

**Joint Housing Land Availability Study**

**Report**

**Bridgend County Borough Council  
Local Planning Authority**

**Joint Housing Land Availability Study 2015**

**Between**

**Bridgend County Borough Council**

**and**

**The Home Builders Federation  
Persimmon Homes  
Sullivan Land & Planning  
Stansgate Planning  
Hendre Housing Association  
Wales And West Housing Association  
Valleys 2 Coast  
Linc-Cymru Housing Association  
Coastal Housing Group  
United Welsh Housing Association  
Lovells  
Dwr Cymru / Welsh Water  
Western Power Distribution  
Natural Resources Wales  
Arup  
C2J**

**Publication Date: 17 June 2015**

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## 1. Summary

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 2014.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking JHLASs.
- <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual Method set out in TAN 1 Bridgend County Borough Council has **5.4 years** housing land supply.

## Involvement

- 1.4 The housing land supply has been assessed in consultation with:

- The Home Builders Federation
- Persimmon Homes
- Sullivan Land & Planning
- Stansgate Planning
- Hendre Housing Association
- Wales And West Housing Association
- Valleys 2 Coast
- Linc-Cymru Housing Association
- Coastal Housing Group
- United Welsh Housing Association
- Lovells
- Dwr Cymru / Welsh Water
- Western Power Distribution
- Natural Resources Wales
- Arup
- C2J

## Report Production

- 1.5 Bridgend County Borough Council issued draft site schedules and site proformas for consultation between 17th and 27<sup>th</sup> April 2015. Comments were provided by the HBF, Sullivan Land & Planning, Dwr Cymru, Persimmon Homes and Stansgate Planning within this period. A draft Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group.

1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

**2. Housing Land Supply**

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a Section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the Bridgend County Borough Council Local Development Plan 2006 – 2021, adopted on 18<sup>th</sup> September 2013.

**Table 1 - Identified Housing Land Supply**

<b>Housing Land Supply 01<sup>st</sup> April 2015 – 2021 (Large Sites)</b>						
	Proposed Homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
<b>Total</b>	6277	<b>775</b>	<b>4043</b>	0	1459	582

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

Private	3370
Public	
Housing Association	1448
<b>Total</b>	<b>4818</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 Completions for Previous 5 years**

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	<b>Total</b>
79	47	66	57	39	<b>288</b>

2.5 The overall **total 5 year land supply** (large and small sites) is **5106**

**Table 3 – Five Year Land Supply Calculation**

A	Total Housing Requirement (as set out in the adopted Development Plan)	9690
B	Completions from start of plan period to JHLAS base date (large and small sites)	4052
C	Residual Requirement (A-B)	5638
D	5 Year Requirement (C/number of years plan period remaining x 5)	4698
E	Annual Need (D/5)	940
F	Total 5 Year Land Supply	5106
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>5.4</b>

2.6 The housing land supply in years is **5.4**.

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## **APPENDIX 1 – SITE SCHEDULES**

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Bridgend

Penybont ar Ogwr

Bridgend

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

**Sites for 10 or more Units as at 01-04-2015  
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2015**

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

## BRIDGEND

Policy Number	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio						
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy
COM 1(1)	ID 37	PARC DERWEN	199	645	1515	153	870	43.39	93	200	200	100	100	100	0	77
COM 1(2)	ID 45	NORTH EAST BRACKLA REGENERATION AREA	49	49	550	99	501	14.63	50	100	150	150	51	0	0	0
COM 1(3)	ID 871	PARC AFON EWENNI REGENERATION AREA	0	0	650	130	650	16.3	0	0	50	100	150	150	0	200
COM 1(4)	ID 38	COITY ROAD SIDINGS	0	0	140	28	140	5.47	0	0	0	40	40	40	0	20
COM 1(5)	ID 872	SOUTH WALES POLICE, COWBRIDGE ROAD	0	0	138	28	138	4	0	0	0	38	50	50		0
COM 1(7)	ID 873	LAND AT WATERTON LANE	0	0	42	9	42	1.2	0	0	0	42	0	0	0	0
COM 1(8)	ID 11	JUBILEE CRESCENT	0	0	50	8	50	1.31	0	0	25	25	0	0	0	0
COM 1(10)	ID 402	BROCASTLE ESTATE	0	42	72	0	30	2.29	0	0	0	30	0	0	0	0
COM 1(11) & COM 1(14)	ID 874 & ID 705	WATERTON MANOR & LANE (LAND AT) WATERTON	0	0	40	8	40	1.46	0	0	20	20	0	0	0	0
COM 1(12)	ID 755	RHIW / BRACKLA STREET SHOPPING CENTRE	0	0	28	0	28	0.65	0	0	28	0	0	0	0	0
COM 1(13)	ID 878	PARC FARM, NORTH EAST OF PARC DERWEN	0	0	14	3	14	0.77	0	0	0	14	0	0	0	0
COM 1(15)	ID 757	QUEEN STREET 6-10	0	0	10	0	10	0.04	0	0	0	0	0	0	0	10
COM 2(6)	ID 914	LAND AT LLANGEWYDD ROAD, CEFN GLAS	0	0	228	46	228	6.5	0	0	50	50	50	50	0	28

COM 2(7)	ID 915	YSGOL BRYN CASTELL	0	0	200	30	200	5.49	0	0	50	50	50	50	0	0
COM 2(8)	ID 784	WOODGREEN (CHELSEA AVENUE)	39	103	116	30	13	0.14	8	5	0	0	0	0	0	0
COM 2(10)	ID 30	CEFN GLAS ROAD	0	6	10	0	4	0.12	0	2	2	0	0	0	0	0
COM 2(11)	D 916	COED PARC	0	0	20	4	20	1.43	0	0	0	20	0	0	0	0
COM 3	ID 869	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	0	0	10	0	10	0.1	7	3	0	0	0	0	0	0
COM3	ID 935	LAND OFF HEOL TRE DWR	19	19	56	0	37	0.56	16	21	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>BRIDGEND</b>	306	864	3889	576	3025	105.85	174	331	575	679	491	440	0	335

#### LLYNFI VALLEY

Policy No	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy
COM 1(16)	ID 3	FORMER WASHERY SITE	0	0	135	21	135	5	0	0	0	30	30	30	0	45
COM 1(17)	ID 921	EWENNY ROAD	0	0	165	19	165	4	0	25	30	80	30	0	0	0
COM 1(18)	ID 922	COEGNANT RECLAMATION SITE	0	0	100	15	100	3	0	0	0	0	25	25	0	50
COM 1(19)	ID 1	CROWN ROAD	0	0	40	6	40	1.38	0	0	0	0	10	10	0	20
COM 1(20)	ID 923	FORMER BLAENCAERAU JUNIOR SCHOOL	0	0	35	5	35	0.55	0	0	0	0	10	10	0	15
COM 1(21)	ID 875	Y PARC	0	0	51	8	51	1.6	0	0	0	20	31	0	0	0
COM 1(22)	ID 924	LAND S. OF CWMFELIN PRIMARY SCHOOL	0	0	20	3	20	0.56	0	0	20	0	0	0	0	0
COM 1(23)	ID 501	LLYNFI LODGE	0	0	13	0	13	0.26	0	0	13	0	0	0	0	0
COM 1(24)	ID 9	LAND ADJ. TO 50 HEOL TYWITH	0	0	13	2	13	0.4	0	0	0	0	0	0	0	13
COM 3	ID 2	FORMER LLYNFI HOSPITAL	0	20	24	0	4	0.25	0	1	3	0	0	0	0	0
COM 3	ID 7	WEST OF BETHANIA ST	3	16	18	0	2	0.19	0	2	0	0	0	0	0	0
COM 3	ID 8	62A & 63 PICTON STREET	0	0	36	0	36	0.3	0	0	18	18	0	0	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	2	2	40	40	38	1.03	0	2	8	10	10	8	0	0

COM3	ID 984	FMR RC SOCIAL CLUB & 23A BETHANIA STREET	0	0	21	0	21	0.18	0	0	21	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>LLYNFI VALLEY</b>	5	38	711	119	673	18.7	0	30	113	158	146	83	0	143

#### OGMORE AND GARW VALLEYS

Policy No. Rhif Polisi	LPA Ref No Rhif Cyf ACLI	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total number of units built to date Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Total Units Capacity Cyfanswm Unedau	No of which are affordable Nifer Ohonynt Yn Fforddiadwy	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categoriaddio						
										2016	2017	2018	2019	2020	3	4
COM 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	0	0	80	12	80	2.25	0	8	10	15	15	15	0	17
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	8	16	16	0	0	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	0	21	23	0	2	0.06	1	1	0	0	0	0	0	0
COM 2(4)	ID 913	LAND ADJOINING CWM OGWR FACH	0	0	43	5	43	1.22	0	0	20	23	0	0	0	0
COM 2 (13)	ID 530	FORMER ABERCERDIN SCHOOL, KENRY STREET	0	11	21	3	10	0.31	0	0	5	5	0	0	0	0
COM 2 (14)	ID 917	CORONATION WORKS	0	0	11	2	11	0.32	0	0	0	5	6	0	0	0
COM 2(18)	ID 66	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.59	0	0	3	3	4	0	0	0
COM 2(19)	ID 69	WAUNWEN	0	0	35	5	35	0.97	0	0	0	0	0	0	0	35
COM 2(20)	ID 67	CWRT COLMAN ST.	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21
COM 2(21)	ID 68	HEOL Y FEDWEN/HAUL BRYN	2	9	18	0	9	0.32	0	3	3	3	0	0	0	0
COM 3	ID 70	BRYN ROAD OGMORE VALE,	2	7	12	0	5	0.18	0	2	2	1	0	0	0	0
COM 3	ID 71	LAND AT NORTH ROAD, OGMORE VALE	0	6	11	0	5	0.09	3	2	0	0	0	0	0	0
COM 3	ID 76	NORTH OF ABER COTTAGES, OGWY ST, NANTYMOEL	0	11	14	0	3	0.29	0	0	1	1	1	0	0	0
<b>TOTAL CYFANSWM</b>		<b>OGMORE AND GARW VALLEYS</b>	4	66	340	29	274	9.19	4	16	52	72	42	15	0	73



COM 3	ID 942	THE REST CONVALESCENT HOME	0	0	68	0	68	4.84	0	0	34	34	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>PORTHCAWL</b>	76	76	1301	395	1225	25.62	3	44	48	109	100	100	0	821

**PYLE/KENFIG/CORNELLY**

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy
COM 2(22)	ID 918	TY DRAW FARM	30	30	105	14	75	1.79	16	40	19	0	0	0	0	0
COM 2(24)	ID 642	LAND AT GIBBONS WAY	4	8	45	45	37	1.04	0	7	7	10	10	3	0	0
COM 2(25)	ID 725	FFORDD Y EGLWYS (LAND OFF)	22	22	22	22	0	0	0	0	0	0	0	0	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	9	30	0.76	0	0	0	15	15	0	0	0
COM 3	ID 797	PLUMLEY CLOSE (LAND OFF), NORTH CORNELLY	0	9	11	11	2	0.06	0	2	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>PYLE/KENFIG/CORNELLY</b>	56	69	213	101	144	3.65	16	49	26	25	25	3	0	0

**VALLEYS GATEWAY**

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	31	177	538	68	361	28.13	9	40	40	75	75	75	0	47
COM 1 (32)	ID 46	PARC TYN Y COED	56	258	351	50	93	1.3	3	0	30	30	30	0	0	0
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	0	0	132	26	132	3	0	12	40	40	40	0	0	0
COM 1(34)	ID 926	GATEWAY TO THE VALLEYS	0	0	150	30	150	6.88	0	0	0	30	40	40	0	40
COM 1(35)	ID 841	FORMER CHRISTIE TYLER SITE	37	39	75	15	36	0.55	24	12	0	0	0	0	0	0

COM 1(36)	ID 927	BRYNCETHIN DEPOT	0	0	50	10	50	2	0	0	0	20	30	0	0	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	0	0	26	10	26	1.67	0	0	10	10	6	0	0	0
COM 1(38)	ID 929	GLANYRAFON	0	0	30	0	30	0.58	0	0	0	30	0	0	0	0
COM 3	ID 59	LAND TO THE R/O BRYN ROAD (ANDREWS CLOSE)	0	18	19	0	1	0.06	0	1	0	0	0	0	0	0
COM 3	ID 172	GLAN Y NANT (LAND AT),BRYN ROAD	4	12	12	0	0	0	0	0	0	0	0	0	0	0
COM 3	ID 483	CAREY BAPTIST CHURCH, ABERKENFIG	0	0	14	14	14	0.15	0	0	14	0	0	0	0	0
<b>TOTAL CYFANSWM</b>		<b>VALLEYS GATEWAY</b>	128	504	1397	223	893	44.3	36	65	134	235	221	115	0	87

<b>TOTAL CYFANSWM</b>			582	1823	8100	1448	6277	208.8	235	540	959	1278	1050	756	0	1459
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**APPENDIX 2 – PAST COMPLETION DATA**  
**APPENDIX 3 – PREVIOUS LAND SUPPLY DATA**

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## Appendix 2 – Past Completion Data

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

## Appendix 3 – Previous Land Supply Data

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

\* 2015 – Category 1 includes dwellings under construction