

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

28th SEPTEMBER 2017

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

BRIDGEND COUNTY BOROUGH COUNCIL – JOINT HOUSING LAND AVAILABILITY STUDY 2017

1. Background

- 1.1 The requirement to maintain a 5-year supply of readily developable housing land in each local planning authority across Wales is a key planning policy requirement of the Welsh Government. The planning system, through the LDP process, must provide the land that is needed to allow for new home building and local planning authorities are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.
- 1.2 The Joint Housing Land Availability Study (JHLAS) is the mechanism for local planning authorities to demonstrate that they have a five year housing land supply by providing an 'agreed' statement of housing land availability set against the housing requirements of an adopted local development plan.
- 1.3 Technical Advice Note 1 (TAN 1) provides the guidance on how to prepare a JHLAS. The guidance reinforces the Welsh Government's 'plan-led' system and advises that the JHLAS is a key mechanism for monitoring the effectiveness of the LDP. The housing supply figure from the JHLAS must be included in the LDP's Annual Monitoring Report (AMR).
- 1.4 As part of the AMR process, where there is a shortfall, i.e. less than a 5 year housing land supply, the Local Planning Authority should consider the reasons for the shortfall and whether the LDP should be reviewed in whole or in part.
- 1.5 In terms of the development control process TAN 1 guidance also advises that the housing land supply figure will be treated as a material consideration in determining planning applications. When a study shows supply being less than 5 years the need to increase supply will be given considerable weight when dealing with planning applications.
- 1.6 For those Local Planning Authorities who do not have an adopted LDP in place the ability to undertake a JHLAS and therefore demonstrate whether they have a 5 year supply of housing is removed.

2. Current situation

- 2.1 Bridgend's latest 2017 JHLAS is attached at Appendix 1. Set against the housing requirement of the adopted LDP the Study demonstrates that Bridgend County Borough has a 4.0 year housing land supply (representing a shortfall in the TAN 1, 5 year requirement) with a total land supply within the 5 year study

period of 4237 units (for information purposes Past Completions Data and Previous Land Supply Data are attached as Appendices 2 and 3 respectively).

- 2.2 As there are only 4 years remaining (up to 2021) of the LDP period, which is less than the 5 year JHLAS period up to 2022, a mathematical method prescribed by TAN 1 guidance has been used to calculate the annual average requirement as part of the 5 year land supply calculation.
- 2.3 The Council is the responsible body for preparing the JHLAS which is subject to an agreed timetable. In preparing the document the Council consulted with the 'Study Group' which consisted of house builders' representatives, including the Home Builders Federation (HBF), landowners, Registered Social Landlords, statutory undertakers and infrastructure providers.
- 2.4 A Study Group meeting took place on 10th May 2017. In consultation with the 'Study Group' the Council subsequently prepared a Statement of Common Ground, setting out the extent of agreement on site delivery.
- 2.5 Two sites remained in dispute at the end of the consultation process and it was therefore necessary for an appointed Planning Inspector to look at the evidence submitted as part of a Statement of Common Ground and resolve matters in connection with the disputed sites.
- 2.6 The Inspector determined that the land supply figure for Bridgend County Borough Council is 4.0 years. The Inspector's report and recommendations in response to the evidence submitted is included as Appendix 4 of the 2017 JHLAS.

3. Next Steps

- 3.1 In accordance with TAN1 guidance the 2017 Joint Housing Land Availability Study will be published on the local planning authority's website and a hyperlink sent to the Welsh Government and to all members of the Study Group.
- 3.2 There is a statutory requirement to undertake a JHLAS on an annual basis. The preparation timetable of the 2018 Study will be agreed by the Study Group early next year.
- 3.3 The outcome of this Study will also be reported in the LDP AMR with the reasons why there is a shortfall in the required 5-year housing land supply together with consideration as to whether the LDP should be reviewed.

4. Recommendation

- 4.1 That the 2017 Joint Housing Land Availability Study be noted.

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28th September 2017

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Background documents

Bridgend Local Development Plan

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Joint Housing Land Availability Study

Report

Bridgend County Borough Council
Local Planning Authority

Joint Housing Land Availability Study 2017

Between

Bridgend County Borough Council

and

The Home Builders Federation
Redrow Homes
Persimmon Homes
Llanmoor Homes
Barratt David Wilson Homes
Taylor Wimpey
Jehu
Bellway
Lovells
Stansgate Planning
Hendre Housing Association
Wales And West Housing Association
Valleys 2 Coast
Linc-Cymru Housing Association
Coastal Housing Group
United Welsh Housing Association
Dwr Cymru
Western Power Distribution
Natural Resources Wales
Arup

Publication Date: September 2017

Contents

1. Summary

2. Housing Land Supply

Appendix 1 – Site Schedule

Appendix 2 – Past Completions Data

Appendix 3 – Previous Land Supply Data

Appendix 4 – Planning Inspectorate's Recommendation

1. Summary

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
- <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Bridgend County Borough Council has **4.0** years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- The Home Builders Federation
 - Redrow Homes
 - Persimmon Homes
 - Llanmoor Homes
 - Barratt David Wilson Homes
 - Taylor Wimpey
 - Jehu
 - Bellway
 - Lovells
 - Stansgate Planning
 - Hendre Housing Association
 - Wales And West Housing Association
 - Valleys 2 Coast
 - Linc-Cymru Housing Association
 - Coastal Housing Group
 - United Welsh Housing Association
 - Dwr Cymru
 - Western Power Distribution
 - Natural Resources Wales
 - Arup

Report Production

- 1.5 Bridgend County Borough Council issued draft site schedules and site proformas for consultation between 13th April 2017 and 28th April 2017. Comments were provided by the HBF, Redrow Homes, Persimmon Homes, Llanmoor Homes and Barratt David Wilson Homes within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 27th June 2017.
- 1.6 A Study Group meeting was held on 10th May 2017 to try and resolve disputes concerning a number of sites. As a consensus was not achieved on two of the disputed matters it was necessary for the Planning Inspectorate to review these matters.
- 1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Bridgend County Borough Council and this information has been incorporated into this report.

2. Housing Land Supply

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Bridgend County Borough Council Local Development Plan 2006 – 2021, adopted on 18th September 2013.
- 2.3 In accordance with TAN 1 requirements, given that 1 year of the JHLAS 5 year period (up to 2022) goes beyond the 2021 LDP expiry date, the average annual requirement (E) in the Table 3 calculation is based on the equation:-

$$\frac{\left(\frac{H \times N}{P}\right) + (H - C)}{5}$$

Where H is the total housing requirement (H = 9690), N is the number of years left in the JHLAS after the plan expires (N=1), P is the total number of years in

the plan period (P=15) and C is the number of completions from the start of the plan (C=4978). On this basis the average annual requirement is 1071 units and the 5 year requirement is 5355.

Table 1 - Identified Housing Land Supply

Housing Land Supply 01st April 2017 – 2021 (Large Sites)						
	Proposed Homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	5727	615	3367		1745	364

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

Private	3098
Public	0
Housing Association	884
Total	3982

2.5 **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

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
66	57	39	51	42	255

2.6 The overall **total 5 year land supply** (large and small sites) is 4237

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan)	9690
B	Completions from 2006 - 2021 (large and small sites)	4978
C	Residual Requirement (A-B)	4712
D	5 Year Requirement	5355
E	Annual Need (see above)	1071
F	Total 5 Year Land Supply	4237
G	Land Supply in Years (F/E)	4.0

2.7 The housing land supply in years is **4.0**

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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 01-04-2017
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2017**

**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 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(1)	ID 37	PARC DERWEN	157	999	1515	153	516	24.68	74	150	150	142	0	0	0	0
COM 1(2)	ID 45 & ID 1000	NORTH EAST BRACKLA REGENERATION AREA	0	99	558	99	459	14.63	0	100	100	100	100	59	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	0	30	40	0	70
COM 1(7)	ID 873	LAND AT WATERTON LANE	0	0	42	9	42	1.2	0	0	0	42	0	0	0	0
COM 1(8)	ID 11	JUBILEE CRESCENT	0	0	48	8	48	1.31	0	0	15	33	0	0	0	0
COM 1(10)	ID 402	BROCASTLE ESTATE	0	42	72	0	30	2.29	0	0	0	0	30	0	0	0
COM 1(5)	ID 872	SOUTH WALES POLICE, COWBRIDGE ROAD	0	0	138	28	138	4	0	0	0	0	0	0	0	138
COM 1(11) & COM 1(14)	ID 874 & ID 705	WATERTON MANOR & LANE (LAND AT) WATERTON	0	0	39	8	39	1.46	0	0	19	20	0	0	0	0

COM 1(12)	ID 755	RHIW / BRACKLA STREET SHOPPING CENTRE	28	28	43	28	15	0	0	0	15	0	0	0	0	0
COM 1(13)	ID 878	PARC FARM, NORTH EAST OF PARC DERWEN	0	0	24	3	24	0.77	0	0	24	0	0	0	0	0
COM 1(15)	ID 757	QUEEN STREET 6-10	0	0	10	0	10	0.04	0	0	0	0	0	0	0	10
COM 2(6)	ID 914	LAND AT LLANGEWYDD ROAD, CEFN GLAS	0	0	165	46	165	6.5	0	0	50	50	50	15	0	0
COM 2(7)	ID 915	YSGOL BRYN CASTELL	39	46	197	30	151	3.62	21	50	50	30	0	0	0	0
COM 2(10)	ID 30	CEFN GLAS ROAD	0	6	10	0	4	0.12	0	0	0	0	0	0	0	4
COM 2(11)	D 916	COED PARC	0	0	15	4	15	1.43	0	0	10	5	0	0	0	0
COM 3	ID 869	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	1	8	10	0	2	0	2	0	0	0	0	0	0	0
COM 3	ID 990	SUNNYSIDE ROAD (LAND OFF)	0	0	40	40	40	1.31	0	0	0	20	20	0	0	0
COM 3	ID 1025	COWBRIDGE ROAD (REAR OF)	0	0	10	2	10	0.06	0	10	0	0	0	0	0	0
COM 3	ID 1064	COURT ROAD 11, GAYLARD BUILDINGS	0	0	15	0	15	0.05	15	0	0	0	0	0	0	0
COM 3	ID 1071	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	0	0	18	18	18	0.23	0	0	18	0	0	0	0	0
TOTAL CYFANSWM		BRIDGEND	225	1228	3759	634	2531	85.47	112	310	501	542	380	264	0	422

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 Categoriadau						
										2018	2019	2020	2021	2022	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2018	2019	2020	2021	2022	3	4
COM 1(16)	ID 3	FORMER WASHERY SITE	0	0	135	21	135	5	0	0	0	20	40	40	0	35
COM 1(17)	ID 921	EWENNY ROAD	0	0	138	138	138	4	0	0	20	40	40	38	0	0

COM 1(18)	ID 922	COEGNANT RECLAMATION SITE	0	0	100	15	100	3	0	0	0	0	0	0	0	100
COM 1(19)	ID 1	CROWN ROAD	0	0	40	6	40	1.38	0	0	0	0	0	0	0	40
COM 1(20)	ID 923	FORMER BLAENCAERAU JUNIOR SCHOOL	0	0	35	5	35	0.55	0	0	0	0	0	0	0	35
COM 1(21)	ID 875	Y PARC	0	0	51	8	51	1.6	0	0	0	0	20	31	0	0
COM 1(22)	ID 924	LAND S. OF CWMFELIN PRIMARY SCHOOL	0	0	20	3	20	0.56	0	0	20	0	0	0	0	0
COM 1(23)	ID 501	LLYNFI LODGE	0	0	14	0	14	0.26	0	0	0	0	0	0	0	14
COM 1(24)	ID 9	LAND ADJ. TO 50 HEOL TYWITH	0	0	13	2	13	0.4	0	0	0	0	0	0	0	13
COM 3	ID 8	62A & 63 PICTON STREET FORMER NANTYFFYLLON RFC	0	0	36	0	36	0.3	2	11	11	12	0	0	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	0	2	14	14	12	1.14	0	0	12	0	0	0	0	0
COM3	ID 984	FMR RC SOCIAL CLUB & 23A BETHANIA STREET	18	18	18	0	0	0	0	0	0	0	0	0	0	0
COM3	ID 1059	FMR BLAENLLYNFI INFANTS SCHOOL	0	0	14	2	14	0.45	0	0	14	0	0	0	0	0
COM3	ID 1065	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD	0	0	37	37	37	0.9	0	20	17	0	0	0	0	0
TOTAL CYFANSWM		LLYNFI VALLEY	18	20	665	251	645	19.54	2	31	94	72	100	109	0	237

OGMORE AND GARW VALLEYS

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio						
										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 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	0	0	80	12	80	2.25	8	0	0	15	30	27	0	0
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	10	30	0	0	0	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	0	21	23	0	2	0.06	1	1	0	0	0	0	0	0
COM 2(4)	ID 913	LAND ADJOINING CWM OGWR FACH	0	0	43	5	43	1.22	0	0	20	23	0	0	0	0

COM 2 (13)	ID 530	FORMER ABERCERDIN SCHOOL, KENRY STREET	0	11	21	3	10	0.31	0	0	5	5	0	0	0	0
COM 2 (14)	ID 917	CORONATION WORKS	0	0	11	2	11	0.32	0	0	0	5	6	0	0	0
COM 2(18)	ID 66	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.59	0	0	0	3	3	4	0	0
COM 2(19)	ID 69	WAUNWEN	0	0	35	5	35	0.97	0	0	0	0	0	0	0	35
COM 2(20)	ID 67	CWRT COLMAN ST.	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21
COM 2(21)	ID 68	HEOL Y FEDWEN/HAUL BRYN	0	9	18	0	9	0.28	1	2	2	2	2	0	0	0
COM 3	ID 70	BRYN ROAD OGMORE VALE,	0	7	9	0	2	0	2	0	0	0	0	0	0	0
COM 3	ID 71	LAND AT NORTH ROAD, OGMORE VALE	0	6	11	0	5	0.09	3	2	0	0	0	0	0	0
TOTAL CYFANSWM		OGMORE AND GARW VALLEYS	0	55	323	29	268	8.68	15	5	37	83	41	31	0	56

PENCOED

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio							
										Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl
COM 2(27)	ID 54	LAND SOUTH OF HENDRE ROAD	1	194	203	0	9	0.38	4		5	0	0	0	0	0	0
COM 2(29)	ID 807	FORMER SURGERY SITE COYCHURCH ROAD	0	6	13	0	7	0.07	0		0	0	0	0	0	0	7
COM 2(30)	ID 919	PENCOED PRIMARY SCHOOL	0	0	30	5	30	0.73	0		0	0	30	0	0	0	0
COM3	ID 1010	BAYSWATER TUBES SITE, HEOL Y GEIFR	47	47	47	10	0	0	0		0	0	0	0	0	0	0
TOTAL CYFANSWM		PENCOED	48	247	293	15	46	1.18	4		5	0	30	0	0	0	7

PORTHCAWL

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau						
										2018	2019	2020	2021	2022	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2018	2019	2020	2021	2022	3	4
COM 1 (25)	ID 81	PORTHCAWL REGENERATION AREA	0	0	1050	315	1050	19	13	0	0	50	150	150	0	687
COM 1(27)	ID 82	PWLL Y WAUN, PORTHCAWL	2	65	65	19	0	0	0	0	0	0	0	0	0	0
COM 1(28)	ID 691	ALBERT EDWARDS, PRINCE OF WALES COURT, PENYLAN AVENUE	0	0	35	11	35	1	0	0	0	0	0	0	0	35
COM 1(29)	ID 592	STATION HILL MOT BUILDING SITE	0	0	11	0	11	0.08	0	0	0	0	0	0	0	11
COM 3	ID 842	NEW ROAD 9,11,13,15 STATION HILL	0	0	14	0	14	0.09	0	0	0	14	0	0	0	0
COM 3	ID 876	ST CLARES CONVENT, CLEVIS HILL	0	0	12	0	12	1.07	0	0	4	8	0	0	0	0
COM 3	ID 942	THE REST CONVALESCENT HOME	0	0	69	0	69	4.84	0	0	0	34	35	0	0	0
COM 3	ID 1027	SEA BREEZE APARTMENTS, NEW ROAD	17	18	18	0	0	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		PORTHCAWL	19	83	1274	345	1191	26.08	13	0	4	106	185	150	0	733

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						
										2018	2019	2020	2021	2022	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	Cyfanswm Unedau	Nifer Ohonynt Yn Fforddiadwy	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2018	2019	2020	2021	2022	3	4
COM 2(22)	ID 918	TY DRAW FARM	32	106	106	14	0	0	0	0	0	0	0	0	0	0
COM 2(24)	ID 642	LAND AT GIBBONS WAY	0	8	45	45	37	1.04	0	0	15	15	7	0	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	9	30	0.76	0	0	0	0	0	0	0	30
COM 3	ID 779	BEDFORD ROAD, CEFN CRIBBWR	0	0	12	0	12	0.11	0	12	0	0	0	0	0	0
COM 3	ID 797	PLUMLEY CLOSE (LAND OFF), NORTH CORNELLY	0	9	11	11	2	0.54	0	0	2	0	0	0	0	0
COM 3	ID 186	CEFN ROAD (CEFN CRIBBWR RESERVOIR), CEFN CRIBBWR	0	0	14	4	14	0.42	0	0	14	0	0	0	0	0
COM 3	ID 712	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	0	0	23	23	23	0.94	0	0	23	0	0	0	0	0
TOTAL CYFANSWM		PYLE/KENFIG/CORNELLY	32	123	241	106	118	3.81	0	12	54	15	7	0	0	30

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 Categoriiddio						
										2018	2019	2020	2021	2022	3	4
Rhif Polisi	Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma	CyfanswmUnedau	Nifer Ohonynt Yn Fforddiadwy	Uneda u sydd ArÔl	Hectarau sydd Ar Ôl	W/A	2018	2019	2020	2021	2022	3	4
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	8	218	676	68	458	25.26	8	0	30	70	80	100	0	170
COM 1 (32)	ID 46	PARC TYN Y COED	0	264	370	50	106	2.61	0	0	0	16	0	0	0	90
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	0	0	108	26	108	3	13	50	45	0	0	0	0	0
COM 1(34)	ID 1068 & ID 926	GATEWAY TO THE VALLEYS Former Archbishop McGrath School (Land at)	0	0	150	44	150	4.4	0	25	19	20	50	36	0	0
COM 1(36)	ID 927 ID 1068	BRYNCETHIN DEPOT	0	0	50	10	50	2	0	0	0	0	20	30	0	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	0	0	26	10	26	1.67	5	5	5	5	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 483	CAREY BAPTIST CHURCH, ABERKENFIG	14	14	14	14	0	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		VALLEYS GATEWAY	22	496	1424	222	928	39.52	26	80	99	141	156	166	0	260

TOTAL CYFANSWM			364	2252	7979	1602	5727	184.28	172	443	789	989	869	720	0	1745
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APPENDICES 2 & 3

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Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007	548	87	635
2008	417	97	514
2009	326	62	388
2010	215	77	292
2011	227	79	306
2012	400	47	447
2013	266	66	332
2014	460	57	517
2015	582	39	621
2016	469	51	520
2017	364	42	406

Appendix 3 – Previous Land Supply Data

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

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APPENDIX 4 - PLANNING INSPECTORATE'S RECOMMENDATION

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Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Christopher Sweet MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 23/08/17

Joint Housing Land Availability Study Report

by Christopher Sweet MPlan

an officer of the Planning Inspectorate

Date: 23/08/17

Ref: JHLAS/17/F6915/516232

Local Planning Authority: Bridgend County Borough Council

- This report concerns the Bridgend Joint Housing Land Availability Study (JHLAS) 2017.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2017.
-

Recommendation to the Welsh Ministers

1. That the 2017 JHLAS housing land supply figure for the Bridgend County Borough Council area be determined as 4.0 years.

Context of the Recommendation

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

Main Issue

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

¹ PPW Edition 9 paragraph 9.2.3

Reasons

North East Bridgend (Parc Derwen) (COM 1(1))

6. This site is allocated in the Bridgend Local Development Plan (the LDP), with a capacity of 1515 units. The Council suggests, in light of an anticipated application for a further 150 units on the site, that the overall capacity for the JHLAS period should be taken to be 1665 units. A number of the Study Group members do not object to this approach.
7. However, paragraph 4.3.1 of TAN 1 clearly sets out the criteria for sites to be included in the JHLAS. The additional 150 units expected by the Council do not have either a grant of planning permission or an allocation in the LDP at the base date of the study period. Whilst this situation may have changed by the time of the next JHLAS, I therefore agree with the Home Builders Federation (the HBF) that the overall capacity of the site for the purposes of this JHLAS should remain as 1515 units. The number of units in category 1 and 2 is therefore 516.
8. There is some dispute over expected build rates on the site; both the HBF and Barratt Homes have suggested alternative trajectories for delivery. However, given my finding on its overall capacity, any of the rates put forward would result in the full 516 units coming forward with the five year period. It is therefore unnecessary for me to conclude on which of the proposed trajectories is most likely. I find that 516 units should be counted towards the five year land supply figure.

Porthcawl Regeneration Area (COM 1 (25))

9. This site is allocated in the LDP, with a capacity of 1050 units. That allocation satisfies the criteria set out in TAN1 for its inclusion in the JHLAS. However, the Study Group members agree that the site is unlikely to be delivered in its entirety during the five year period. There is some dispute over likely delivery rates on the site and consequently the number of units that should contribute to the five year supply.
10. Limited progress has been made on this site since the 2016 JHLAS. The Council's commitment to bringing forward the site is clear; it has prepared a revised masterplan for the site (though, as the HBF point out, that document does not currently hold any formal status) and is in ongoing negotiations with the site's owners. However, the need for a revised landowner's agreement to be finalised before further progress can be made is a barrier to the site's delivery.
11. The issues that would need to be resolved in order for development to commence including, but not limited to, formalisation of the masterplan, completion of negotiations, the securing of a new landowner's agreement and marketing of the site are significant. Given that the landowner does not intend to commence community engagement activity, for an unspecified period, until the later part of 2017 and that there is no definite timescale for a new landowner's agreement after that is completed, I consider the view that completions can be expected in 2019 to be overly optimistic.
12. I note the Council's argument that external factors, including the implications of the land supply figure dropping below five years, may serve to incentivise the site's owner. However, I have nothing to suggest that a rush of applications for housing on unallocated sites is likely, or that the prospect of such development would affect the

landowner's intentions for this site. As such, I do not consider that this provides sufficient justification for the Council's proposed timescales.

13. The HBF, in agreement with a number of other Study Group members, suggest that expected completions for this site should be pushed back by two years to account for the various factors outlined above. However, whilst I find the Council's position optimistic, the two years suggested by the HBF is not based on any particular evidence. On balance, I consider that pushing expected completions back by one year would be sufficient to account for the additional time that is likely to be needed to resolve the issues identified.
14. Based on first completions being achieved in 2020, I therefore find that 363 units should be counted towards the five year land supply.

Conclusion

15. In light of the foregoing analysis I recommend that the housing land supply for the Bridgend County Borough Council planning area as at 1 April 2017 is **4.0 years**.

C Sweet

Planning Officer