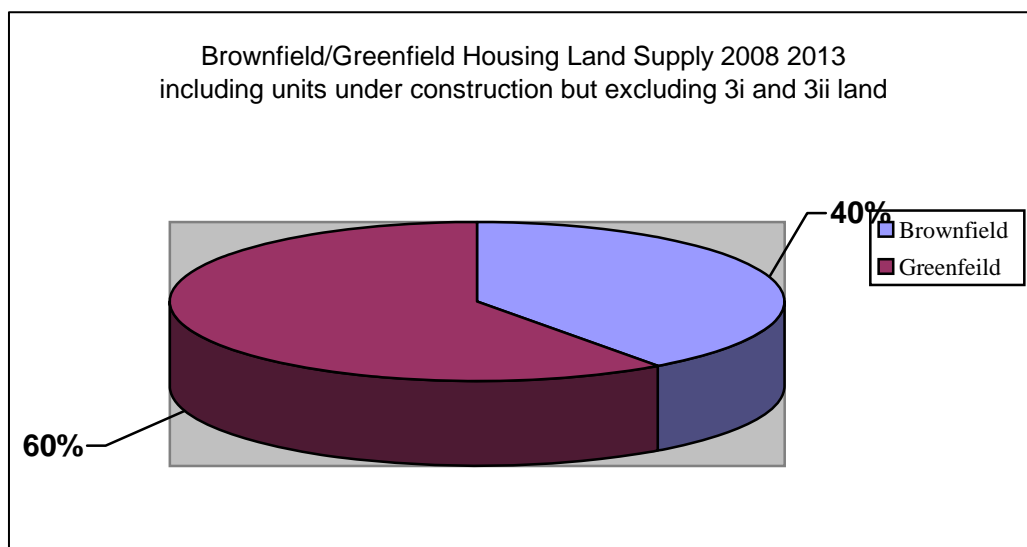


Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

10.3 Figure 4, above demonstrates that overall approximately 44% of the County's overall land supply comprises brownfield land.

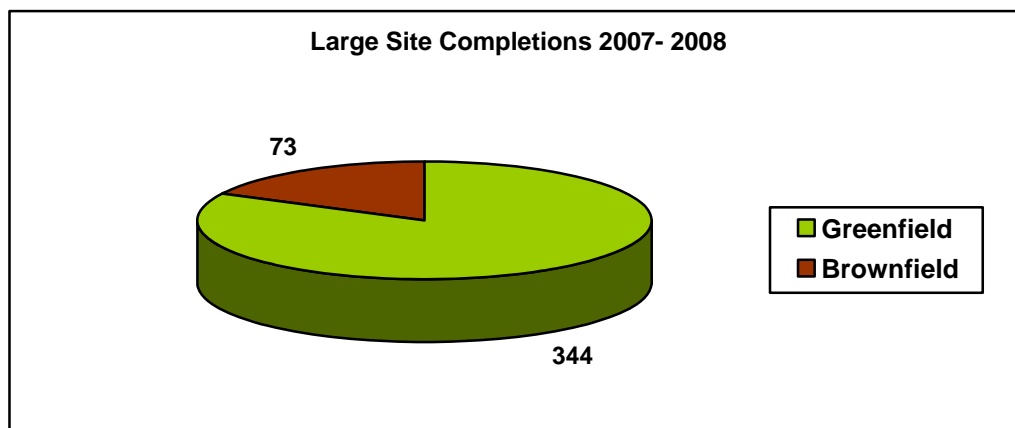
10.4 Of the dwellings available within the five year period, the percentage contribution from brownfield land is 40% as illustrated further in Figure 5 which follows.

**Figure 5**



10.5 Figure 6 similarly indicates actual dwelling completions on sites of 10 or more units over the 12 month study period split between greenfield and brownfield; it can be seen that 83 % have occurred on greenfield sites.

**Figure 6 – Large Site Completions on Greenfield / Brownfield Land**



10.6 The Brownfield/Greenfield contribution will continue to be monitored in future studies.

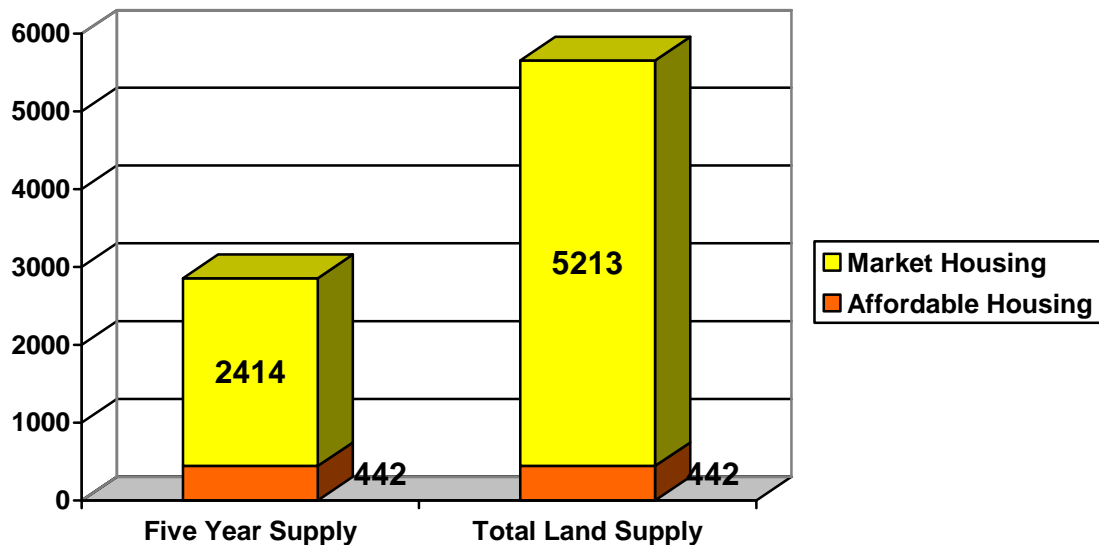
#### 11.0 Affordable Housing

11.1 In accordance with the revised TAN 1 guidance the level of completions of affordable housing units is required to be evidenced in these studies together with the estimated contributions which are likely to come forward over the next five years. Where definitive information is available e.g. through signed Section 106 agreements or delivery then these have been taken into account. Where no such information is available but policy requirements are likely to inform negotiations on future delivery of affordable housing units in the County then an estimate has been made and has been included in the Table set out at Annex 5. Appropriate caveats have been included where no definitive information is available to justify the estimated contribution included. Affordable units are defined in accordance with the definition set out in TAN 2 "Planning and Affordable Housing" (2006).

11.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.

11.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

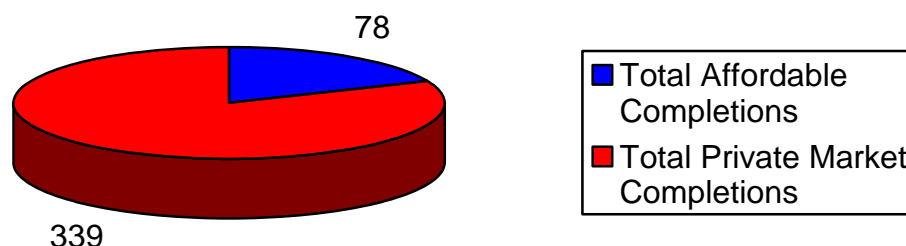
**Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 5. Total Housing Completion Figures are contained in Table 1)**



\*\*\* It should be noted that in terms of the Total Land Supply Column the future contribution of affordable housing is likely to be higher than 442 . Annex 5 does not show the estimated number of affordable units from sites / part of sites included in the 3i category which forms part of the total land supply (ie beyond the 5 year supply). (See Para 11.6 below).

- 11.4 A detailed Table of affordable housing contributions in the County is included at Annex 5. It is documented on a site by site basis and contains affordable housing estimates based on Local Authority Development Plan Policy where applicable. Where the apportionment of small site affordable housing completions are known these have been documented and added to the totals accordingly. There have been 78 actual completions of affordable housing shown in this study. The estimated level of future affordable contribution in the County Borough of Bridgend on the basis of this Study is 442 units over the next five years.
- 11.5 Of the dwellings available within the five year period, the percentage of affordable housing is approximately 15%.
- 11.6 Figure 7 demonstrates that overall approximately 8% of the County Borough's overall housing supply comprises affordable housing. **This lower figure is a reflection of either the longevity of certain sites and their confirmed planning status prior to any negotiation of affordable housing, or the lack of detailed information / negotiations at this stage on many of the sites in terms of their affordable housing contribution in the future.**
- 11.7 Figure 8 similarly indicates completions over the 12 month period split between affordable housing and market housing. It can be seen that 81% of completions have been for market housing.

**Figure 8: Comparison between Affordable Housing Completions and Total Large Site Completions over a 12 Month Period (April 2007-April 2008) (Total completions are derived from Table 1, affordable completions are derived from Annex 5)**



\*\*\* Total private market completions are 339 compared with Table 1 shown of 373. The Private Market Completions Figures shown in the Table 1 do not differentiate where parts of sites may have been developed for affordable housing of less than 10 units. Annex 5 does pick this up. This is due to the following points:

1. As agreed by the group, affordable housing contributions of less than 10, on a large private market site, are not included on a separate proforma. Therefore they are not included in Table 1 but are included in Annex 5.

2. If RSL's buy properties direct from the private housing developer after the units are complete. The Coychurch Road site is an example of this and it was agreed by the group not to include the affordable housing contribution on a separate proforma. Therefore it is only shown in Annex 5.

11.8 The affordable housing contribution will continue to be monitored in future studies.

## 12.0 Sites Subject to Flood Risk

12.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 11 and 12 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into flood risk elements.

12.2 Description of Zones are defined in TAN 15 and used within the precautionary framework.

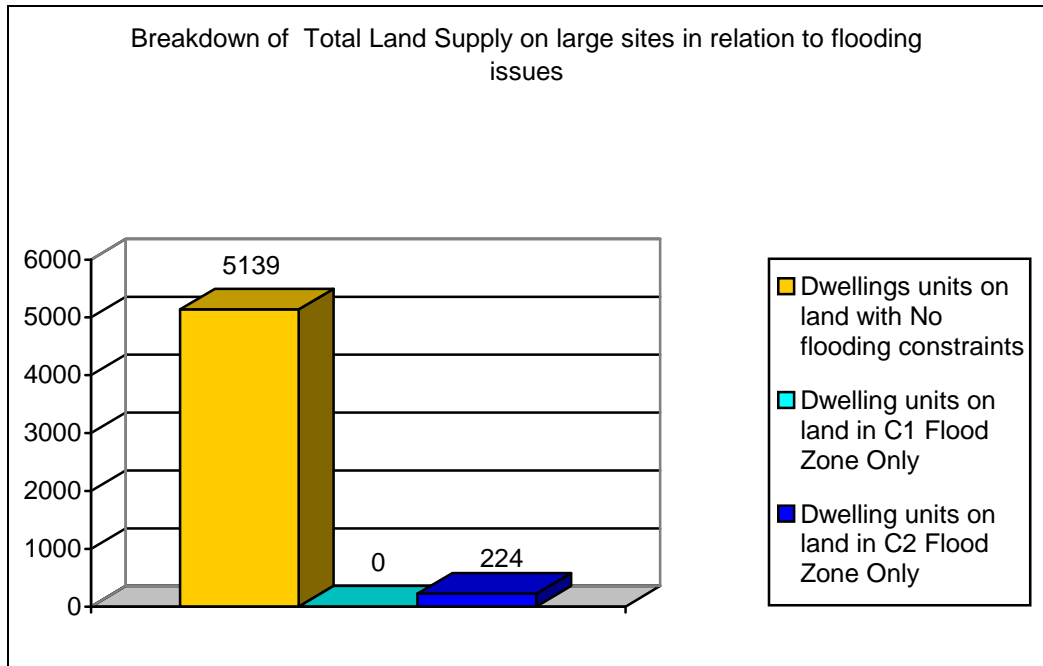
C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can



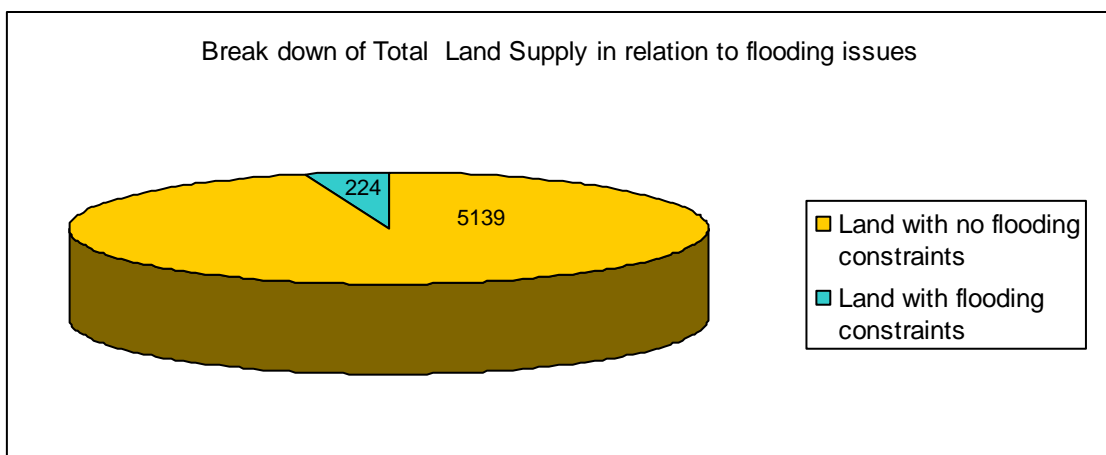
take place subject to application of justification test, including acceptability of consequences.

C2: Areas of floodplain within significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

**Figure 9: Sites Subject to Flood Risk within the Total Supply (Includes units within Category 3(i) and 3(ii)).**

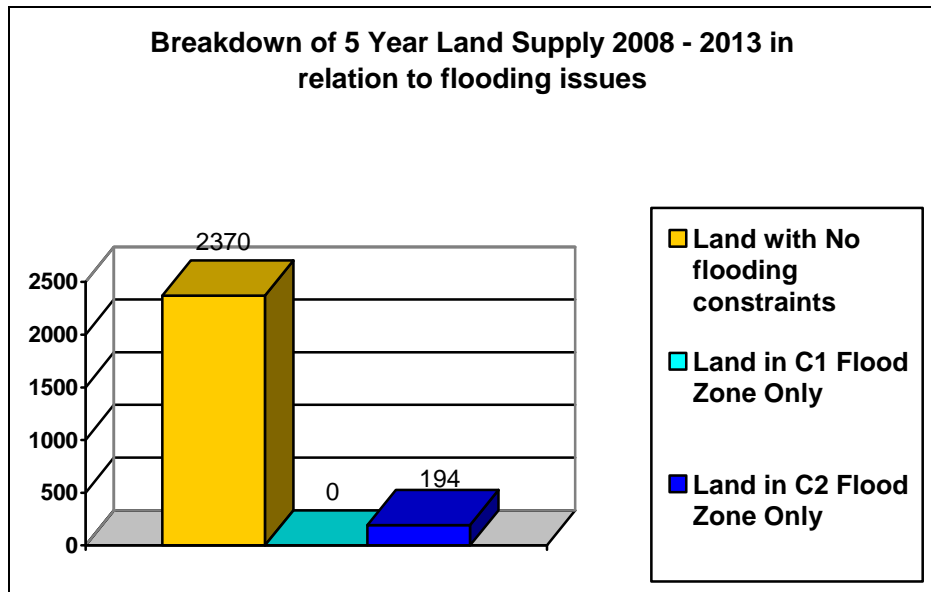


**Figure 10**

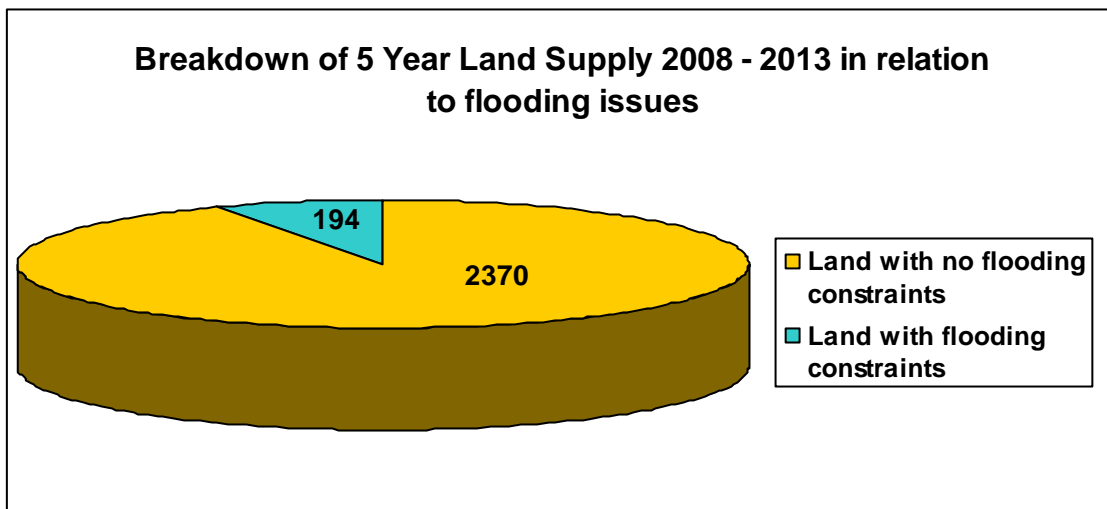


- 12.3 Figures 11 and 12 illustrate that 194 of the dwelling units within the five year supply are on land within a C1 or C2 flood zone i.e. subject to flood risk (i.e 7.6%). However, an estimated 184 of these units are located in the Porthcawl Regeneration Area which requires the construction of essential flood defences that will enable the development of the site to take place and protect more than 400 existing homes from flood risk.
- 12.4 Figure 13 shows that 1 completion has taken place within the C1/C2 flood plain in the period 01<sup>st</sup> April 2007 – 01<sup>st</sup> April 2008. This equates to 0.2% of the total large site completions total of 417 units.

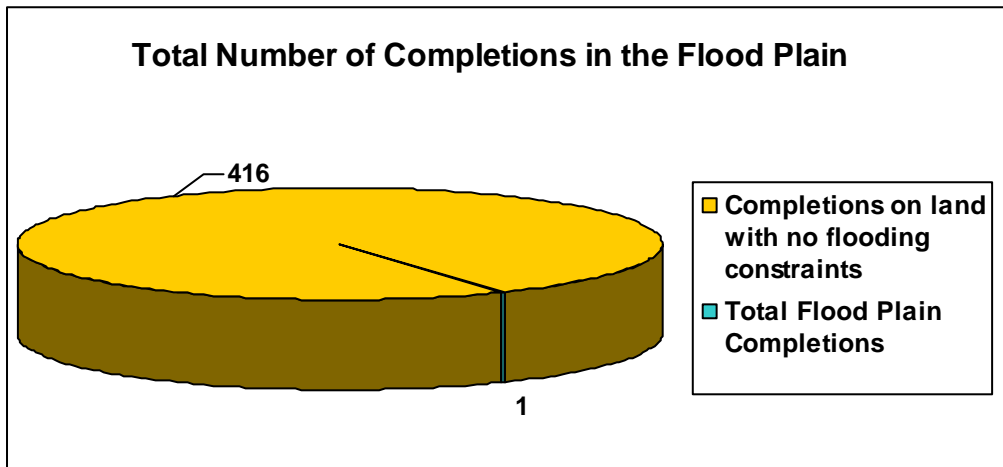
**Figure 11**



**Figure 12**



**Figure 13: Total large site completions in the flood plain**



### **13.0 CONCLUSION**

- 13.1 The current study based on the position at 01<sup>st</sup> April 2008 shows Bridgend County Borough has land available to provide a 6.6 year land supply when set against the Bridgend UDP Requirements. When compared to the past five year build rates, the land supply equates to 5.4 years supply.
- 13.2 The current economic climate has had an effect on many large sites. Those without infrastructure and some large sites that are currently on stop, or those that now have a slower development rate as a result of the market have been moved back with some phased outside the five year supply. Last years completions however were still above the annual average UDP requirement. Next year may see a more dramatic impact in relation to completions and future projects however at the present time the land supply remains sufficient.

## *Annex 1: Site Schedule*

**PRIVATE SECTOR  
SECTOR PREIFAT**

**LLYNFI VALLEY**

**MAESTEG**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
BRGD UDP	CROWN RD,MAESTEG,UDP H1 (30)	0	40	40	1.37	0	0	0	0	0	0	0	40	0
97/928	FORMER LLYNFI HOSPITAL,UDP H1 (75)	5	24	8	0.25	4	4	0	0	0	0	0	0	0
BRGD UDP	FORMER WASHERY SITE, MAESTEG,(HA61)	0	250	250	10.00	0	0	0	30	40	40	0	140	0
P/06/1392/FUL	LLYNFI LODGE, LLYNFI ROAD,	0	13	13	0.26	0	0	0	13	0	0	0	0	0
BRGD UDP	LWR. COMP. SCH. BRIDGEND RD,MAESTEG	0	70	70	2.71	0	0	0	0	30	20	0	20	0
BRGD UDP	WEST OF BETHANIA ST,UDP H1 (32) PART OF	0	16	3	0.19	0	3	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>MAESTEG</b>	5	413	384	14.78	4	7	0	43	70	60	0	200	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**NANTYFYLLON**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
BRGD UDP	62A & 63, PICTON ST., UDP H1(34)	0	14	14	0.30	0	0	0	0	0	0	0	14	0
08/175	LAND ADJ. TO 50 HEOL TYWITH, H1 (74)	0	13	13	0.40	0	4	4	5	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>NANTYFYLLON</b>	0	27	27	0.70	0	4	4	5	0	0	0	14	0

<b>TOTAL CYFANSWM</b>	<b>LLYNFI VALLEY</b>	5	440	411	15.48	4	11	4	48	70	60	0	214	0
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**MID OGWR  
OGWR CANOL**

**ABERKENFIG  
ABERCYNFFIG**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categoriaddio							

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
P/06/870/OUT	CAREY BAPTIST CHURCH,517 BRIDGEND ROAD	0	14	14	0.10	0	0	0	14	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>ABERKENFIG ABERCYNFFIG</b>	0	14	14	0.10	0	0	0	14	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**BRIDGEND  
PEN-Y-BONT AR OGWR**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/08/21/FUL	46-48 COITY ROAD,	0	14	2	0.08	2	0	0	0	0	0	0	0	0
P/06/173/FUL	69/71 COWBRIDGE ROAD, BRIDGEND	11	11	0	0.00	0	0	0	0	0	0	0	0	0
BRGD UDP - h155	BRIDGEND AFC GROUND, COYCHURCH, BRIDGEND	0	40	40	1.25	0	0	0	20	20	0	0	0	0
98/878	BROADLANDS (AREA D & S), UDP H1 (24)	2	94	0	0.00	0	0	0	0	0	0	0	0	0
00/430	BROADLANDS (AREA F),	0	97	0	0.00	0	0	0	0	0	0	0	0	0
P/03/1317/FUL	BROADLANDS, AREA LL	41	74	0	0.00	0	0	0	0	0	0	0	0	0
P/05/678/FUL	BROADLANDS (AREAS X & Y), UDP H1 (24)	4	13	4	0.00	4	0	0	0	0	0	0	0	0
P/05/166/RES	BROADLANDS AREA V, H1 24	26	70	44	2.47	18	12	14	0	0	0	0	0	0
P/05/1660/FUL	BROADLANDS (AREA Z) - H124,	0	10	10	0.67	0	0	3	3	4	0	0	0	0
P/00/420/OUT	BROADLANDS CAE GLEISON,	0	269	269	14.64	0	10	20	40	60	60	0	79	0
P/05/933/FUL	BROCASTLE ESTATE, BRIDGEND,	42	72	30	2.29	0	0	0	30	0	0	0	0	0
07/1159/OUT	CEFN GLAS RD, UDP H1 (1),	0	10	10	0.30	0	0	0	10	0	0	0	0	0
00/235	CEFN GLAS ROAD (NORTH), UDP H1 (68)	12	107	19	0.00	19	0	0	0	0	0	0	0	0
05/1574	COYCHURCH RD, LAND EAST OF, MASONIC HALL	77	313	104	2.07	20	64	20	0	0	0	0	0	0
P/06/19/FUL	FORMER WILDMILL BOILER HOUSE,	0	10	10	0.19	0	0	0	0	10	0	0	0	0
BRGD UDP	LAND AT PRINCESS WAY (WDA), H1(64)	0	20	20	0.70	0	0	0	0	0	20	0	0	0
89/1642 (86/133)	LOWER TREMAINS, BRACKLA, "BRIARFIELDS" UDP H1 (4)	4	124	2	0.00	2	0	0	0	0	0	0	0	0
BRGD UDP	NORTH EAST BRIDGEND, H4(2), UDP H1 (25) PARK DERWEN	0	1500	1500	84.60	0	0	0	50	100	150	0	1200	0
BRGD UDP	PART OF COITY ROAD SIDINGS, BRIDGEND	0	20	20	0.92	0	0	0	0	20	0	0	0	0
P/03/736/FUL	QUARELLA ROAD, BRIDGEND, H1 (85)	0	10	10	0.28	0	0	0	0	10	0	0	0	0
BRGD UDP	QUARELLA ROAD UDP H1 (18), FORMER NURSES HOSTEL	0	30	30	0.55	0	0	0	0	0	0	0	30	0
02/400/FUL	SOUTH OF JOSLIN ROAD, H1 (65)	0	30	30	1.10	0	0	0	0	10	20	0	0	0
P/03/1593/FUL	TREMAINS FARM BRACKLA BRIDGEND, H1(62)	4	104	0	0.00	0	0	0	0	0	0	0	0	0



**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

BRGD UDP - H181	WYNDHAM CLOSE, BRACKLA, BRIDGEND	0	48	48	2.13	0	0	0	0	0	0	0	48	0
<b>TOTAL CYFANSWM</b>	<b>BRIDGEND PEN-Y-BONT AR OGWR</b>	223	3090	2202	114.24	65	86	57	153	234	250	0	1357	0

**BRYNCETHIN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
BRGD UDP	MAENDY FARM H1 14,	0	90	90	3.19	0	0	0	0	0	0	0	90	0
P/07/668/RES	MAENDY FARM(II), UDP H1 (14)	0	200	200	11.03	0	20	20	50	50	60	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRYNCETHIN</b>	0	290	290	14.22	0	20	20	50	50	60	0	90	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**KENFIG HILL  
MYNYDDCYNFFIG**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/99/706OUT	ADJACENT 21 CROWN ROAD,UDP H1 (12)	5	19	3	0.00	3	0	0	0	0	0	0	0	0
89/0622	BRYNDU DEV'T(EAST),UDP H1 (8)	5	34	0	0.00	0	0	0	0	0	0	0	0	0
00/834	WATERHALL ROAD,UDP H1 (17)	0	15	14	0.71	0	0	0	7	7	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>KENFIG HILL MYNYDDCYNFFIG</b>	10	68	17	0.71	3	0	0	7	7	0	0	0	0

**NORTH CORNELLY**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/04/538/OUT	MARLAS FARM, NORTH CORNELLY,BRIDGEND H1 (56)	77	439	175	3.30	33	35	35	36	36	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>NORTH CORNELLY</b>	77	439	175	3.30	33	35	35	36	36	0	0	0	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**PENCOED**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
02/1108	LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	10	275	124	7.66	3	10	10	26	0	0	0	75	0
<b>TOTAL CYFANSWM</b>	<b>PENCOED</b>	10	275	124	7.66	3	10	10	26	0	0	0	75	0

**SARN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/03/354/FUL	TYNCOED FARM, SARN,BRIDGEND	20	39	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>SARN</b>	20	39	0	0.00	0	0	0	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**TONDU**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/03/1398	GLAN Y NANT (LAND AT),BRYN ROAD TONDU	0	12	12	0.34	4	8	0	0	0	0	0	0	0
07/920	LAND OFF MAESTEG ROAD,UDP H1 (51)	3	249	193	8.85	1	35	40	40	40	37	0	0	0
00/1004	LAND TO THE R/O BRYN ROAD,TONDU H1(84)	1	21	7	0.31	1	6	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TONDU</b>	4	282	212	9.50	6	49	40	40	40	37	0	0	0

<b>TOTAL CYFANSWM</b>	<b>MID OGWR OGWR CANOL</b>	344	4497	3034	149.73	110	200	162	326	367	347	0	1522	0
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**OGMORE AND GARW VALLEYS  
CYMOEDD GARW AC OGWR**

**BETTWS  
Y BETWS**

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
02/1234/out	CITY FARM,H1 (69)	0	40	40	0.90	0	0	0	10	30	0	0	0	0
80/0180	OS7900&7895,R/O HEOL DEWI SANT,H1 (72)	1	23	14	0.67	2	4	4	4	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BETTWS Y BETWS</b>	1	63	54	1.57	2	4	4	14	30	0	0	0	0

**BLACKMILL  
MELIN IFAN DDU**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
07/1245	PANT YR AWEL ,BLACKMILL	0	39	39	0.98	15	20	4	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BLACKMILL MELIN IFAN DDU</b>	0	39	39	0.98	15	20	4	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**EVANSTOWN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
P/05/112/FUL	FORMER ABERCERDIN SCHOOL, KENRY STREET	0	20	20	0.65	0	0	10	10	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>EVANSTOWN</b>	0	20	20	0.65	0	0	10	10	0	0	0	0	0	0

**LLANGEINOR  
LLANGEINWYR**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
01/913	LAND AT TY-NANT, LLLANGEINOR H1 (82)	0	10	10	0.06	0	0	0	0	0	0	0	10	0
<b>TOTAL CYFANSWM</b>	<b>LLANGEINOR LLANGEINWYR</b>	0	10	10	0.06	0	0	0	0	0	0	0	10	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**NANTYMOEL**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
00/797	CWRT COLMAN ST.,H10(1)	0	21	21	1.57	1	3	3	3	3	3	0	5	0
99/805	HEOL Y FEDWEN/HAUL BRYN,UDP H1 (66)	4	18	14	0.36	4	4	6	0	0	0	0	0	0
BRGD UDP	WAUNWEN,UDP H1 (40)	0	70	70	2.20	0	0	0	0	0	0	0	70	0
<b>TOTAL CYFANSWM</b>	<b>NANTYMOEL</b>	4	109	105	4.13	5	7	9	3	3	3	0	75	0

**OGMORE VALE**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
02/15	BRYN ROAD OGMORE VALE,	1	10	6	0.22	1	3	2	0	0	0	0	0	0
P/07/479/FUL	LAND AT NORTH ROAD,,OGMORE VALE, BRIDGEND	0	13	13	0.28	5	5	3	0	0	0	0	0	0
P/04/869/RES	TYNEWYDD SCHOOL, SCHOOL ROAD,OGMORE VALE	15	15	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>OGMORE VALE</b>	16	38	19	0.50	6	8	5	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**PONTYCYMMER**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/99/212/OUT	FORMER FFALDAU COLLIERY SITE,PONTYCYMMER	0	24	24	0.80	0	0	0	0	6	6	0	12	0
P/03/288/OUT	REMAINDER OF LOWER ADARE ST.,UDP H1 (36)	3	12	1	0.00	1	0	0	0	0	0	0	0	0
BRGD UDP	WOOD STREET,UDP H1 (37)	0	10	10	0.30	0	0	0	0	0	0	0	10	0
<b>TOTAL CYFANSWM</b>	<b>PONTYCYMMER</b>	3	46	35	1.10	1	0	0	0	6	6	0	22	0

**PRICETOWN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
91/0266	NORTH OF ABER COTTAGES,OGWY ST,UDP H1 (41)	0	14	3	0.29	0	1	1	1	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PRICETOWN</b>	0	14	3	0.29	0	1	1	1	0	0	0	0	0



Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

<b>TOTAL CYFANSWM</b>	<b>OGMORE AND GARW VALLEYS CYMOEDD GARW AC OGWR</b>	24	339	285	9.28	29	40	33	28	39	9	0	107	0
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PORTHCAWL AND COASTAL VALE

PORTHCAWL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/06/1383/FUL	7,8,9 LOCKS COMMON ROAD,	0	15	15	0.00	15	0	0	0	0	0	0	0	0
83/1323	AUSTIN AVE/BRIDGEND ROAD,NEWTON, UDP H1 (26)	0	84	3	0.00	3	0	0	0	0	0	0	0	0
P/03/1357/FUL	FORMER SEA BANK HOTEL,CAR PARK, THE GREEN AVE	0	64	64	0.97	0	0	64	0	0	0	0	0	0
BRGD UDP	PORTHCAWL REGENERATION AREA,	0	1350	1350	19.00	0	0	14	60	120	200	0	956	0
BRGD UDP	PWLL Y WAUN, PORTHCAWL,PORTHCAWL	0	40	40	0.80	0	0	0	0	20	20	0	0	0
06/1451	STATION HILL MOT BUILDING,SITE	0	11	11	0.08	0	0	0	11	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL</b>	0	1564	1483	20.85	18	0	78	71	140	220	0	956	0

<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL AND COASTAL VALE</b>	0	1564	1483	20.85	18	0	78	71	140	220	0	956	0
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**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

<b>TOTAL CYFANSWM</b>		373	6840	5213	195.34	161	251	277	473	616	636	0	2799	0
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**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

HOUSING ASSOCIATION, PUBLIC  
CYMDEITHAS TAI, CYHOEDDUS

LLYNFI VALLEY

CAERAU

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriadau								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
P/06/1228/FUL	LAND AT TONNA ROAD,NANTYFFYLON	13	13	0	0.00	0	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>CAERAU</b>	13	13	0	0.00	0	0	0	0	0	0	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>LLYNFI VALLEY</b>	13	13	0	0.00	0	0	0	0	0	0	0	0	0	0
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MID OGWR  
OGWR CANOL

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**BRIDGEND  
PEN-Y-BONT AR OGWR**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/05/1390/FUL	AREA GG BROADLANDS BRIDGEND,	18	18	0	0.00	0	0	0	0	0	0	0	0	0
P/00/420/OUT	BROADLANDS CAE GLEISON,	0	31	31	14.64	0	0	0	0	31	0	0	0	
<b>TOTAL CYFANSWM</b>	<b>BRIDGEND PEN-Y-BONT AR OGWR</b>	18	49	31	14.64	0	0	0	0	31	0	0	0	

**BRYNCETHIN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/07/668/RES	MAENDY FARM(II),UDP H1 (14)	0	50	50	11.03	0	0	25	25	0	0	0	0	
<b>TOTAL CYFANSWM</b>	<b>BRYNCETHIN</b>	0	50	50	11.03	0	0	25	25	0	0	0	0	

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**KENFIG HILL  
MYNYDDCYNFFIG**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
00/1079	BRYNDU DEVT CENTRAL, UDP H1(9),	13	130	59	1.34	19	40	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>KENFIG HILL MYNYDDCYNFFIG</b>	13	130	59	1.34	19	40	0	0	0	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>MID OGWR OGWR CANOL</b>	31	229	140	27.01	19	40	25	25	31	0	0	0	0
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**PORHCAWL AND COASTAL VALE**

**PORHCAWL**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categoriaddio							

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
07/797	THE NURSERIES, NEW ROAD,	0	10	10	0.29	0	0	10	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL</b>	0	10	10	0.29	0	0	10	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL AND COASTAL VALE</b>	0	10	10	0.29	0	0	10	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		44	252	150	27.30	19	40	35	25	31	0	0	0	0

LPA CCLI	Full Name Enw llawn
BRGD UDP	BRIDGEND UNITARY DEVELOPMENT PLAN
OGWR LP	OGWR BOROUGH LOCAL PLAN(ADOPTED APRIL 1995)

Site Address Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
46-48 COITY ROAD,	Mid Ogwr Ogwr Canol	PP2	P/08/21/FUL	P/08/21/FUL	Full
62A & 63, PICTON ST., UDP H1(34)	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
69/71 COWBRIDGE ROAD, BRIDGEND	Mid Ogwr Ogwr Canol	PP2	P/06/173/FUL	P/06/173/FUL	Full
7,8,9 LOCKS COMMON ROAD,	Porthcawl and Coastal Vale	PP2	P/06/1383/FUL	P/06/1383/FUL	Full
ADJACENT 21 CROWN ROAD, UDP H1 (12)	Mid Ogwr Ogwr Canol	PP1	P/99/706OUT	P/99/706OUT	Outline
AREA GG BROADLANDS BRIDGEND,	Mid Ogwr Ogwr Canol	PP2	P/05/1390/FUL	P/05/1390/FUL	Full
AUSTIN AVE/BRIDGEND ROAD, NEWTON, U	Porthcawl and Coastal Vale	PP1	83/1323	83/1323	Outline
BRIDGEND AFC GROUND, COYCHURCH, BR	Mid Ogwr Ogwr Canol	ALP	BRGD UDP - h155	BRGD UDP - h155	Adopted Plan

BROADLANDS (AREA D & S),UDP H1 (24)	Mid Ogwr Ogwr Canol	PP3	98/878	98/878	Reserved Matters
BROADLANDS (AREA F),	Mid Ogwr Ogwr Canol	PP3	00/430	00/430	Reserved Matters
BROADLANDS,AREA LL	Mid Ogwr Ogwr Canol	PP2	P/03/1317/FUL	P/03/1317/FUL	Full
BROADLANDS (AREAS X & Y),UDP H1 (24)	Mid Ogwr Ogwr Canol	PP2	P/05/678/FUL	P/05/678/FUL	Full
BROADLANDS AREA V,H1 24	Mid Ogwr Ogwr Canol	PP3	P/05/166/RES	P/05/166/RES	Reserved Matters
BROADLANDS (AREA Z) - H124,	Mid Ogwr Ogwr Canol	PP2	P/05/1660/FUL	P/05/1660/FUL	Full
BROADLANDS CAE GLEISON,	Mid Ogwr Ogwr Canol	PP1	P/00/420/OUT	P/00/420/OUT	Outline
BROCASTLE ESTATE, BRIDGEND,	Mid Ogwr Ogwr Canol	PP2	P/05/933/FUL	P/05/933/FUL	Full
BRYNDU DEVT CENTRAL, UDP H1(9),	Mid Ogwr Ogwr Canol	PP3	00/1079	00/1079	Reserved Matters
BRYNDU DEV'T(EAST),UDP H1 (8)	Mid Ogwr Ogwr Canol	PP1	89/0622	89/0622	Outline
BRYN ROAD OGMORE VALE,	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	02/15	02/15	Outline
CAREY BAPTIST CHURCH,517 BRIDGEND ROAD	Mid Ogwr Ogwr Canol	PP1	P/06/870/OUT	P/06/870/OUT	Outline
CEFN GLAS RD, UDP H1 (1),	Mid Ogwr Ogwr Canol	PP1	07/1159/OUT	07/1159/OUT	Outline



CEFN GLAS ROAD (NORTH),UDP H1 (68)	Mid Ogwr Ogwr Canol	PP2	00/235	00/235	Full
CITY FARM,H1 (69)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	02/1234/out	02/1234/out	Outline
COYCHURCH RD, LAND EAST OF,MASONIC HALL	Mid Ogwr Ogwr Canol	PP3	05/1574	05/1574	Reserved Matters
CROWN RD,MAESTEG,UDP H1 (30)	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
CWRT COLMAN ST.,H10(1)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	00/797	00/797	Outline
FORMER ABERCERDIN SCHOOL,KENRY STREET	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/05/112/FUL	P/05/112/FUL	Full
FORMER FFALDAU COLLIERY SITE,PONTY	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	P/99/212/OUT	P/99/212/OUT	Outline
FORMER LLYNFI HOSPITAL,UDP H1 (75)	Llynfi Valley	PP1	97/928	97/928	Outline
FORMER SEA BANK HOTEL,CAR PARK, TH	Porthcawl and Coastal Vale	PP2	P/03/1357/FUL	P/03/1357/FUL	Full
FORMER WASHERY SITE, MAESTEG,(HA61)	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
FORMER WILDMILL BOILER HOUSE,	Mid Ogwr Ogwr Canol	PP2	P/06/19/FUL	P/06/19/FUL	Full
GLAN Y NANT (LAND AT),BRYN ROAD TONDU	Mid Ogwr Ogwr Canol	PP3	P/03/1398	P/03/1398	Reserved Matters
HEOL Y FEDWEN/HAUL BRYN,UDP H1 (66)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	99/805	99/805	Outline

LAND ADJ. TO 50 HEOL TYWITH,H1 (74)	Llynfi Valley	PP2	08/175	08/175	Full
LAND AT NORTH ROAD,,OGMORE VALE, B	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/07/479/FUL	P/07/479/FUL	Full
LAND AT PRINCESS WAY (WDA),H1(64)	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
LAND AT TONNA ROAD,NANTYFFYLON	Llynfi Valley	PP2	P/06/1228/FUL	P/06/1228/FUL	Full
LAND AT TY-NANT,LLANGEINOR H1 (82)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	01/913	01/913	Outline
LAND OFF MAESTEG ROAD,UDP H1 (51)	Mid Ogwr Ogwr Canol	PP3	07/920	07/920	Reserved Matters
LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	Mid Ogwr Ogwr Canol	PP2	02/1108	02/1108	Full
LAND TO THE R/O BRYN ROAD,TONDU H1(84)	Mid Ogwr Ogwr Canol	PP1	00/1004	00/1004	Outline
LLYNFI LODGE, LLYNFI ROAD,	Llynfi Valley	PP2	P/06/1392/FUL	P/06/1392/FUL	Full
LOWER TREMAINS,BRACKLA,"BRIARFIELD	Mid Ogwr Ogwr Canol	PP2	89/1642 (86/133)	89/1642 (86/133)	Full
LWR. COMP. SCH. BRIDGEND RD,MAESTEG	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
MAENDY FARM H1 14,	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
MAENDY FARM(II),UDP H1 (14)	Mid Ogwr Ogwr Canol	PP3	P/07/668/RES	P/07/668/RES	Reserved Matters

MARLAS FARM, NORTH CORNELLY,BRIDG	Mid Ogwr Ogwr Canol	PP1	P/04/538/OUT	P/04/538/OUT	Outline
NORTH EAST BRIDGEND,H4(2), UDP H1 (25)	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
NORTH OF ABER COTTAGES,OGWY ST,UD	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	91/0266	91/0266	Outline
OS7900&7895,R/O HEOL DEWI SANT,H1 (72)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	80/0180	80/0180	Full
PANT YR AWEL ,BLACKMILL	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	07/1245	07/1245	Full
PART OF COITY ROAD SIDINGS,BRIDGEND	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
PORHCRAWL REGENERATION AREA,	Porthcawl and Coastal Vale	ALP	BRGD UDP	BRGD UDP	Adopted Plan
PWLL Y WAUN, PORHCRAWL,PORHCRAWL	Porthcawl and Coastal Vale	ALP	BRGD UDP	BRGD UDP	Adopted Plan
QUARELLA ROAD, BRIDGEND,H1 (85)	Mid Ogwr Ogwr Canol	PP2	P/03/736/FUL	P/03/736/FUL	Full
QUARELLA ROAD UDP H1 (18),FORMER NU	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
REMAINDER OF LOWER ADARE ST.,UDP H1 (36)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	P/03/288/OUT	P/03/288/OUT	Outline
SOUTH OF JOSLIN ROAD,H1 (65)	Mid Ogwr Ogwr Canol	PP2	02/400/FUL	02/400/FUL	Full
STATION HILL MOT BUILDING,SITE	Porthcawl and Coastal Vale	PP2	06/1451	06/1451	Full

THE NURSERIES, NEW ROAD,	Porthcawl and Coastal Vale	PP1	07/797	07/797	Outline
TREMAINS FARM BRACKLA BRIDGEND,H1(62)	Mid Ogwr Ogwr Canol	PP2	P/03/1593/FUL	P/03/1593/FUL	Full
TYNCOED FARM, SARN,BRIDGEND	Mid Ogwr Ogwr Canol	PP2	P/03/354/FUL	P/03/354/FUL	Full
TYNEWYDD SCHOOL, SCHOOL ROAD,OGM	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP3	P/04/869/RES	P/04/869/RES	Reserved Matters
WATERHALL ROAD,UDP H1 (17)	Mid Ogwr Ogwr Canol	PP2	00/834	00/834	Full
WAUNWEN,UDP H1 (40)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	ALP	BRGD UDP	BRGD UDP	Adopted Plan
WEST OF BETHANIA ST,UDP H1 (32) PART OF	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
WOOD STREET,UDP H1 (37)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	ALP	BRGD UDP	BRGD UDP	Adopted Plan
WYNDHAM CLOSE, BRACKLA,BRIDGEND	Mid Ogwr Ogwr Canol	ALP	BRGD UDP - H181	BRGD UDP - H181	Adopted Plan
			OGWR LP	OGWR LP	

**TABLE E**

**LARGE AND SMALL SITE COMPLETIONS INFORMATION**  
(as supplied by Bridgend C.B.C. Planning Department)

Last 16 Years Actual Completions: 1st July 1990 -01<sup>st</sup> April 08

*ANNUAL COMPLETIONS*

<i>LARGE SITES</i>	PERIOD	<i>SMALL SITES</i>
621 UNITS	1990/91	38 UNITS
478 UNITS	1991/92	54 UNITS
522 UNITS	1992/93	111 UNITS
582 UNITS	1993/94	25 UNITS
597 UNITS	1994/95	11 UNITS
447 UNITS	1995/96	52 UNITS
376 UNITS	1996/97	53 UNITS
260 UNITS	1997/98	32 UNITS
589 UNITS	1998/99	97 UNITS
521 UNITS	1999/2000	65 UNITS
	<b>Start of UDP Plan period</b>	
613 UNITS	2000/2001	65 UNITS
498 UNITS	2001/2002	75 UNITS
346 UNITS	2002/2003	50 UNITS
<b>START OF 5 YEAR PERIOD</b>		
417 UNITS	2003/2004	43 UNITS
566 UNITS	2004/2005	86 UNITS
382 UNITS	2005/2006	92 UNITS
548 UNITS	*2006/2007	87 UNITS
417 UNITS	2007/2008	97 UNITS
<b>2330 UNITS</b>	<b>TOTAL (5 years)</b>	<b>405 UNITS</b>
<b>547 pa</b>	<b>ANNUAL AVERAGE Over 5 Years</b>	<b>81 pa</b>

**Total Completions (Last 5 Years - Large and Small sites) - 2735 UNITS**

Average large site completions over last five years (i.e. 2259 / 5) = 547 p.a.

Average small site completions over last five years (i.e. 358/5) = 81 p.a.

\* Completions are for the 9 month period 30<sup>th</sup> June 2006 -31<sup>st</sup> March 2007.

## Annex 3: Site Location Map

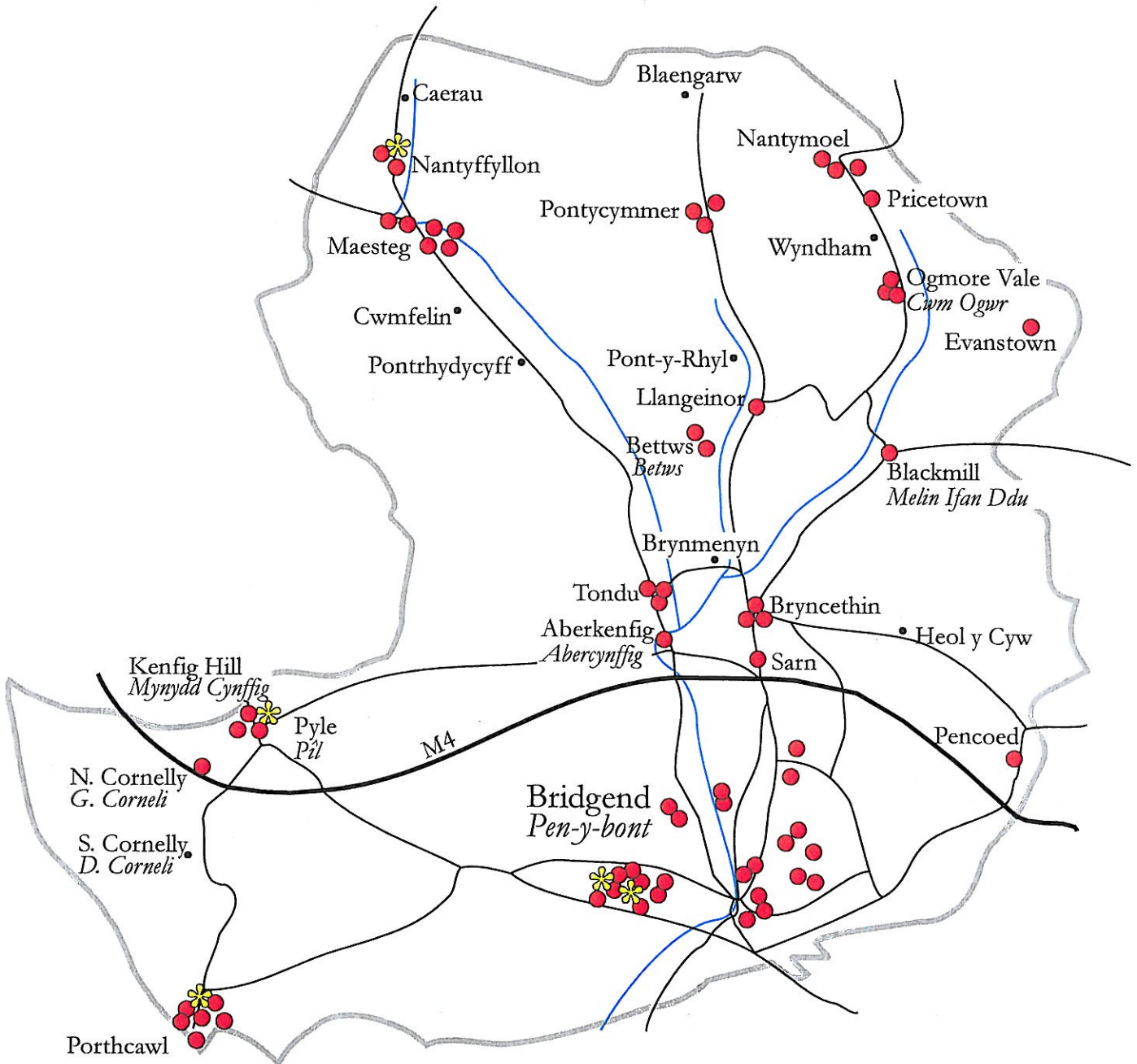
# Land Availability Study

# Astudiaeth Argaeledd Tir

**BRIDGEND**

**2008**

**PEN-Y-BONT**



Private / *Preifat*



Housing Association / Public  
*Cymdeithas Tai / Cyhoeddus*

1st April 2008  
1af Ebrill 2008



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

Annex 4: Extract from Planning Policy Wales  
& TAN 1: JHLAS



Planning Policy Wales

Technical Advice Note

# 1: JOINT HOUSING LAND AVAILABILITY STUDIES



Llywodraeth Cynulliad Cymru  
Welsh Assembly Government



June 2006

This document is one of a series of Technical Advice Notes (TANs) which supplement *Planning Policy Wales* (2002) (as updated by Ministerial Interim Planning Policy Statements).

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## 1. Introduction

1.1 This Technical Advice Note (TAN) should be read in conjunction with *Planning Policy Wales*<sup>1</sup> (PPW) which sets out the land use planning policies of the Welsh Assembly Government (the Assembly Government). PPW, Ministerial Interim Planning Policy Statements (MIPPS), TANs and Circulars should be taken into account by local planning authorities in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the National Assembly for Wales (the Assembly) and Planning Inspectors in the determination of called-in planning applications and appeals.

1.2 Reference documents (listed in the reference column in the margin) provide information that should be read in conjunction with this TAN.

1.3 Planning Guidance (Wales), Technical Advice Note (Wales) 1, *Joint Housing Land Availability Studies 1997*, is hereby cancelled.

## 2. Purpose

2.1 This note provides guidance on the preparation of Joint Housing Land Availability Studies (JHLAS). The purpose of these studies is to:

- monitor the provision of market and affordable housing<sup>2</sup>;
- provide an agreed statement of residential land availability for development planning and control purposes; and
- set out the need for action in situations where an insufficient supply is identified.

2.2 Local planning authorities must ensure that sufficient land is genuinely available to provide a **5 year supply** of land for housing. This land supply must inform the strategy contained in the development plan. Local planning authorities should also have regard to the requirement to prepare and provide timely housing land supply figures to satisfy the requirements of the Wales Programme for Improvement Core Planning Indicators<sup>3</sup> and Local Development Plans Annual Monitoring Reports (AMR)<sup>4</sup>.

## References

1 *Planning Policy Wales*, Welsh Assembly Government, 2002

2 The definition of affordable housing for the purposes of this TAN is contained in paragraph 5.1 of Technical Advice Note 2, *Planning and Affordable Housing*, Welsh Assembly Government, 2006. This definition must be used in the JHLA process.

3 Wales Programme for Improvement Planning Indicators: Affordable Housing; Previously Developed Land; Housing Land Supply

4 *LDP Wales* (paragraphs 4.42-4.50), Welsh Assembly Government, 2005



### 3. Study Group Composition

3.1 Study groups, from 1<sup>st</sup> April 2006 are co-ordinated by the Department for Enterprise, Innovation and Networks (DEIN) of the Welsh Assembly Government. Groups comprise DEIN, the local planning authority, relevant local authority departments (e.g. housing), housebuilders' representatives, statutory undertakers, infrastructure providers and other bodies as appropriate.

3.2 To reflect local housing markets and the principles set out in the Wales Spatial Plan<sup>5</sup>, regional Groups may be established to undertake housing land availability studies across an area wider than an individual local planning authority. Where such an approach is adopted representation must include the organisations identified in paragraph 3.1. Any regional conclusions must be disaggregated to the local planning authority level.

### 4. Development Plans

4.1 Local planning authorities should integrate development plan and JHLA processes. JHLA studies provide an important part of the evidence base for plan preparation. They provide information on previous house building rates and the current supply of land for housing as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR. Where the JHLA study, and subsequently the AMR identifies a shortfall in the housing land requirement the local planning authority should consider revising or reviewing the development plan either in whole or in part (further advice relating to situations where supply is below 5 years is contained in section 5).

### 5. Situations where supply is below 5 years

5.1 The results of the Joint Housing Land Availability Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply **below the 5 year requirement**, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land. This may include reviewing the development plan,

## References

*5 People, Places, Futures-The Wales Spatial Plan*, Welsh Assembly Government, 2004

releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites, which prospective developers may be prepared to finance in whole or in part. **The local planning authority must include a statement in the JHLA study outlining the measures it is taking to address the shortfall in housing land supply.**

## 6. Study Frequency

6.1 Housing land supply can change rapidly and it is therefore important that the Housing Land Availability Studies are produced on an annual basis. All studies must have a common base date of 1<sup>st</sup> April. Study Group members are expected to co-operate fully to ensure that the study is published within 12 months of its base date. This is necessary to ensure that accurate information on housing land supply and completions is available for inclusion in LDP AMR's. Study Group members should enter into an agreement with DEIN, which contains a timetable for the preparation of the JHLA study, so that resources can be deployed appropriately during the preparation of the studies.

## 7. Study preparation

### 7.1 Data collection

7.1.1 As part of the JHLA process local planning authorities must maintain accurate housing completion records which identify the number of market and affordable housing units built each year (April - March).

7.1.2 Sites included in the Joint Housing Land Availability Studies must satisfy at least one of the following conditions:

- the grant of outline or full planning permission for residential purposes; or,
- the land should be identified for residential purposes in an adopted development plan.

7.1.3 Sites subject to Section 106 agreements should only be included in the studies if they are allocated in an adopted development plan. The Group should decide upon the categorisation of such sites as outlined in paragraph 7.3.2.

7.1.4 At the commencement of each study local authorities will be invited to compile comprehensive and up-to-date lists of all sites for residential development. Normally only sites with a capacity for 10 or more dwellings will be included in the studies, but a Group

## References

may wish to agree a lower limit if it believes that this is more appropriate for its area. It has become the practice in rural areas to include in the studies sites of 5 or more units.

**7.1.5** Sites below the 5 or 10 unit threshold, i.e. small sites, can make a significant contribution to total housing provision. The Group should therefore agree an estimate to be made for these sites. This estimate should include an allowance for sites not specifically identified at the time of the study (windfall sites). This allowance should be based on the contribution (from recorded completions) that such sites have made to housing provision in the area over the last five years.

**7.1.6** For each site a standard proforma must be completed to provide the following details:

- a plan of the site (either paper or electronic);
- local planning authority reference number;
- national grid reference;
- description of the proposed development (including whether part of a mixed use scheme);
- planning status (full or outline planning approval where appropriate);
- whether sited on previously developed land (as defined by *Planning Policy Wales*);
- development constraints (including TAN 15<sup>6</sup> flood zone categorisation, sewerage capacity);
- site area (hectares);
- average density (dwellings per/hectare);
- number of units (market and affordable) and the local authority's view of the number of dwellings likely to be completed within each year of the study period;
- a breakdown of the number of units completed according to their type, i.e. houses, flats or other.

A computer print out of the previous study's proformas will be provided to assist local authorities in updating.

## **7.2** *Study Group Meeting*

**7.2.1** The Study Group meeting is central to the JHLA process. A meeting of the Study Group will be convened to

## **References**

6 Technical Advice Note 15, *Development and Flood Risk*, Welsh Assembly Government, July 2004



consider the lists of sites prepared by the local planning authority. All information must be available at the time of the meeting. The purpose of the meeting is to:

- identify areas where the general level of demand is such that housing development is unlikely within 5 years. These areas of low demand should be defined prior to categorisation of individual sites;
- categorise sites (see section 7.3 below);
- estimate the number of dwellings (general market and affordable) likely to be completed on each site in the study period (taking into account the rate at which houses can be marketed on each site).

**7.2.2** The Study Group meeting provides the forum for discussion and agreement. All parties should co-operate fully to ensure that issues and differences of opinion are resolved at the meeting. In the rare event where irreconcilable differences of opinion exist, the Assembly Government (DEIN) will have the final decision. However dissenting Group members have the right to have their views expressed in a minority report.

### **7.3** *Site categorisation*

**7.3.1** Categorisation should be agreed at the Study Group meeting. This will provide, for each local planning authority, information on the total housing land supply and that which is genuinely available for housing development.

**7.3.2** Sites (or the phases of sites where a site is to be developed in this way) should be categorised as follows:

**Sites under construction:** Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

**Category 1:** Sites or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

**Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

**Category 2\*:** Sites which are capable of being developed within the 5 year period but which lie within the areas

## **References**

defined in paragraph 7.2.1 above, where market demand is such that development is unlikely to occur within 5 years;

**Category 3:** Sites or the phases of sites where either:

- 3i. development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or
- 3ii. development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

**7.3.3** For sites or the phases of sites to be regarded as genuinely available within a 5 year period (i.e. sites under construction and categories 1, 2, 2\*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate;
- the Group agree that it is financially viable to develop the site.

**7.3.4** In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

#### **7.4** *Re-assessing site categorisation*

**7.4.1** Some sites have remained in category 2 for periods well in excess of 5 years. This may in some areas distort the agreed housing land availability figure. Where sites in category 2 remain undeveloped for more than 5 years there should be a presumption to reclassify such sites into category 3i. In situations where such sites are not reclassified there should be an explanation why they remain in category 2.

#### **7.5** *Calculating land supply*

**7.5.1** Each local planning authority must undertake the necessary calculations and make comparisons between the available land and the future housing requirement. These comparisons should be made for the local planning authority as a whole. However,

## **References**

where the Group agree, comparisons may be made on a sub-area basis provided that this approach can be fully justified by the study.

**7.5.2** To meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan - the **residual method**. In some circumstances, that calculation has indicated land shortages or surpluses, which do not exist in practice. In such cases, a comparison of available land with **past building rates** can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan. Any such departure from the use of the residual method should be justified.

**7.5.3** Where the residual method is used, it is expected that it will normally be appropriate to use adopted development plans to form the context for the studies. The Assembly Government therefore stresses the importance of producing up to date development plans. In cases where such adopted development plans cover only part of the period of the study, published development plan modifications may be used for land supply calculations. When there are no such development plan modifications then the average annual provision from the last 5 years of the time covered by the development plan should be extrapolated to give an estimate of the land required.

**7.5.4** When older adopted development plans cover the whole period of the Joint Housing Land Availability Study, the inclusion of more up to date figures from published UDP modifications or deposited UDP/LDPs may be used if all members of the Group agree. Where a draft deposit development plan is likely to be adopted before the next study is published and includes housing sites which are unlikely to change before the plan is adopted, the sites identified in the plan can, if all members of the Group agree, be included in the study report. However, these draft development plan sites must be identified separately and the contribution that the sites might make to the land supply situation must not be incorporated into the agreed land supply calculations.

**7.5.5** Where past house completion figures are used as a basis for comparison, the number of dwellings for which housing land is required in the study period will be the number of dwellings already completed in the 5 years preceding the base date of the study. In some circumstances a longer or shorter period may be appropriate. Where all the members of the Group agree, an alternative time period may be used. The reasons for adopting any alternative period should be fully explained.

## References

## 7.6 Study Publication

7.6.1 An annual study report must be published for each local planning authority, including site assessments. The study must provide information on past completions for affordable and market housing and the adequacy of the future housing land supply. It must also include information on housing completions and the future land supply accounted for by previously developed land and flood risk sites using the TAN 15 categorisation.

7.6.2 The study must provide a total number of completions over the study period. This figure should be disaggregated to show:

- the number and proportion of market and affordable housing units;
- the number and proportion of completions on previously developed land;
- the number and proportion of completions broken down by housing type i.e. houses, flats or other;
- the number and proportion of completions on flood risk sites (defined using TAN 15 categorisation).

7.6.3 In addition the study must provide information on future land supply expressed in years and details of the methodology used to calculate it. The future land supply should be disaggregated to show:

- the amount of housing land available for development on previously developed land;
- the amount of housing land available on flood risk sites (defined using TAN 15 categorisation).

7.6.4 All significant differences of view within the Group should be included in the report. No member of the Study Group shall have a veto over publication of the report.

7.6.5 Copies of the study report should be sent to all members of the Study Group and the Welsh Assembly Government (Planning Division). It must also be published on the local planning authority and Assembly Government web sites.

## References

## Annex 5 Affordable Housing Table Bridgend 2008

BRIDGEND COUNTY BOROUGH COUNCIL

Joint Housing Land Availability Study 2008

Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over The Next Five Years (2008-2013)

The Bridgend Unitary Development Plan sets out the Authorities affordable housing policy for the period 2001-2016. Policy H7 of the plan states that "where a local need is demonstrated, the council will expect an appropriate element of affordable housing to be provided on suitable sites capable accommodating 15 or more units or exceeding 0.5 hectares in size. Supplementary Planning Guidance 13: Affordable Housing, recognised the need to apply different contributions to different zones of the borough. " In the Northern Housing Market Area of the County Borough at least 15% of the housing constructed on sites which meet the threshold requirements of the policy H7 will be affordable". In the Southern Housing Market Area of the County Borough, at least 30% of the housing constructed on sites which meet the requirement of policy H7 will be affordable. Paragraph 4.10 of the SPG states that the "The 15% and 30% targets are considered to be realistic and achievable, whilst reflecting the different affordable housing needs within the Northern and Southern zones of the County Borough respectively as evidenced in the Local Housing Needs Assessment

Site Name	Settlement	Total Site Capacity	Actual Completed Units Affordable Housing 07-08	Actual Completed Units Market Housing	Remaining Capacity	Estimated affordable housing contribution 2008-2013	Estimated market housing contribution 2008-2013	Comments
<b>Private Sector</b>								
Crown road, Maesteg	Maesteg	40	0	0	40	0	0	3(i) Site. Based on the SPG Northern Housing Market area target of 15% = 6 units
Former Llynfi Hospital	Maesteg	24	0	5	8	0	8	

Former Washery Site, Maesteg	Maesteg	250	0	0	250	16	94	Based on the SPG Northern Housing Market area target of 15%
Llynfi Lodge, Llynfi Road	Maesteg	13	0	0	13	0	13	
LWR Comp School, Bridgend Road, Maesteg	Maesteg	70	0	0	70	7	43	Based on the SPG Northern Housing Market area target of 15%
West of Bethaunia St, UDP H1, Part of	Maesteg	16	0	0	3	0	3	
62A & 63 Picton Street UDP	Nantyllon	14	0	0	14	0	0	3(i) Site. Based on the SPG Northern Housing Market area target of 15% = 2 units
Land Adj to 50 Heol Tywith, H1	Nantyllon	13	0	0	13	0	13	
Carey Baptist Church	Aberkenfig	14	0	0	14	0	14	
46-48 Coity Road	Bridgend	14	0	0	2	0	2	
68/71 Cowbridge Road, Bridgend	Bridgend	11	0	11	0	0	0	Site complete.
Bridgend AFC Ground, Coychurch Bridgend	Bridgend	40	0	0	40	12	28	Based on the SPG Southern Market area of 30%
Broadlands (Area D & S) UDP H1 (24)	Bridgend	94	0	2	0	0	0	Site complete.
Broadlands (Area F)	Bridgend	97	0	0	0	0	0	Site complete.
Broadlands, Area LL	Bridgend	74	0	41	0	0	0	Site complete.
Broadlands (Areas X & Y) UDP 24	Bridgend	13	0	4	4	0	4	
Broadlands Area V, H1 24	Bridgend	70	0	26	44	0	44	
Broadlands (Area Z) - H124	Bridgend	10	0	0	10	0	10	

Broadlands Cae Gleison	Bridgend	269	0	0	269	0	190	79 in 3(i). Affordable element for 31 units in later part of the schedule.
Brocastle Estate, Bridgend	Bridgend	72	0	42	30	0	30	Hafod care. Affordable?
Cefn Glas Road, UDP	Bridgend	10	0	0	10	0	10	
Cefn Glas Road, (North) UDP	Bridgend	107	0	12	19	0	19	6 Affordable completions in 2007
Coychurch Road, Land East of Masonic Hall	Bridgend	313	27	50	104	51	53	51 units have been sold to Hafod HA, in addition there were 27 LCHO completions
Former Wildmill Boiler House	Bridgend	10	0	0	10	0	10	Noted as a good site for an RSL
Land at Princess Way (WDA) H1	Bridgend	20	0	0	20	6	14	Based on the SPG Southern Market area of 30%
Lower Tremains, Brackla "Briarfields UDP	Bridgend	124	0	4	2	0	2	
North East Bridgend, Park Derwen	Bridgend	1500	0	0	1500	42	258	1200 in 3(i). 150 AH units have been agreed, 40 Lo cost, 110 will be transferred to a RSL. Remaining capacity in 3(i). Affordable units = 108 units
Part of Coity Road Sidings, Bridgend	Bridgend	20	0	0	20	6	14	Based on SPG Southern Market area target of 30%

Quarella Road, Bridgend	Bridgend	10	0	0	10	0	10	May come forward as an RSL development in the future.
Quarella Road UDP, Former Nurses Hostel	Bridgend	30	0	0	30	0	0	3(i) Site. Based on the Northern SPG housing market area target of 30% = 9 units
South of Joslin Road	Bridgend	30	0	0	30	9	21	Based on the SPG Southern Market area of 30%
Tremains Farm Brackla, Bridgend	Bridgend	104	0	4	0	0	0	Site complete.
Wyndam Close, Brackla Bridgend	Bridgend	48	0	0	48	0	0	3(i) Site.
Maendy Farm	Bryncethin	90	0	0	90	0	0	3(i) Site. Base on the SPG Southern Market area target of 30% = 27 units
Maendy Farm II	Bryncethin	200	0	0	200	0	200	HA part discussed later in schedule.
Adjacent 21 Crown Road	Kenfig Hill	19	0	5	3	0	3	
Bryndu Dev't (East) UDP H1	Kenfig Hill	34	0	5	0	0	0	Site complete.
Waterhall Road,	Kenfig Hill	15	0	0	14	0	14	
Marlas Farm, North Cornelly. Bridgend	North Cornelly	439	0	77	175	18	157	Hafor, V2C, and WWHA have been approached to purchase dwellings on the site.
Land South of Hendre Road, UDP	Pencoed	275	0	10	124	0	39	75 in 3(i).
Tyncoed Farm, Sarn, Bridgend	Sarn	39	7	13	0	0	0	Site complete. 7 intermediete



Glan Y Nant (Land at) Bryn Road Tondy	Tondy	12	0	0	12	0	12	
Land off Maesteg Road, UDP	Tondy	249	0	3	193	0	193	40 social rented. Linc Cymru discussed later in schedule
Land to the RO Bryn Road, Tondy	Tondy	21	0	1	7	0	7	
City Farm	Bettws	40	0	0	40	2	38	2 x 2 Bed properties to be marketed at 30% below market value and retained as affordable
OS7900 & 7895 RO Heol Dewi Sant	Bettws	23	0	1	14	0	14	
Pant Yr Awel, Blackmill	Blackmill	39	0	0	39	5	34	5 Intermediate dwellings for sale have been secured but the tenure may change. V2C.
Former Abercerdin School, Kerry Street	Evanstown	20	0	0	20	3	17	3 intermediate dwellings. V2C.
Land at Ty Nant, Llangeinor	Llangeinor	10	0	0	10	0	0	3(i).
Cwrt Colman St	Nantymoel	21	0	0	21	0	16	
Heol Y Fedwen / Haul Bryn	Nantymoel	18	0	4	14	0	14	
Waunwen UDP	Nantymoel	70	0	0	70	0	0	70 in 3(i). Based on the SPG Northern Housing Market area target of 15% = 10 units
Bryn Road Ogmor Vale	Ogmor Vale	10	0	1	6	0	6	

Former Ffaldau Colliery Site	Pontycymmer	24	0	0	24	0	12	12 in 3(i). Based on the SPG Northern Housing Market area target of 15% = 3units
Remainder of Lower Adare St	Pontycymmer	12	0	3	1	0	1	
Wood Street	Pontycymmer	10	0	0	10	0	0	3(i).
North of Abercottages, Ogwy St	Pricetown	14	0	0	3	0	3	
7,8,9 Locks Common Road	Porthcawl	15	0	0	15	0	15	£90,000 off site contribution prior to occupation of first unit
Austin Ave / Bridgend Road, Newtown	Porthcawl	84	0	0	3	0	3	
Former Sea Bank Hotel, Car Park, the Green Ave	Porthcawl	64	0	0	64	0	64	Affordable?
Porthcawl Regeneration Area	Porthcawl	1350	0	0	1350	100	294	956 in 3(i). 100 units of Phase 1 will be affordable - dependent on SHG
Pwll Y Wayn, Porthcawl	Porthcawl	40	0	0	40	12	28	Based on the SPG Southern Market area target of 30%
Station Hill MOT Building Site	Porthcawl	11	0	0	11	0	11	
<b>Housing Association Public</b>								
Land at Tonna Road, Nantyllylon	Caerau	13	13	0	0	0	0	Site completed. Hafod HA, all social rented.
Area GG Broadlands Bridgned	Bridgend	18	18	0	0	0	0	Site completed.
Broadlands Cae Gleison	Bridgend	31	0	0	31	31	0	
Maendy Farm II	Bryncethin	50	0	0	50	50	0	

Bryndu Devt Central	Kenfig Hill	130	13	0	59	59	0	WWHA.
The Nurseries, New Road	Porthcawl	10	0	0	10	10	0	V2C are looking to purchase the site
<b>TOTAL</b>			<b>78</b>			<b>442</b>		

**ANNEX 6:  
BROADLANDS - BRIDGEND STUDY -  
2008**

Area	Built 07-08	Total	Remaining	Area Rem.	CATEGORISATION						
					u/c	2009	2010	2011	2012	2013	3i and 3ii
A	0	177	0	0.0							
AA	0	102	0	0.0							
B	0	129	0	0.0							
C	0	100	0	0.0							
CC	0	99	0	0.0							
D & S	2	94	0	0.0							
DD	0	17	0	0.0							
E & N	0	87	0	0.0							
EE	0	10	0	0.0							
F	0	97	0	0.0							
FF	0	36	0	0.0							
G1 & G2	0	90	0	0.0							
H	0	93	0	0.0							
HH	0	36	0	0.0							
I	0	34	0	0.0							
JJ	0	35	0	0.0							
K	0	60	0	0.0							
KK	0	24	0	0.0							
L & M	0	85	0	0.00							
LL	41	74	0	0.00							
P & Q	0	120	0	0.0							
R	0	30	0	0.0							
T, BB	0	28	0	0.0							
U	0	53	0	0.0							
W	0	58	0	0.0							
X & Y	4	13	4	0.42	4						

<b>Z</b>	0	10	10	0.67			3	3	4		
<b>MM</b>	0	66	0	0.0							
<b>NN</b>	0	64	0	0.0							
<b>PP</b>	0	5	0	0.0							
<b>Cae Gleision</b>	0	269	269	14.64		10	20	40	60	60	79
<b>GG</b>	18	18	0	0.0							
<b>V</b>	26	70	44	1.98	18	12	14				
<b>Totals</b>	91	2283	327	17.71	22	22	37	43	64	60	79