

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE

1 August 2019

BRIDGEND COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2019

1. Purpose of the Report

1.1 The purpose of this Report is to inform the Development Control Committee of the outcome of the Joint Housing Land Availability Study (JHLAS) 2019 (attached at Appendix 1).

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

2.1 The Bridgend Local Development Plan is a high level strategy which must be prepared by the Council. The Local Development Plan sets out in land-use terms all the priorities and objectives of the Corporate Plan. The Replacement Local Development Plan will express in land-use terms the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.

3. Introduction and Background

3.1 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 Local Development Plan 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.

3.2 The 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.

3.3 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 Local Development Plan. The housing supply figure from the JHLAS must be included in the Local Development Plan's Annual Monitoring Report (AMR).

3.4 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 Local Development Plan should be reviewed in whole or in part.

4. Current Situation

4.1 It should be noted that as at 1 April 2018, 18 out of the 25 Local Planning Authorities in Wales were unable to demonstrate a 5 year housing land supply. This has resulted in an increase in the number of speculative planning applications for housing.

4.2 In terms of the Development Control process, paragraph 6.2 of TAN 1 guidance 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.

- 4.3 However, in July 2018, Welsh Government temporarily dis-applied paragraph 6.2 of Technical Advice Note 1, Joint Housing Land Availability Studies (TAN 1), to remove the reference to attaching “considerable” weight to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing. This is to ensure the most appropriate housing sites are brought forward as part of a systematic and rigorous Local Development Plan process.
- 4.4 Bridgend’s latest 2019 JHLAS is attached at Appendix 1. Set against the housing requirement of the adopted Local Development Plan the Study demonstrates that Bridgend County Borough has a 2.9 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 3033 units.
- 4.5 As there are only 2 years remaining (up to 2021) of the Local Development Plan period, which is less than the 5 year JHLAS period up to 2023, 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.
- 4.6 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.
- 4.7 In consultation with the Study Group, the Council subsequently prepared a Statement of Common Ground, setting out the extent of agreement on site delivery. In this respect there were no matters of dispute and the final 2019 JHLAS report has been prepared on this basis.
- 4.8 In accordance with TAN 1 guidance, the 2019 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.
- 4.9 There is a statutory requirement to undertake a JHLAS on an annual basis. The preparation timetable of the 2020 Study will be agreed by the Study Group early next year.
- 4.10 The outcome of this Study will also be reported in the Local Development Plan’s Annual Monitoring Report with the reasons why there is a shortfall in the required 5-year housing land supply. This will be addressed through the Replacement Local Development Plan process.

5. Effect upon Policy Framework

- 5.1 Section 61 of the 2004 Procedure Rules Act requires Local Planning Authorities to keep all matters under review which are expected to have an effect on development in their area.
- 5.2 The JHLAS is an extremely important piece of evidence to inform the strategy, policies and allocations in the future Replacement Local Development Plan. It is also a key mechanism for monitoring the effectiveness of the existing Local Development Plan.

6. Equality Impact Assessment

6.1 The policies contained within the Replacement Local Development Plan will require an Equalities Impact Assessment to be carried out.

7. Financial Implications

7.1 There are no financial implications.

8. Wellbeing and Future Generations (Wales) Act 2015

8.1 The Replacement Local Development Plan will be prepared in accordance with the 7 Wellbeing goals and the 5 ways of working as identified in the Act.

9. Recommendation

9.1 That the 2019 Joint Housing Land Availability Study be noted.

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1 August 2019

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Bridgend, CF31 4WB

Background documents

Bridgend Local Development Plan

APPENDIX 1

**Bridgend County Borough Council
Local Planning Authority**

**Joint Housing Land Availability Study 2019
Report**

Between

Bridgend County Borough Council

and

**The Home Builders Federation
Barratt & David Wilson Homes South Wales
Boyer Planning
Persimmon Homes
Sullivan Land & Planning
Bellway
Taylor Wimpey
Hafod Housing Association
Jehu
Redrow Homes South Wales
Wales and West Housing
Valleys 2 Coast
Linc-Cymru Housing Association
Llanmoor Homes
Coastal Housing Group
United Welsh Housing Association
Lovell
Dwr Cymru / Welsh Water
Western Power Distribution
Cyfoeth Naturiol Cymru / Natural Resources Wales**

Publication Date: 1 August 2019

Contents

1 Summary

2 Housing Land Supply

Appendix 1 – Site Schedules

Appendix 2 – Past Completions Data

Appendix 3 – Previous Land Supply Data

1. Summary

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) for 2019, which presents the housing land supply for the area at the base date of 1 April 2019. It replaces the report for the previous base date of 2018.
- 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.
- <https://gov.wales/technical-advice-note-tan-1-joint-housing-land-availability-studies>
- 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 **2.9 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- The Home Builders Federation
 - Barratt & David Wilson Homes South Wales
 - Boyer Planning
 - Linc-Cymru Housing Association
 - Llanmoor Homes
 - Valleys 2 Coast
 - Wales and West Housing

Report Production

- 1.5 Bridgend County Borough Council issued draft site schedules and site proformas for consultation between 16 and 30 April 2019. Comments were provided by the Home Builders Federation, Barratt & David Wilson Homes South Wales, Boyer Planning, Linc-Cymru Housing Association, Llanmoor Homes, Valleys 2 Coast, Wales and West Housing and Dwr Cymru/Welsh Water within this period. A draft Statement of Common Ground (SoCG) was subsequently prepared 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 September 2013.

Table 1 - Identified Housing Land Supply

Housing Land Supply 1 st April 2019 – 2024 (Large Sites)						
	Proposed Homes	5 Year Land Supply		Beyond 5 Years		Homes completed since last study
		Category 1	Category 2	Category 3	Category 4	
Total	5097	221	2812	109	1955	521

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

Private	2405
Public	
Housing Association	628
Total	3033

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

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
39	51	42	66	58	256

2.5 The overall **total 5 year land supply** (large and small sites) is 3289

Table 3 – Five Year Land Supply Calculation

Five year land supply calculation table

A	Total Housing Requirement (as set out in the adopted Development Plan)	9690
B	Completions from 2006 – 2018 (large and small sites)	5947
C	Residual Requirement (A-B)	3743
D	5 year requirement *	5681
E	Annual Need *	1136
F	Total 5 year land supply	3289
G	Land Supply in years	2.9

* The plan period expires in 2021 (2 years), part-way through the JHLAS period; as such in accordance with the requirements of TAN 1 the following equation has been used to calculate the average annual requirement

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

$$\frac{\frac{9690 \times 3}{15} + (9690 - 5947)}{5}$$

$$\frac{1938 + 3743}{5} = 1136$$

Where:

H = Total Housing Requirement (as set out in the adopted Development Plan)

N = Number of years left in JHLAS period after the plan period expires

P = Total number of years in plan period

C = Completions from start of plan period to JHLAS base date

2.6 The housing land supply in years is **2.9**.

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APPENDIX 1 – SITE SCHEDULES

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Bridgend

Penybont ar Ogwr

Bridgend

Amserlen tir preswyl sydd ar gael
Residential Land Availability Schedule

Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2019
Sites for 10 or more Units as at 01-04-2019

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

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	Categori Categori						
										U/C	2020	2021	2022	2023	2024	3
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 Remaining	Hectares Remaining	1	2	2	2	2	2	3	4
COM 1(1)	ID 37	PARC DERWEN	157	1342	1555	153	213	8.6	19	94	100	0	0	0	0	0
COM 1(2)	ID 45 & ID 1000 ID 2028	NORTH EAST BRACKLA REGENERATION AREA	147	268	558	111	290	6.76	89	100	101	0	0	0	0	0
COM 1(3)	ID 871	PARC AFON EWENNI REGENERATION AREA	0	0	650	130	650	16.3	0	50	100	150	150	0	0	200
COM 1(4)	ID 38	COITY ROAD SIDINGS	0	0	140	28	140	5.47	0	0	0	0	0	0	0	140
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	48	48	48	48	0	0	0	0	0	0	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(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	26	39	1.46	0	0	0	26	13	0	0	0

COM 1(12)	ID 755	RHIW / BRACKLA STREET SHOPPING CENTRE	0	28	38	38	10	0	10	0	0	0	0	0	0	0
COM 1(13)	ID 878	PARC FARM, NORTH EAST OF PARC DERWEN	24	24	24	24	0	0	0	0	0	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	1	1	194	39	193	5.96	15	40	40	40	40	18	0	0
COM 2(7)	ID 915	YSGOL BRYN CASTELL	0	67	202	14	135	3.62	0	25	50	50	10	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	0	15	1.43	0	10	5	0	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	59	59	59	1.31	0	0	59	0	0	0	0	0
COM 3	ID 1025	COWBRIDGE ROAD (REAR OF)	0	0	10	2	10	0.06	0	0	10	0	0	0	0	0
COM 3	ID 1064	COURT ROAD 11, GAYLARD BUILDINGS	17	17	17	0	0	0	0	0	0	0	0	0	0	0
COM 3	ID 1014	ALL SAINTS WAY (LAND SOUTH OF)	0	0	20	3	20	1.11	0	20	0	0	0	0	0	0
COM 3	ID 1071	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	18	18	18	18	0	0	0	0	0	0	0	0	0	0
COM3	ID 1108	BRYN BRAGL	0	0	14	14	14	0.46	0	0	14	0	0	0	0	0
CYFANSWM TOTAL		BRIDGEND	413	1869	3883	744	2014	60.19	135	339	479	338	213	18	0	492

LLYNFI VALLEY

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	Categori Categori						
Policy Number	LPA Ref No	Address	Units Built Since Last Study	Total Number of Units Build to Date	Total Units Capacity	No of which are Affordable	Units Remaining	Hectares Remaining	U/C	2020	2021	2022	2023	2024	3	4
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	138	0	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	0	0	0	51
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	0.28	2	0	11	11	12	0	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	0	2	14	12	12	1.14	0	0	0	0	0	0	12	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	37	0	0	0	0	0	0	0
CYFANSWM TOTAL		LLYNFI VALLEY	0	2	647	111	645	18.62	39	0	65	81	82	68	12	298

OGMORE AND GARW VALLEYS

Rhif Polisi Policy Number	Rhif Cyf ACLI LPA Ref No	Cyfeiriad Address	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf Units Built Since Last Study	Cyfanswm Nifer o Unedau Wedi Eu Hadeiladu Hyd Yma Total Number of Units Built to Date	Cyfanswm Unedau Total Units Capacity	Nifer Ohonynt Yn Fforddiadwy No of which are Affordable	Unedau sydd Ar Ôl Units Remaining	Hectarau sydd Ar Ôl Hectares Remaining	W/A U/C	Categoriadau Categorisation						
										2020	2021	2022	2023	2024	3	4
COM 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	0	8	80	12	72	2.25	0	0	0	0	0	0	72	0
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	0	10	30	0	0	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	0	22	23	0	1	0.06	0	1	0	0	0	0	0	0
COM 2(4)	ID 913	LAND ADJOINING CWM OGWR FACH	0	0	39	0	39	1.22	0	0	20	19	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	10	14	0	4	0.09	2	0	2	0	0	0	0	0
COM 3	ID 71	LAND AT NORTH ROAD, OGMORE VALE	0	6	13	0	7	0.09	3	0	2	2	0	0	0	0
CYFANSWM TOTAL		OGMORE AND GARW VALLEYS	0	58	308	24	250	8.49	5	1	29	44	39	4	72	56

PENCOED / HEOL-Y-CYW

Rhif Polisi Policy Number	Rhif Cyf ACLI LPA Ref No	Cyfeiriad Address	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf Units Built Since Last Study	Cyfanswm Nifer o Unedau Wedi Eu Hadeiladu Hyd Yma Total Number of Units Built to Date	Cyfanswm Unedau Total Units Capacity	Nifer Ohonynt Yn Fforddiadwy No of which are Affordable	Unedau sydd Ar Ôl Units Remaining	Hectarau sydd Ar Ôl Hectares Remaining	W/A U/C	Categoriadau Categorisation						
										2020	2021	2022	2023	2024	3	4
COM 2(27)	ID 54	LAND SOUTH OF HENDRE ROAD	2	201	205	0	4	0.15	2	2	0	0	0	0	0	0
COM 2(29)	ID 807	FORMER SURGERY SITE COYCHURCH ROAD	0	6	13	0	7	0.28	0	0	7	0	0	0	0	0
COM 2(30)	ID 919	PENCOED PRIMARY SCHOOL	0	0	40	40	40	0.73	0	0	40	0	0	0	0	0
COM3	ID 860	HEOL Y CYW PRIMARY SCHOOL	0	0	13	13	13	0.3	0	0	13	0	0	0	0	0
CYFANSWM TOTAL		PENCOED	2	207	271	53	64	1.46	2	2	60	0	0	0	0	0

PORTHCAWL

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	Categori Categori						
Policy Number	LPA Ref No	Address	Units Built Since Last Study	Total Number of Units Build to Date	Total Units Capacity	No of which are Affordable	Units Remaining	Hectares Remaining	U/C	2020	2021	2022	2023	2024	3	4
									1	2	2	2	2	2		
COM 1 (25)	ID 81	PORTHCAWL REGENERATION AREA	0	13	1050	315	1037	18.76	0	0	0	100	100	100	0	737
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	11	0
COM 3	ID 842	NEW ROAD 9,11,13,15 STATION HILL	0	0	14	0	14	0.09	0	0	0	0	0	0	14	0
COM 3	ID 876	ST CLARES CONVENT, CLEVIS HILL	0	0	12	0	12	1.07	0	0	4	4	4	0	0	0
COM3	ID 942	THE REST CONVALESCENT HOME	0	0	69	0	69	4.84	34	35	0	0	0	0	0	0
COM 3	ID 1141	MEADOW LANE (LAND AT)	0	0	24	24	24	0.28	0	0	24	0	0	0	0	0
COM 3	ID 1144	7 - 11 JOHN STREET	0	0	26	8	26	0.08	0	0	26	0	0	0	0	0
COM3	ID 1145	RONNIES COMMERCIAL,CLOS YR ORSAF	0	0	10	10	10	0.08	0	0	10	0	0	0	0	0
COM3	ID 1146	47 - 49 WOODLAND AVENUE (Land Between)	0	0	10	10	10	10	0	0	10	0	0	0	0	0
CYFANSWM TOTAL		PORTHCAWL	0	13	1261	378	1248	36.28	34	35	74	104	104	100	25	772

**PYLE / KENFIG /
CORNELLY**

Rhif Polisi Policy Number	Rhif Cyf ACLI LPA Ref No	Cyfeiriad Address	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf Units Built Since Last Study	Cyfanswm Nifer O Unedau Wedi Eu Hadeiladu Hyd Yma Total Number of Units Built to Date	Cyfanswm Unedau Total Units Capacity	Nifer Ohonynt Yn Fforddiadwy No of which are Affordable	Unedau sydd Ar Ôl Units Remaining	Hectarau sydd Ar Ôl Hectares Remaining	W/A U/C 1	Categori Categori Categorisation						
										2020 2	2021 2	2022 2	2023 2	2024 2	3	4
COM 2(24)	ID 642	LAND AT GIBBONS WAY	0	8	45	45	37	1.04	0	0	0	0	25	12	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	30	30	0.76	0	0	0	0	0	0	0	30
COM 3	ID 779	BEDFORD ROAD, CEFN CRIBBWR	0	0	12	12	12	0.11	0	0	12	0	0	0	0	0
COM 3	ID 186	CEFN ROAD (CEFN CRIBBWR RESERVOIR), CEFN CRIBBWR	0	0	14	0	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
COM 3	ID 1147	CROFT GOCH ROAD (LAND N. E. OF)	0	0	21	21	21	0.61	0	0	21	0	0	0	0	0
CYFANSWM TOTAL		PYLE/KENFIG/CORNELLY	0	8	145	131	137	3.88	0	0	70	0	25	12	0	30

VALLEYS GATEWAY

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	Categori Categori						
Policy Number	LPA Ref No	Address	Units Built Since Last Study	Total Number of Units Build to Date	Total Units Capacity	No of which are Affordable	Units Remaining	Hectares Remaining	U/C	2020	2021	2022	2023	2024	3	4
									1	2	2	2	2	2		
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	0	226	676	68	450	28.62	0	0	60	60	60	60	0	210
COM 1 (32)	ID 46	PARC TYN Y COED	0	264	370	50	106	2.61	0	0	9	0	0	0	0	97
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	53	110	117	0	7	0.16	2	5	0	0	0	0	0	0
COM 1(34)	ID 1068	GATEWAY TO THE VALLEYS (Site A) Former Archbishop McGrath School (Land at)	44	44	44	44	0	0	0	0	0	0	0	0	0	0
COM 1(34)	ID 926	GATEWAY TO THE VALLEYS (Site B) Former Archbishop McGrath School (Land at)	0	0	106	0	106	3.44	0	0	0	0	53	53	0	0
COM 1(36)	ID 927	BRYNCETHIN DEPOT	0	0	25	5	25	2	0	0	0	25	0	0	0	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	9	11	26	0	15	0.71	4	6	5	0	0	0	0	0
COM 1(38)	ID 929	GLANYRAFON	0	0	30	0	30	0.58	0	0	0	30	0	0	0	0
CYFANSWM TOTAL		VALLEYS GATEWAY	106	655	1394	167	739	38.12	6	11	74	115	113	113	0	307

CYFANSWM TOTAL	521	2812	7909	1608	5097	167.04	1	2: 2812						3	4
							221	388	851	682	576	315	109	1955	

APPENDIX 2 – PAST COMPLETION DATA
APPENDIX 3 – PREVIOUS LAND SUPPLY DATA

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Appendix 2 – Past Completion Data

Number of Homes Completed On			
Year	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
2018	324	66	390
2019	521	58	579

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	
	Category 1	Category 2		Category 3	Category 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
2017	615	3367	4	0	1745
2018	763	2845	3.4	0	1846
2019	221	2812	2.9	109	1955