

BRIDGEND COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2013
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

April 2014

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1.0 SUMMARY

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability (JHLAS) Study for 2013. It replaces the report for the previous base date of 1st April 2012.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2013.
- 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/planning/planningstats/housing-land-availability-in-wales/?lang=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 5.7 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
- 1.6 In addition to the specific consultation with the study group, all the documents were published on the Councils webpage and open for general consultation and comment. In respect of this year's study Asbri Planning, acting on behalf of Persimmon Homes East Wales and Barrett Homes South Wales, submitted comments.

Report production

- 1.6 Bridgend County Borough Council issued draft site schedules, site proformas and accompanying information for consultation between Friday 5th July 2013 and Friday 9th August 2013. A further consultation with HBF and Asbri Planning on disputed sites took place between the 17th October 2013 and 28th October 2013.
- 1.7 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 20th November 2013.

1.8 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters in relation to seven sites.

1.9 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (see Appendix 4), making recommendations on the points of dispute.

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 (Large Sites)

(A full list of large sites can be found in Appendix 1 – The Residential Land Availability Schedule)

Housing Land Supply 01st April 2013 – 2018 (Large Sites)								
	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)	
Total	4859	265	375	2212		2007		266

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

Private	2762
HA Private	
HA Public	90
Total	2852

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					
2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Total
62	77	79	47	66	331

- The small sites 5 year allowance is 331.
- The small sites 5 year annual average is 72.4 (331/ 5 = 66.2).

2.5 Overall total 5 year land supply (large + small sites) is **5.67** (2852+ 331).

Table 3: 5 Year Land Supply Calculation
(Residual Method: Bridgend Unitary Development Plan 2000- 2016)

UDP Provision 2000-2016 (16 Years)	Completions 2000-2013	Remainder April 2014-2016	5 Year Requirement	Total Annual Building Requirement	Total Land Available (inc small sites)	Total Land Supply
		$C=A-B$ $C=7957/6147$	$D=C+(A/16 \times 2)$ $D=1810+(7957/16 \times 2)$	$E=D/5$ $E=2805/5$		$G=F/E$ $G=2672/528$
A	B	C	D	E	F	G
7957	6147	1810	2805	561	3183	5.67

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.

Past Building Rates Method			
Past 10 year Completions	Average	Total land available	Total Land Supply in years
A	B	C	D
	$A/10$		C/B
4500	450	3183	7.07

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed, i.e. houses, flats or other. This data is set out below.

Table 4 – Re-use of Previously Developed Land (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	1114	46	1318	54	1271	47	1451	53	196	86	31	14
2012	1577	68	733	32	702	26	1959	74	308	77	92	23
2013	1360	48	1492	52	451	22	1556	78	217	82	49	18

Table 5 - Sites subject to flood risk constraints (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	10	0.4	0	0	0	0	0	0	0	0	0	0
2012	15	0.6	0	0	0	0	0	0	0	0	0	0
2013	15	0.6	0	0	0	0	0	0	0	0	0	0

Table 6 - Completions by House Type (Large Sites)

Year	Number of Apartments / Flats	%	Number of Houses	%
2011	18	8	209	92
2012	51	13	349	87
2013	6	2	260	98

Appendix 1 – Site Schedule

Bridgend
Penybont ar Ogwr

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2013
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2013

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

PRIVATE SECTOR / SECTOR PREIFAT

Llynfi Valley

Maesteg

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio								
		Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Ffoddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(I)	3(II)	
Rhif Cyf ACLI	Cyfeiriad																
BRGD UDP 97/928	CROWN RD,MAESTEG,UDP H1 (30)	0	0	40	0	40	1.37	0	0	0	0	0	0	5	0	35	0
BRGD UDP	FORMER LLYNFI HOSPITAL,UDP H1 (75)	0	20	24	0	4	0.25	0	2	2	0	0	0	0	0	0	0
BRGD UDP	FORMER WASHERY SITE, MAESTEG,(HA61)	0	0	250	0	250	9	0	0	25	25	25	25	0	150	0	0
BRGD UDP	LWR. COMP. SCH. BRIDGEND RD,MAESTEG	0	0	70	0	70	2.71	0	0	0	0	0	0	0	0	70	0
89/1346	WEST OF BETHANIA ST,UDP H1 (32) PART OF	0	13	18	0	5	0.19	0	3	2	0	0	0	0	0	0	0
TOTAL CYFANSWM	MAESTEG	0	33	402	0	369	13.52	0	5	29	25	25	30	0	255	0	0

Nantfyllon

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio								
									Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Ffoddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf															
92/1100	62A & 63, PICTON ST., UDP H1(34)	0	0	22	0	22	1.13	0	0	0	0	0	7	8	0	7	0
P/08/175 FUL	LAND ADJ. TO 50 HEOL TYWITH, H1 (74)	0	0	13	0	13	0.4	0	0	0	0	0	0	0	0	13	0
TOTAL CYFANSWM	NANTFYLLON	0	0	35	0	35	1.53	0	0	0	0	7	8	0	20	0	

TOTAL CYFANSWM	LLYNFI VALLEY	0	33	437	0	404	15.05	0	5	29	25	32	38	0	275	0
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MID OGWR BRIDGEND

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio								
									Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Ffoddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf															
P/06/1127/FUL	BRACKLA STREET, BRACKLA STREET SHOPPING CENTRE	0	0	19	0	19	0.65	0	0	0	0	0	0	0	0	19	0
P/05/1660/FUL	BROADLANDS (AREA Z) – H124	2	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0
P/00/420/OUT	BROADLANDS, CAE GLEISON	9	259	259	0	0	0	0	0	0	0	0	0	0	0	0	0
P/06/1275/FUL	BROCASTLE ESTATE, BRIDGEND	0	42	72	0	30	2.29	0	0	0	0	30	0	0	0	0	0
07/1159/OUT	CEFN GLAS ROAD, UDP H1(1)	0	6	10	0	4	0.12	0	2	2	0	0	0	0	0	0	0
P/09/687/FUL	CHELSEA AVENUE, (LAND AT), CEFN GLAS	16	21	86	0	65	1.45	24	20	21	0	0	0	0	0	0	0

BRGD UDP	LAND AT PRINCESS WAY (DE&T), H1(64)	0	0	230	0	230	7.2	0	0	50	60	60	60	0	0	0
BRGD UDP – H1(81)	WYNDHAM CLOSE, BRACKLA, BRIDGEND	0	0	99	0	99	2.13	0	10	45	44	0	0	0	0	0
BRGD UDP	NORTH EAST BRIDGEND, H4(2), UDP H1 (25) PARC DERWEN	134	245	1500	0	1255	64.24	116	150	175	175	175	175	0	289	0
BRGD UDP	PART OF COITY ROAD SIDINGS, BRIDGEND	0	0	20	0	20	0.92	0	0	0	0	0	0	0	20	0
P/03/736/FUL	QUARELLA ROAD, BRIDGEND, H1 (85)	0	0	10	0	10	0.28	0	0	0	0	0	0	0	10	0
BRGD UDP	QUARELLA ROAD UDP H1 (18), FORMER	0	0	30	0	30	0.55	0	0	0	0	0	0	0	30	0
P/09/342/FUL	QUEEN STREET 6-10, CF31 1HX	0	0	10	0	10	0.04	0	10	0	0	0	0	0	0	0
02/400/FUL	SOUTH OF JOSLIN ROAD, H1 (65)	9	18	34	0	16	0	16	0	0	0	0	0	0	0	0
P/10/296/OUT P/08/776/out	WATERTON LANE (LAND AT) WATERTON, BRIDGEND	0	0	11	2	11	0.87	0	5	6	0	0	0	0	0	0
ID 11	BRIDGEND AFC GROUND	0	0	40	0	40	1.25	0	0	0	0	0	0	0	40	0
TOTAL CYFANSWM	BRIDGEND	170	601	2440	2	1839	81.99	156	197	299	279	265	235	0	408	0

BRYNCETHIN

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio								
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A									
BRGD UDP	MAENDY FARM H1 14,	0	0	90	0	90	3.19	0	0	0	30	30	30	0	0	0	
P/07/668/RES	MAENDY FARM(II),UDP H1 (14)	34	111	211	0	100	3.61	17	35	35	13	0	0	0	0	0	
P/11/798/FUL	HIGHLAND AVENUE, FORMER CROESO CENTRE	0	0	44	13	44	0.57	17	14	13	0	0	0	0	0	0	
TOTAL CYFANSWM	BRYNCETHIN	34	111	345	13	234	7.37	34	49	48	43	30	30	0	0	0	

KENFIG HILL

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/05/1553/OUT	WATERHALL ROAD,UDP H1 (17)	0	1	14	0	13	0.71	0	0	0	0	0	0	0	13	0
TOTAL CYFANSWM	KENFIG HILL MYNYDDCYNFFIG	0	1	14	0	13	0.71	0	0	0	0	0	0	0	13	0

NORTH CORNELLY

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/08/1037/FUL	FFORDD Y EGLWYS (LAND OFF),NORTH CORNELLY, BRIDGEND	0	0	22	7	22	0.67	0	11	11	0	0	0	0	0	0
TOTAL CYFANSWM	NORTH CORNELLY	0	0	22	7	22	0.67	0	11	11	0	0	0	0	0	0

PENCOED

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
00/944	LAND SOUTH OF HENDRE ROAD,UDP H1 (16)	5	186	275	0	89	4.94	0	5	5	4	0	0	0	75	0
P/10/791/FUL	COYCHURCH ROAD/HEOL Y GROES (JUNCTION OF) PENCOED	0	0	13	0	13	0.13	0	8	5	0	0	0	0	0	0
TOTAL CYFANSWM	PENCOED	5	186	288	0	102	5.07	0	13	10	4	0	0	0	75	0

TONDU

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/03/1398	GLAN Y NANT (LAND AT),BRYN ROAD TONDU	3	7	12	0	5	0.27	1	4	0	0	0	0	0	0	0
99/20	LAND OFF MAESTEG ROAD,UDP H1 (51)	16	105	538	0	433	32.25	4	40	40	75	75	75	0	124	0
02/392	LAND TO THE R/O BRYN ROAD,TONDU H1(84)	0	18	19	0	1	0.06	0	1	0	0	0	0	0	0	0
TOTAL CYFANSWM	TONDU	19	130	569	0	439	32.58	5	45	40	75	75	75	0	124	0
TOTAL CYFANSWM	MID OGWR OGWR CANOL	228	1029	3678	22	2649	128.39	195	315	408	401	370	340	0	620	0

OGMORE AND GARW VALLEYS

BETTWS

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
06/196/RLX	CITY FARM,H1 (69)	0	0	40	2	40	0.9	0	5	15	20	0	0	0	0	0
80/0180	OS7900&7895,R/O HEOL DEWI SANT,H1 (72)	4	19	23	0	4	0.11	2	2	0	0	0	0	0	0	0
TOTAL CYFANSWM	BETTWS Y BETWS	4	19	63	2	44	1.01	2	7	15	20	0	0	0	0	0

EVANSTOWN

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/08/100 FUL	FORMER ABERCERDIN SCHOOL,KENRY STREET	0	11	21	3	10	0.29	0	5	5	0	0	0	0	0	0
TOTAL CYFANSWM	EVANSTOWN	0	11	21	3	10	0.29	0	5	5	0	0	0	0	0	0

LLANGEINOR

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categori							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/10/531/FUL	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.63	0	0	3	3	3	1	0	0	0
TOTAL CYFANSWM	LLANGEINOR LLANGEINWYR	0	0	10	0	10	0.63	0	0	3	3	3	1	0	0	0

NANTYMOEL

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categori							
									2014	2015	2016	2017	2018	2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/07/610/FUL	CWRT COLMAN ST.,H10(1)	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21	0
99/805	HEOL Y FEDWEN/HAUL BRYN,UDP H1 (66)	0	7	18	0	11	0.32	2	3	3	3	0	0	0	0	0
BRGD UDP	WAUNWEN,UDP H1 (40)	0	0	70	0	70	2.2	0	0	0	0	0	0	0	70	0
TOTAL CYFANSWM	NANTYMOEL	0	8	110	0	102	4.09	2	3	3	3	0	0	0	91	0

P/08/325/BCB	PORTHCAWL REGENERATION AREA	0	0	1350	135	1350	19	0	0	14	80	160	160	0	936	0
P/12/537/FUL	NEW ROAD 9,11,13,15 STATION HILL, PORTHCAWL	0	0	14	0	14	0.09	0	14	0	0	0	0	0	0	0
TOTAL CYFANSWM	PORTHCAWL	0	0	1540	147	1540	21.17	60	14	44	115	160	160	0	987	0

TOTAL CYFANSWM		232	1122	5947	174	4825	172.61	262	354	527	570	566	539	0	2007	0
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PORTHCAWL

LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity		Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau								
									Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2014
07/797	THE NURSERIES, NEW ROAD	0	0	10		10	0.29	0	0	10	0	0	0	0	0	0	0
TOTAL CYFANSWM	PORTHCAWL	0	0	10	0	10	0.29	0	0	10	0	0	0	0	0	0	0

TOTAL CYFANSWM		34	106	140	0	34	0.91	3	21	10	0	0	0	0	0	0
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GRAND TOTAL		266	1228	6087	174	4859	173.52	265	375	537	570	566	539	0	2007	0
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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
2003	346	50	396
2004	417	43	460
2005	566	86	652
2006	382	92	474
2007	548	87	635
2008	417	97	514
2009	326	62	388
2010	215	77	292
2011	227	79	306
2012	400	47	447
2013	266	66	332

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes				Number of years supply	3i	3ii
	U/C	1	2	2*			
2003	256	386	1971	0	9.7	2327	300
2004	282	348	2377	0	10.7	2094	300
2005	378	429	2683	0	8.05	2094	0
2006	350	557	2395	0	7.7	2185	0
2007	295	455	2577	0	8.1	2490	0
2008	180	291	2093	0	6.6	2799	0
2009	124	249	2030	0	6.2	2715	0
2010	127	252	1735	0	5.2	2803	0
2011	186	332	1914	0	5.5	2722	0
2012	186	388	1736	0	5.1	2661	0
2013	265	375	2212	0	5.7	2007	0

Appendix 4 – Planning Inspector’s Report

Adroddiad ar gyd- astudiaethau argaeledd tir ar gyfer tai

Report on Joint Housing Land Availability Study

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 14/04/2014

by P J Davies BSc (Hons) MA MRTPI
an Inspector appointed by the Welsh Ministers
Date: 14/04/2014

Ref: JHLAS/13/F6915/515906

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) 2013.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in November 2013.

Recommendation

1. That the 2013 JHLAS housing land supply figure for the Bridgend County Borough Council area be determined as 5.7 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - 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 identified².
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.

Main Issue

4. There is agreement that the appropriate method for calculation of the five year land supply is the residual method, in line with paragraph 7.5.2 of TAN 1. However, there is disagreement over the total number of units considered to be genuinely available in the land supply. There are seven sites in dispute. The main issue therefore is whether, at the base date of the study, the seven disputed sites should be counted as contributing to the 5-year housing land supply.

¹ PPW Edition 6 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Reasons

5. The agreed number of units in the five year land supply is 2,411, and 962 units are in dispute. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. The TAN also provides advice on sites that have remained in the land supply for periods well in excess of five years. I have considered the disputed sites on the available evidence and in line with the advice in the TAN and the WG Guidance.
6. Former Washery Site, Maesteg (100 units in dispute): This site is allocated in the Unitary Development Plan (UDP) and has been in the land supply since 2001. In that respect it meets the terms of the presumption to reclassify as category 3i in paragraph 7.4.1 of TAN 1 unless there is an explanation as to why they should remain in category 2. The site accommodates a Comprehensive School which has been re-profiled and landscaped to enable other suitable development to come forward. The Council indicates that uncertainty relating to the development of the site has recently been removed, as its Education department has finalised the location for a new Primary school to another UDP site allocated for housing in the locality that has now been classified as category 3i. In addition to this, the Council reports developer interest in the Former Washery Site, to indicate that the viability of the site is relatively strong and that its forecasts have been revised to take into account access and services available on site. For these reasons I consider that there is sufficient explanation as to why this site should remain in the 5 year land supply. I have not been presented with any information which undermines the Council's revised forecast and I conclude that these 100 disputed units should count towards the 5 year land supply figure.
7. 62A & 63 Picton Street, Nantylfyllon (15 units in dispute): This site is allocated in the UDP and has been classified as category 3i in previous years. The Council now proposes to bring 15 of the potential 22 units into the land supply as the site is now owned by Nantylfyllon Rugby Football Club, which has submitted an application for outline planning permission. The residential element of development is intended to help deliver a new clubhouse and all weather pitch for the club; these elements are subject to a separate full planning application. The Council has identified the residential development opportunity on this site as suitable for local builders or self-build. HBF maintains that the site should remain in category 3i until there is genuine evidence to show that the site will be developed within the next 5 years. The Council forecasts first completions within year three of the study period. I have no information before me to indicate that there are any constraints to prevent first completions within this timeframe. I therefore find that the fact that the site is allocated and that permissions are actively being pursued by the site's owner is sufficient explanation as to why this site should be brought out of category 3i. I therefore find that the 15 disputed units should count towards the 5 year land supply figure.
8. Land at Princess Way, Brackla, Bridgend (65 units in dispute): This allocated UDP site is part of an identified regeneration area which is subject to a Development Brief. Ownership of the site transferred to South Wales Land Development Ltd. from Welsh Government on 1st March 2013, before the base date of this study. The owners have submitted an outline planning application for 230 dwellings; on the information I have before me it appears that this was not decided at the base date of the study. Following an exchange with HBF the Council's revised forecast indicates first completions on site in 2015. The Council indicates that its forecast of 50 units in 2015 and 60 units per

annum in the last three years of the study period is in line with the intentions of the owners, i.e. bringing two outlets on stream simultaneously. HBF considers that this revised forecast remains overly optimistic, and does not allow a sufficient 'ramping up' period for development on site. HBF considers that it is more likely that one outlet will come on stream first, potentially delivering 15 units in 2015 and 30 units in 2016, with the second outlet coming on stream in 2017 allowing 60 units to be delivered in the last two years of the study period. However, at the base date of the study there was no indication that there was any constraint to the owners' and Council's forecasted figures. I therefore find that these 65 disputed units should count towards the 5 year land supply figure.

9. North East Bridgend / Parc Derwen (163 units in dispute): This allocated UDP site is being developed by multiple developers, in line with the Council's approved Parc Derwen Detailed Design Code and Design Guidance. The Council's forecast is for 150 completions in the first year of the study period, and 175 dwellings per annum in the remaining four years. The Council indicates that this forecast is in line with the agreed rate of development from last year's JHLAS. However, HBF has received information from Taylor Wimpey and Persimmon Homes / Charles Church which indicates that the developer's intention is to bring forward 140 dwellings per annum in years 1 to 4, with 127 units in year 5. For this reason, HBF considers that 163 units should be moved into category 3i. The Council states that their forecasts are based on three developers operating on site, and I note that HBF does not offer any information on the intentions of Llanmoor Development Co Ltd. It seems appropriate for the Council to allow for contributions from other developers on a significant development such as this. I therefore find that the 163 disputed units should count towards the 5 year land supply figure.
10. Land off Maesteg Road, Tondu (155 units in dispute): This site is under the second phase of development by Llanmoor Development Co. Ltd. HBF provides information from Llanmoor that its estimated completions for the study period are lower than the Council's forecasts. HBF considers that based on that information, 125 units should be reclassified as category 3i. Asbri Planning considers that, due to the slow start to development on site, an additional 30 units, i.e. 155 units in total, should be classified as 3i. However, the Council points out that the agents for the landowner indicate that they are seeking another outlet on site. The Council considers the site to be deliverable, with infrastructure in place. The Council makes reference to comments from the Local Development Plan (LDP) Inspector, but the LDP examination was not complete at the base date of the study. There is no information before me to indicate that there is a constraint to the possibility of a second outlet coming on stream. I therefore find that the 155 disputed units should count towards the 5 year land supply figure.
11. Land at Ty-Nant, Llangeinor (10 units in dispute): I note that HBF is dissatisfied about the fact that this site has been included in the 5 year supply since 2003. However, the Inspector in last year's JHLAS noted that a grant of full planning permission for 10 dwellings in October 2011 was sufficient explanation for resisting reclassifying the site as category 3i in that study. The Council confirms in this year's SoCG that there are no major constraints to development and that infrastructure is available. I consider that the existing planning permission and lack of constraints provide sufficient explanation as to why this site should remain in the 5 year land supply. I therefore find that these 10 disputed units should count towards the 5 year land supply figure.

12. Porthcawl Regeneration Area (454 units in dispute): This site is allocated in the UDP and is the focal point of a major mixed use regeneration scheme. I note the Council's commitment to delivery on this site. I also note that the permissions granted for the relevant enabling works in October 2012 constitute a change of position from that present at the base date of last year's JHLAS. However, I can attribute little weight to the grant of permission for the regeneration scheme in May 2013, as this took place after the base date of this study period. HBF and Asbri Planning consider that the Council's forecast of completions is overly optimistic. The Council considers that 574 units will be completed within the study period, whereas HBF considers that 120 units is a more realistic figure. Asbri Planning considers that 350 units should be included in the land supply, with 210 units being classified as category 3i. I note HBF's concerns over the likelihood of four major developers working on site simultaneously. However, I have no compelling evidence before me to indicate that the Council's suggested phasing is undeliverable. However, the Council provides information from the Commercial Property Agent for the major landowners which indicate that Phase 1 will be marketed in the next 12 months. This implies that the Council's estimate of first completions in 2013/14 is likely to be overly optimistic. I consider it appropriate to delay the Council's forecast by one year. This results in 160 of the disputed units being reclassified as category 3i. I therefore find that 294 of the disputed units should count towards the 5 year land supply.
13. For the foregoing reasons I find that 802 units should be added to the agreed 2411 units so that the total number of units to be included in the 5 year land supply is 3,213.

Conclusion

14. Based on the foregoing analysis and utilising the residual method in line with paragraph 7.5.2 of TAN 1, I conclude that the housing land supply for the Bridgend County Borough Council planning area as at 1 April 2013 is 5.7 years.

P J Davies

Inspector