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Llywodraeth Cymru  
Welsh Government

**BRIDGEND COUNTY BOROUGH COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY 2011**

**BETWEEN BRIDGEND COUNTY BOROUGH COUNCIL  
AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION  
LINC CYMRU HOUSING ASSOCIATION  
WALES AND WEST HOUSING ASSOCIATION  
UNITED WELSH HOUSING ASSOCIATION  
HENDRE HOUSING ASSOCIATION  
VALLEYS TO COAST HOUSING ASSOCIATION  
DWR CYMRU/WELSH WATER**

**MAY 2012**

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## **1.0 SUMMARY**

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability (JHLAS) Study for 2011. It replaces the report for the previous base date of 2010.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2011.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (Edition 4, February 2011), *Technical Advice Note 1 (TAN 1): Joint Housing Land Availability Studies* and the Guidance Note on the JHLAS process (June 2011). 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 JHLASs. This document can be accessed on the Welsh Government web site using the following link:
- <http://wales.gov.uk/topics/businessandconomy/property/jhlas/?language=en>
- 1.4 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 has 5.5 years housing land supply.

### **Involvement**

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation
  - Linc Cymru Housing Association
  - Wales & West Housing Association
  - United Welsh Housing Association
  - Hendre Housing Association
  - Valleys to Coast Housing Association
  - Dwr Cymru/Welsh Water

### **Report production**

- 1.6 Bridgend County Borough Council issued draft site schedules, site proformas and accompanying information for consultation between 26<sup>th</sup> August and 23<sup>rd</sup> September 2011. A Statement of Common Ground (SoCG) was subsequently prepared by the Council and, following consultation with the Study Group, was submitted to the Welsh Government on 31<sup>st</sup> October.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters in relation to four sites.

1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (see Appendix 4), making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government and this information has been incorporated into this report.

## 2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) 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. The housing requirement of 7957 is identified in the adopted Bridgend UDP and it is against this housing figure that the five year land supply has been calculated.

**Table 1 – Identified Housing Land Supply**  
(A full list of sites can be found in Appendix 1)

<b>Housing Land Supply 01<sup>st</sup> April 2011 – 2016 (Large Sites)</b>								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
<b>Total</b>	5154	186	332	1914	0	2722	0	227

2.3 Five year large site land supply break-down (i.e. Categories 1, 2, 2\*, and Under Construction):

Private	2317
HA Private	23
HA Public	92
<b>Total</b>	<b>2432</b>

## 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 and Conversion Completions for previous 5 years**

Small Site Completions					
2006 – 2007	2007 - 2008	2008 - 2009	2009 – 2010	2010 - 2011	Total
87	97	62	77	79	<b>402</b>

- The small sites 5 year allowance is 402
- The small sites 5 year annual average is  $(402/ 5 = 80)$

2.5 Overall total 5 year land supply (large + small sites) is **2834** (2432 + 402).

**Table 3: 5 Year Land Supply Calculation**

(Residual Method: Bridgend Unitary Development Plan 2000- 2016)

UDP Provision 2000-2016 (16 Years)	Completions 2000-2011 (11 years)	Remainder April 2011-2016 (5 Years)	5 Year Requirement	Total Annual Building Requirement	Total Land Available (inc small sites)	Total Land Supply
		$c=a-b$	$d=c/5*5$ $d=2859/5*5$	$e=d/5$		$g=f/e$
a	b	c	d	e	f	g
7957	5368	2589	2589	517.8	2834	5.5

### 3.0 COMMENTARY

3.1 TAN 1 states that 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.

3.2 Whilst the Council acknowledge that the residual method should remain the primary method of calculating the land supply in accordance with TAN 1, it is considered that the past building rates figure should also be included within the study as has been the case in previous Bridgend JHLAS reports.



**Table 6 - Completions by House Type – 1 April 2010 to 31 March 2011  
(Large Sites)**

- 209 (92%) houses completed
- 18 (8%) apartments/flats completed

APPENDIX 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	2012	2013	2014	2015	2016			
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)	2	24	4	0.25	0	4	0	0	0	0	0	0	0
BRGD UDP	FORMER WASHERY SITE, MAESTEG,(HA61)	0	250	250	9.00	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	0	0	0	70	0
89/1346	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>	2	413	380	13.78	0	7	0	43	40	40	0	250	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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	2012	2013	2014	2015	2016			
92/1100	62A & 63, PICTON ST., UDP H1(34)	0	14	14	0.30	0	0	0	0	0	0	0	14	0
P/08/175 FUL	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>	2	440	407	14.48	0	11	4	48	40	40	0	264	0
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**MID OGWR  
OGWR CANOL**

**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							
							Categoriaddio							

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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	2012	2013	2014	2015	2016	2*	3(i)	3(ii)
P/06/1127/FUL	BRACKLA STREET, BRACKLA ST SHOPPING CENTRE	0	19	19	0.65	0	0	19	0	0	0	0	0	0
BRGD UDP - H1 (55)	BRIDGEND AFC GROUND, COYCHURCH, BRIDGEND	0	40	40	1.25	0	0	0	0	0	0	0	40	0
P/05/166/RES	BROADLANDS AREA V, 29	10	70	0	0.00	0	0	0	0	0	0	0	0	0
P/05/1660/FUL	BROADLANDS (AREA Z) - H124,	2	10	8	0.27	4	4	0	0	0	0	0	0	0
P/00/420/OUT	BROADLANDS CAE GLEISON,	38	252	143	5.10	49	47	47	0	0	0	0	0	0
P/06/1275/FUL	BROCASTLE ESTATE, BRIDGEND,	0	72	30	2.29	0	30	0	0	0	0	0	0	0
07/1159/OUT	CEFN GLAS RD, UDP H1 (1),	4	10	4	0.12	0	4	0	0	0	0	0	0	0
P/09/687/FUL	CHELSEA AVENUE, (LAND AT), CEFN GLAS	0	116	116	3.18	0	0	58	58	0	0	0	0	0
P/02/1077/BCB	FORMER WILDMILL BOILER HOUSE,	0	10	10	0.19	5	0	5	0	0	0	0	0	0
BRGD UDP	LAND AT PRINCESS WAY (DE&T), H1(64)	0	254	254	7.20	0	0	0	50	50	50	0	104	0
BRGD UDP	NORTH EAST BRIDGEND, H4(2), UDP H1 (25) PARC DERWEN	8	1500	1492	82.91	22	50	80	100	120	120	0	1000	0
BRGD UDP	PART OF COITY ROAD SIDINGS, BRIDGEND	0	20	20	0.92	0	0	0	0	0	0	0	20	0
P/03/736/FUL	QUARELLA ROAD, BRIDGEND, H1 (85)	0	10	10	0.28	0	0	0	0	0	0	0	10	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
P/09/342/FUL	QUEEN STREET 6-10, CF31 1HX	0	10	10	0.04	0	10	0	0	0	0	0	0	0
02/400/FUL	SOUTH OF JOSLIN ROAD, H1 (65)	0	34	34	1.07	1	13	20	0	0	0	0	0	0
BRGD UDP - H181	WYNDHAM CLOSE, BRACKLA, BRIDGEND	0	96	96	2.13	0	0	48	48	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRIDGEND PEN-Y-BONT AR OGWR</b>	62	2553	2316	108.15	81	158	277	256	170	170	0	1204	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd**

**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	2012	2013	2014	2015	2016			
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)	27	211	145	6.60	8	37	50	50	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRYNCETHIN</b>	27	301	235	9.79	8	37	50	50	0	0	0	90	0

**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	2012	2013	2014	2015	2016			
P/05/1553/OUT	WATERHALL ROAD,UDP H1 (17)	0	14	13	0.71	0	0	0	0	0	0	0	13	0
<b>TOTAL CYFANSWM</b>	<b>KENFIG HILL MYNYDDCYNFFIG</b>	0	14	13	0.71	0	0	0	0	0	0	0	13	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd**

**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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/08/1037/FUL	FFORDD Y EGLWYS (LAND OFF),NORTH CORNELLY, BRIDGEND	0	22	22	0.67	0	0	11	11	0	0	0	0	0
P/04/538/OUT	MARLAS FARM, NORTH CORNELLY,BRIDGEND H1 (56)	0	417	4	0.02	3	1	0	0	0	0	0	0	0
P/10/650/FUL	THOMAS CRESCENT (LAND OFF),NORTH CORNELLY	0	14	14	0.42	0	14	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>NORTH CORNELLY</b>	0	453	40	1.11	3	15	11	11	0	0	0	0	0

**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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
00/944	LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	12	275	96	5.99	1	10	10	0	0	0	0	75	0
<b>TOTAL CYFANSWM</b>	<b>PENCOED</b>	12	275	96	5.99	1	10	10	0	0	0	0	75	0

**Sites for 10 or more Units as at 01-04-2011  
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**Sites with Planning Permission or in Adopted Plans  
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**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	2012	2013	2014	2015	2016			
P/03/1398	GLAN Y NANT (LAND AT),BRYN ROAD TONDU	0	12	8	0.27	0	4	4	0	0	0	0	0	0
99/20	LAND OFF MAESTEG ROAD,UDP H1 (51)	12	249	167	8.89	12	35	40	40	40	0	0	0	0
02/392	LAND TO THE R/O BRYN ROAD,TONDU H1(84)	1	19	1	0.06	0	1	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TONDU</b>	13	280	176	9.22	12	40	44	40	40	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>MID OGWR OGWR CANOL</b>	114	3876	2876	134.97	105	260	392	357	210	170	0	1382	0
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**OGMORE AND GARW VALLEYS  
CYMOEDD GARW AC OGWR**

**BETTWS  
Y BETWS**

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**Sites with Planning Permission or in Adopted Plans  
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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	2012	2013	2014	2015	2016			
06/196/RLX	CITY FARM,H1 (69)	0	40	40	0.90	0	0	10	30	0	0	0	0	0
80/0180	OS7900&7895,R/O HEOL DEWI SANT,H1 (72)	3	23	8	0.23	4	4	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BETTWS Y BETWS</b>	3	63	48	1.13	4	4	10	30	0	0	0	0	0

**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	2012	2013	2014	2015	2016			
P/08/100 FUL	FORMER ABERCERDIN SCHOOL,KENRY STREET	0	21	10	0.29	0	10	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>EVANSTOWN</b>	0	21	10	0.29	0	10	0	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2011  
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**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)
							Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/03/1169/FUL	LAND AT TY-NANT,LLANGEINOR H1 (82)	0	10	10	0.63	0	0	5	5	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>LLANGEINOR LLANGEINWYR</b>	0	10	10	0.63	0	0	5	5	0	0	0	0	0

**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)
							Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/07/610/FUL	CWRT COLMAN ST.,H10(1)	0	22	21	1.57	0	0	0	0	0	0	0	21	0
99/805	HEOL Y FEDWEN/HAUL BRYN,UDP H1 (66)	0	18	11	0.39	0	3	3	3	2	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>	0	110	102	4.16	0	3	3	3	2	0	0	91	0



**Sites for 10 or more Units as at 01-04-2011  
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**Sites with Planning Permission or in Adopted Plans  
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd**

**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	2012	2013	2014	2015	2016			
P/07/132/FUL	BRYN ROAD OGMORE VALE,	1	12	7	0.27	0	2	2	2	1	0	0	0	0
P/07/479/FUL	LAND AT NORTH ROAD,,OGMORE VALE, BRIDGEND	0	11	5	0.27	0	3	2	0	0	0	0	0	0
P/10/894/OUT	PANTYRAWEL RD (LAND ADJ TO),PANTYRAWEL	0	17	17	0.25	0	0	17	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>OGMORE VALE</b>	1	40	29	0.79	0	5	21	2	1	0	0	0	0

**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	2012	2013	2014	2015	2016			
P/99/212/OUT	FORMER FFALDAU COLLIERY SITE,PONTYCYMMER	0	24	24	0.80	0	0	0	0	0	0	0	24	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>	0	34	34	1.10	0	0	0	0	0	0	0	34	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

**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	2012	2013	2014	2015	2016			
p/05/562/FUL	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

<b>TOTAL CYFANSWM</b>	<b>OGMORE AND GARW VALLEYS CYMOEDD GARW AC OGWR</b>	4	292	236	8.39	4	23	40	41	3	0	0	125	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 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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	2012	2013	2014	2015	2016	2*	3(i)	3(ii)
P/04/1544/OUT	ALBERT EDWARDS PRINCE, OF WALES COURT, PENYLAN AVE	0	40	40	1.20	0	0	0	0	20	20	0	0	0
P/07/286/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	80	160	160	0	936	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	1505	1505	22.05	0	0	78	91	200	200	0	936	0

<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL AND COASTAL VALE</b>	0	1505	1505	22.05	0	0	78	91	200	200	0	936	0
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<b>TOTAL CYFANSWM</b>		120	6113	5024	179.89	109	294	514	537	453	410	0	2707	0
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**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

HOUSING ASSOCIATION, PUBLIC  
CYMDEITHAS TAI, CYHOEDDUS

MID OGWR  
OGWR CANOL

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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
whatisno?	BROADLAND CAE GLEISION,(RSL)	31	31	0	0.00	0	0	0	0	0	0	0	0	0
whatisno?	PENPRYSG ROAD,PENCOED (RSL)	12	12	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRIDGEND PEN-Y-BONT AR OGWR</b>	43	43	0	0.00	0	0	0	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

**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)
							Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/07/668/RES	MAENDY FARM(II),UDP H1 (14) - RSL	26	50	24	11.03	9	15	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRYNCETHIN</b>	26	50	24	11.03	9	15	0	0	0	0	0	0	0

**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)
							Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/09/898/FUL	PICTON ST ,FRMER GORICON MET SERVICE SITE	0	29	29	0.79	29	0	0	0	0	0	0	0	0
whatisno?	TROED Y TON,WAUNBANT RD	0	39	39	0.00	39	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>KENFIG HILL MYNYDDCYNFFIG</b>	0	68	68	0.79	68	0	0	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

**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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
whatisno?	MARLAS FARM ,	22	22	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>NORTH CORNELLY</b>	22	22	0	0.00	0	0	0	0	0	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>MID OGWR OGWR CANOL</b>	91	183	92	11.82	77	15	0	0	0	0	0	0	0
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**PORHCRAWL AND COASTAL VALE**

**PORHCRAWL**

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

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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	2012	2013	2014	2015	2016	2*	3(i)	3(ii)
07/797	THE NURSERIES, NEW ROAD,	0	15	15	0.29	0	0	0	0	0	0	0	15	0
<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL</b>	0	15	15	0.29	0	0	0	0	0	0	0	15	0
<b>TOTAL CYFANSWM</b>	<b>PORTHCAWL AND COASTAL VALE</b>	0	15	15	0.29	0	0	0	0	0	0	0	15	0
<b>TOTAL CYFANSWM</b>		91	198	107	12.11	77	15	0	0	0	0	0	15	0

**Sites for 10 or more Units as at 01-04-2011  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

HOUSING ASSOCIATION, PRIVATE  
CYMDEITHAS TAI, PREIFAT

MID OGWR  
OGWR CANOL

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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/10/876/FUL	COYCHURCH ROAD (RSL),	16	39	23	0.00	0	23	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>BRIDGEND PEN-Y-BONT AR OGWR</b>	16	39	23	0.00	0	23	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>MID OGWR OGWR CANOL</b>	16	39	23	0.00	0	23	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		16	39	23	0.00	0	23	0	0	0	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 Penderfyniad	Description Disgrifiad
62A & 63, PICTON ST., UDP H1(34)	Llynfi Valley	PP1	92/1100	92/1100	Outline
ALBERT EDWARDS PRINCE, OF WALES COL	Porthcawl and Coastal Vale	PP1	P/04/1544/OUT	P/04/1544/OUT	Outline
BRACKLA STREET, BRACKLA ST SHOPPING	Mid Ogwr Ogwr Canol	PP2	P/06/1127/FUL	P/06/1127/FUL	Full
BRIDGEND AFC GROUND, COYCHURCH, BR	Mid Ogwr Ogwr Canol	ALP	BRGD UDP - H1 (55)	BRGD UDP - H1 (55)	Adopted Plan
BROADLAND CAE GLEISION, (RSL)	Mid Ogwr Ogwr Canol	PP2	whatisno?	whatisno?	Full
BROADLANDS AREA V, 29	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/06/1275/FUL	P/06/1275/FUL	Full
BRYN ROAD OGMORE VALE,	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/07/132/FUL	P/07/132/FUL	Full
CEFN GLAS RD, UDP H1 (1),	Mid Ogwr Ogwr Canol	PP1	07/1159/OUT	07/1159/OUT	Outline
CHELSEA AVENUE, (LAND AT),CEFN GLAS	Mid Ogwr Ogwr Canol	PP2	P/09/687/FUL	P/09/687/FUL	Full
CITY FARM,H1 (69)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP1	06/196/RLX	06/196/RLX	Outline
COYCHURCH ROAD (RSL),	Mid Ogwr Ogwr Canol	PP2	P/10/876/FUL	P/10/876/FUL	Full
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	PP2	P/07/610/FUL	P/07/610/FUL	Full
FFORDD Y EGLWYS (LAND OFF),NORTH CO	Mid Ogwr Ogwr Canol	PP2	P/08/1037/FUL	P/08/1037/FUL	Full
FORMER ABERCERDIN SCHOOL,KENRY STI	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/08/100 FUL	P/08/100 FUL	Full
FORMER FFALDAU COLLIERY SITE,PONTYC	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, THE	Porthcawl and Coastal Vale	PP2	P/07/286/FUL	P/07/286/FUL	Full

FORMER WASHERY SITE, MAESTEG,(HA61)	Llynfi Valley	ALP	BRGD UDP	BRGD UDP	Adopted Plan
FORMER WILDMILL BOILER HOUSE,	Mid Ogwr Ogwr Canol	PP1	P/02/1077/BCB	P/02/1077/BCB	Outline
GLAN Y NANT (LAND AT),BRYN ROAD TOND	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	P/08/175 FUL	P/08/175 FUL	Full
LAND AT NORTH ROAD,,OGMORE VALE, BR	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/07/479/FUL	P/07/479/FUL	Full
LAND AT PRINCESS WAY (DE&T),H1(64)	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
LAND AT TY-NANT,LLANGEINOR H1 (82)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/03/1169/FUL	P/03/1169/FUL	Full
LAND OFF MAESTEG ROAD,UDP H1 (51)	Mid Ogwr Ogwr Canol	PP3	99/20	99/20	Reserved Matters
LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	Mid Ogwr Ogwr Canol	PP3	00/944	00/944	Reserved Matters
LAND TO THE R/O BRYN ROAD,TONDU H1(8)	Mid Ogwr Ogwr Canol	PP3	02/392	02/392	Reserved Matters
LLYNFI LODGE, LLYNFI ROAD,	Llynfi Valley	PP2	P/06/1392/FUL	P/06/1392/FUL	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
MAENDY FARM(II),UDP H1 (14) - RSL	Mid Ogwr Ogwr Canol	PP3	P/07/668/RES	P/07/668/RES	Reserved Matters
MARLAS FARM ,	Mid Ogwr Ogwr Canol	PP2	whatisno?	whatisno?	Full
MARLAS FARM, NORTH CORNELLY,BRIDGE	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,UDF	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	p/05/562/FUL	p/05/562/FUL	Full
OS7900&7895,R/O HEOL DEWI SANT,H1 (72)	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	80/0180	80/0180	Full
PANTYRAWEL RD (LAND ADJ TO),PANTYRA	Ogmore and Garw Valleys Cymoedd Garw ac Ogwr	PP2	P/10/894/OUT	P/10/894/OUT	Full
PART OF COITY ROAD SIDINGS,BRIDGEND	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
PENPRYSG ROAD,PENCOED (RSL)	Mid Ogwr Ogwr Canol	PP2	whatisno?	whatisno?	Full
PICTON ST ,FRMER GORICON MET SERVICE	Mid Ogwr Ogwr Canol	PP2	P/09/898/FUL	P/09/898/FUL	Full
PORTHCAWL REGENERATION AREA,	Porthcawl and Coastal Vale	ALP	BRGD UDP	BRGD UDP	Adopted Plan

PWLL Y WAUN, PORTHCAWL,PORTHCAWL	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 NUF	Mid Ogwr Ogwr Canol	ALP	BRGD UDP	BRGD UDP	Adopted Plan
QUEEN STREET 6-10,CF31 1HX	Mid Ogwr Ogwr Canol	PP2	P/09/342/FUL	P/09/342/FUL	Full
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
THOMAS CRESCENT (LAND OFF),NORTH CC	Mid Ogwr Ogwr Canol	PP2	P/10/650/FUL	P/10/650/FUL	Full
TROED Y TON,WAUNBANT RD	Mid Ogwr Ogwr Canol	PP2	whatisno?	whatisno?	Full
WATERHALL ROAD,UDP H1 (17)	Mid Ogwr Ogwr Canol	PP1	P/05/1553/OUT	P/05/1553/OUT	Outline
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 C	Llynfi Valley	PP1	89/1346	89/1346	Outline
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	

APPENDIX 2 – PAST COMPLETION DATA

APPENDIX 3 – PREVIOUS LAND SUPPLY DATA

## 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

## Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2007	750	2577	0	8.1	2490	0
2008	471	2093	0	6.6	2799	0
2009	373	2030	0	6.2	2715	0
2010	379	1735	0	5.2	2803	0
2011	518	1914	0	5.5	2722	0



## APPENDIX 4 – PLANNING INSPECTOR'S REPORT



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## Adroddiad ar Gyd- astudiath Argaeledd Tir ar gyfer Tai

gan G P Thomas BA(Hons) DMS  
MRTPI

Arolygydd a benodir gan Weinidogion Cymru  
Dyddiad: 28/03/12

## Report on Joint Housing Land Availability Study

by G P Thomas BA(Hons) DMS MRTPI

an Inspector appointed by the Welsh Ministers  
Date: 28/03/12

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Ref: APP/F6915/JHLAS/11/515546.

Local Planning Authority: Bridgend County Borough Council

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- This report concerns the Bridgend County Borough Council Joint Housing Land Availability Study(JHLAS) April 2011
  - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) Consultation Document submitted November 2011
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### Recommendation

1. That the 2011 JHLAS housing land supply figure for the Bridgend County Borough Council area be determined as 5.5 years.

### Context of the Recommendation

2. Planning Policy Wales (Edition 4 February 2011) states that 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 housing. Technical Advice Note 1: Joint Housing Land Availability Studies (TAN 1) advises that the purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing;
  - 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.
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Bridgend County Borough Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

### Preliminary Matters

4. The JHLAS has calculated the housing land supply to two decimal places. I consider it is appropriate to round the figures to one decimal place and on this basis the Council considers there is housing land supply of 5.5 years whilst the HBF figure is 5.1 years.

## Main Issue

5. There is disagreement concerning the position of four sites included within the JHLAS schedule. This affects the number of housing units to be included within the land supply calculations.

## Reasons

6. The JHLAS indicates that the residual method is the primary means of calculating the land supply. This is in accordance with TAN 1.

### Disputed Sites

#### *Former Washery Site, Maesteg (H1(61))*

7. The site is allocated for housing development in the Bridgend Unitary Development Plan (UDP) and as such it is appropriate to include it in the JHLAS in accordance with para. 7.1.2 of TAN 1. In view of the progress made with regard to the disposal and marketing of the site, it is not unreasonable to expect the scale of development envisaged by the Council to occur during the later period of the JHLAS.

8. For these reasons I consider the site should remain in the JHLAS land supply calculations.

#### *Land at Princess Way, Brackla, Bridgend (WDA) H1(64)*

9. The HBF consider the number of dwellings expected to be built during the JHLAS period is too optimistic. The site forms part of the North East Brackla Regeneration Area and is included in the master plan. The Council indicates that there has been developer interest and consider the proposed development rate is realistic. If the site does not come forward as envisaged there will be an opportunity to review the situation in future JHLAS. On this basis I consider the site should remain in the JHLAS land supply calculations.

#### *Part of Coity Road Sidings, Bridgend*

10. The site is allocated for housing development in the UDP and as such it is appropriate to include it in the JHLAS in accordance with para. 7.1.2 of TAN 1. Whilst progress has been made in terms of a planning brief and traffic and land contamination surveys, there is no planning permission in place. Furthermore, the development of the overall site appears to be dependant on a change to the deposit Local Development Plan. I am not convinced that the evidence that is before me is sufficient to indicate that the constraints can be overcome to enable the development to commence within the five-year period. For these reasons I consider the site should not be included in the five year JHLAS land supply calculations.

#### *Land at Ty Nant, Llangeinor H1 (82)*

11. The site is allocated for housing development in the UDP and as such it is appropriate to include it in the JHLAS in accordance with para. 7.1.2 of TAN 1. There is a presumption that sites that remain undeveloped for more than 5 years should be re-classified as being unlikely to occur within the 5 year period<sup>1</sup>. However, full planning permission has recently been granted for the site and I have no reason to find that the

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<sup>1</sup> TAN 1 Para 7.4.1

development will not take place as envisaged in the JHLAS. I consider the site should be included in the five year JHLAS land supply calculations.

### **Conclusion**

12. For the reasons set out above, I conclude that, apart from Coity Road Sidings site, the disputed sites should be included as part of the 5-year land supply for the 2011 JHLAS. Removing the 20 dwellings envisaged at the Coity Road Sidings site from the calculations does not alter the 5-year land supply figure when it is rounded to 1 decimal place.
13. For the reasons set out above, I conclude that the 2011 JHLAS housing land supply figure should be calculated as 5.5 years.

*Gwynedd P Thomas*

Inspector