



Bridgend Replacement Local Development Plan 2018-2033



Background Paper 4: Housing Trajectory

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BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

BACKGROUND PAPER 4: HOUSING TRAJECTORY

1. Purpose of the Report

1.1 The purpose of this paper is to provide further detail and context in relation to the housing land supply and deliverability of the housing trajectory. It considers all components of housing supply, including completions to date, land bank commitments with planning permission, the large and small windfall site allowance and new housing allocations. The resultant housing trajectory is the key mechanism to demonstrate how all sites will be delivered in the identified timescales, throughout the whole plan period, to meet the housing requirement. This paper has been developed alongside and should be read in conjunction with the Strategic Growth Options Background Paper, the Affordable Housing Background Paper, the Urban Capacity Study (2020), the Demographic Analysis and Forecasts Report (2019) and the LDP Demographics Update (2020). The distribution of growth is also further evaluated and justified in the Spatial Strategy Options Background Paper.

2. Introduction

2.1 The Replacement Local Development Plan (LDP) has a key strategic role in relation to housing delivery. As required by Planning Policy Wales, the LDP has to ensure an adequate and continuing supply of deliverable housing land to meet the identified requirement throughout the plan period. This Paper has been produced to identify, explain and justify the components of housing supply in order to meet the housing requirement over the lifetime of the plan (7,575 dwellings up to 2033, as justified in the Strategic Growth Options Background Paper).

2.2 There are a number of housing supply components, which must be assessed in combination to inform delivery of the housing requirement. All housing supply components included in this Background Paper, and resultant trajectory, have the same base date, which is 31st March 2021. The components include:

- **Dwelling Completions (to date)**

All residential completions since the start of the Replacement LDP period (2018/19), split by large sites (10 or more units) and small sites (under 10 units) for clarity of presentation and analysis.

- **Land Bank Commitments (Units with Planning Permission)**

All residential applications with planning consent in place that have commenced development or are due to commence development in the short-term. This component includes a limited number of sites with a resolution to grant subject to S106 agreements, although only where there

is clear evidence the S106 will be signed and there is a realistic chance the site will be delivered in the short-term.

- **Large Windfall Sites and Small Windfall Sites**

Windfall sites are not specifically allocated for housing, yet come forward in accordance with the Plan. They are split into two categories; large windfalls (sites of 10 or more units) and small windfalls (sites of less than 10 units). The rates have been calculated based on past delivery over the entirety of the existing LDP period and a refreshed Urban Capacity Study (2020).

- **New Housing Allocations**

New sites for residential development that have been submitted as candidate sites, are supported by robust deliverability and viability information and have been subject to a rigorous Candidate Site Assessment (2021). This component also includes a limited number of allocations from the existing LDP that have been resubmitted as candidate sites and ‘rolled forward’, although only where there has been a substantial change in circumstances to demonstrate sites can be delivered. All ‘rollover’ sites have been subject to the same candidate site process requirements as new sites i.e. they have demonstrated they are sustainable and deliverable, thereby re-justifying their inclusion in the Replacement LDP.

2.3 In addition to the ‘rollover’ sites incorporated within the New Housing Allocations Component of supply, there are also three brownfield regeneration allocations within the existing Plan that the Council intends to re-allocate as Long-Term Regeneration Sites. These include Maesteg Washery, Coegnant Reclamation Site (Caerau) and the Former Cooper Standard Site, Ewenny Road (Maesteg). The retention of such sites represents a necessary degree of continuity with the first adopted LDP, which is essential to implement the long-term regeneration strategy embodied within the Replacement LDP Vision. However, for the avoidance of doubt, and in accordance with national policy, these Long-Term Regeneration Sites are **not** included as a component of housing supply. The housing land supply will therefore not be dependent on their delivery, in recognition of the fact that they require longer lead-in times, preparatory remediation-based enabling works and/or more detailed strategic master plans before they can come forward. Whilst Long-Term Regeneration sites will still be allocated in the plan to enable their delivery, they will not be relied upon as contributing to the housing requirement and will also not be included in the windfall allowance. They are essentially ‘bonus sites’ in addition to the four components of housing supply defined in paragraph 2.2. This is despite the fact that these significant brownfield sites are highly conducive to sustainable development and delivery of the full range of placemaking principles outlined in Planning Policy Wales.

- 2.4 As referenced in the Development Plans Manual, it is acknowledged that “there may be instances where site specific circumstances, unknown at the plan making stage, delay the delivery of sites” and “a development plan will not be effective if it cannot accommodate changing circumstances” (WG, 2020, para 5.59). As such, a flexibility allowance has been embedded into the plan as detailed in Section 7 of this Paper. An appropriate allowance has been specified following assessment of each component of housing supply to ensure “there is sufficient flexibility above the housing requirement to account for non-delivery and unforeseen issues, demonstrating delivery of the Anticipated Annual Build Rate (AABR) throughout the plan period” (*ibid*).
- 2.5 Each component of housing supply will now be outlined in turn, before detailing how these components have enabled development of the housing trajectory. In order to ensure that the timing and phasing of sites is robust and based on up to date information, the associated trajectory phasing tables have been developed through effective engagement with site promoters and a Housing Trajectory Stakeholder Group (see Appendix 1 and 2).

3. Dwelling Completions

- 3.1 The LDP requires 7,575 new dwellings to be accommodated in the County Borough during the 15 year LDP period from 2018-2033. However, 1,402 units have already been delivered since 2018/19 as summarised in Table 1 for reference.

Table 1: Dwelling Completions, Replacement LDP Period

	2018/19	2019/20	2020/21
Large Site Completions	521	423	296
Small Site Completions	58	54	50

- 3.2 The completions data documented within Table 1 was collected through site-surveys by Council Officers and verified by the respective developers, where necessary. The Housing Trajectory Steering Group considered the completions data to be accurate (refer to Appendix 1 and 2). A site-specific breakdown of completions is provided in Appendix 3.

4. Land Bank Commitments

- 4.1 Land Bank Commitments include all residential applications with planning consent in place that have commenced development or are due to commence development in the short-term as at the base date of this Paper (31st March 2021). The starting point for this component of housing supply was the final Joint Housing Land

Availability Study 2019, updated to take account of the more recent completions data (outlined in the previous section), new sites granted planning permission and analysis into whether the sites previously included in the housing land supply have progressed as anticipated.

- 4.2 After discounting all sites that have not come forward as previously anticipated and still demonstrate no likelihood of short-term delivery, a total of 1,084 dwellings were considered to be deliverable Land Bank Commitments, 141 of which are already under construction. All dwellings within this total stem from sites that have commenced or are shortly due to commence development as confirmed by the respective developers. The land bank includes two sites with a resolution to grant subject to s106, although in both cases, the applicants are actively pursuing completion of the agreements and there are RSLs actively pursuing delivery of the sites.

Table 2: Land Bank Commitments (Units with Planning Permission)

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Forecasted Dwelling Completions	278	390	141	60	60	60	60	35

- 4.3 As shown in Table 2, the majority of these completions are expected to come forward in the next three financial years (2021/22 to 2023/24). Expected completions after this point stem from one existing large housing allocation (Land off Maesteg Road, Tondu), the delivery forecast for which has been confirmed by Llanmoor Homes. Moreover, the Housing Trajectory Steering Group raised no objections to including the entire forecast of Land Bank Commitments within the housing trajectory (refer to Appendix 1 and 2). A site-specific breakdown of Land Bank Commitments (Units with Planning Permission) is provided in Appendix 3.

5. Large and Small Windfall Sites

Large Windfall Sites

- 5.1 Large Windfall sites are sites with a capacity of 10 or more residential dwellings that are not specifically allocated for housing, yet come forward in accordance with the Plan. Assessing the likely contribution that such sites can make to the housing land supply begins with considering the plethora of sites that have come forward under existing LDP policies in recent years. Given the very nature of windfall sites,

it is considered most realistic to monitor the total number of units completed annually to provide a realistic estimate of the likely contribution Windfall Sites may make to the land supply. Table 3 provides an overview of Windfall Site completions over the existing adopted LDP period.

Table 3: Large Windfall Site Allowance

Financial Year	Large Windfall Site Completions (≥10 units)	Percentage of Total Completions
2006/07	115	18%
2007/08	56	11%
2008/09	28	7%
2009/10	2	1%
2010/11	3	1%
2011/12	0	0%
2012/13	3	1%
2013/14	61	12%
2014/15	70	11%
2015/16	45	9%
2016/17	98	24%
2017/18	0	0%
2018/19	35	6%
2019/20	72	15%
2020/21	68	20%
5 Year Average	10 Year Average	15 Year Average (Existing Plan Period)
55 Dwellings	45 Dwellings	44 Dwellings

- 5.2 Evidently, Windfall Site completions have proved to be changeable over the life of the existing LDP period, ranging from 0 to 115 dwellings per annum or an overall annual average (mean) of 44 dwellings. Average completion levels have been higher in the most recent five years (55 dwellings), although similar over the past decade (45 dwellings), the latter average being partially curtailed by the lower build rates exhibited during the recession. It is important for the future extrapolation rate to be based on a balanced rate of completions to avoid being skewed by particularly high or low trends. Therefore, the fifteen year average over the whole existing LDP period (2006/07 to 2020/21) is considered the most robust for this purpose as this period encompasses the recession, the subsequent repercussions and the following years of economic recovery. Windfall Site completion rates have averaged at 44 dwellings per annum over this period and it is therefore not unreasonable to expect Windfall Sites to contribute a similar number of dwellings to the forthcoming housing land supply. This is especially given the fact that the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth) and also maintain similar settlement boundaries.
- 5.3 This produces a projected windfall allowance of 440 dwellings over the final 10 years of the Replacement LDP period (the rate has only been applied from 2023/24 to avoid any double counting with existing landbank commitments). This is a conservative projection, and actual rates may well be higher on an annual basis, although this rate avoids undue reliance on Windfall Sites as a component of supply given the evident volatility of such dwelling completions in the recent past.

Small Windfall Sites

- 5.4 Small sites are sites that accommodate less than 10 dwellings. Such sites make an important contribution to the overall housing land supply, introducing an element of choice and flexibility into the housing market. An allowance therefore needs to be made for small sites that are likely to be delivered over the Replacement LDP period based on an assessment of past trends. Table 4 outlines the number of small site completions over the existing LDP period for reference.
- 5.5 Perhaps the most notable trend is the relative stability in the number of dwellings delivered on small sites per annum. The range of completions year to year is relatively narrow, from 39 to 97 dwellings per annum at the extremities or 62 dwellings per annum on average over the entire existing plan period. Indeed, the number of completions has seldom fallen below 50 dwellings per annum and there was not a particularly notable dip in completions during the recession, which reflects the unique mechanics of small site delivery.

Table 4: Small Windfall Site Allowance

Financial Year	Small Windfall Site Completions (<10 units)	Percentage of Total Completions
2006/07	87	14%
2007/08	97	19%
2008/09	62	16%
2009/10	77	26%
2010/11	79	26%
2011/12	47	11%
2012/13	66	20%
2013/14	57	11%
2014/15	39	6%
2015/16	51	10%
2016/17	42	10%
2017/18	66	17%
2018/19	58	10%
2019/20	54	11%
2020/21	50	14%
5 Year Average	10 Year Average	15 Year Average (Existing Plan Period)
54 Dwellings	53 Dwellings	62 Dwellings

5.6 While average small site completion numbers have therefore not proved significantly changeable over different time periods, it is logical to base the future extrapolation rate on the same trend based time period used to inform the windfall site projection. This is equally justifiable given the diverse economic conditions witnessed over the whole existing LDP period, producing a projected small site allowance of 62 dwellings per annum or 320 dwellings over the final 10 years of the Replacement LDP period. As with the windfall site allowance, the rate has only been applied from 2022/23 to avoid any double counting with existing landbank commitments and to ensure the rate is conservative. This completion rate is clearly realistic given that small site completions have been consistently around this level over the entirety of the existing plan period and the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth), whilst maintaining similar settlement boundaries.

Total Capacity and Spatial Distribution

- 5.7 An Urban Capacity Study (2020) was undertaken to provide further analysis of the potential urban capacity of the County Boroughs' settlements for housing to evidence the expected small and windfall site allowance rate. This UCS identifies more than sufficient capacity within the proposed settlement boundaries to accommodate this particular component of housing supply. It therefore demonstrates (in addition to past trends) that the small and windfall site allowance rate justified above is both realistic and deliverable. The Study itself also serves as a useful resource to developers and SMEs who are seeking to identify potential development opportunities not specifically allocated in the Replacement LDP.
- 5.8 The Development Plans Manual requires all components of housing supply (including large windfall and small windfall sites) to be numerically attributed to each tier of the settlement hierarchy. As this particular component is not, by its very nature, attributable to specific housing allocations within the plan, an estimation is required to this end. Therefore, the spatial distribution of large and small windfall sites has been estimated based on the proportionate level of urban capacity documented in the Urban Capacity Study 2020, excluding sources of urban capacity that could not be attributed to specific sites or settlements. The results of this exercise are outlined in Table 5.

Table 5: Estimated Spatial Distribution of Large and Small Windfall Sites

Tier	Area	% Urban Capacity	Large Windfall Site Estimated Distribution	Small Windfall Site Estimated Distribution
1	Bridgend Sustainable Growth Area	27.21%	120	169
2	Maesteg and the Llynfi Valley Regeneration Growth Area	25.74%	113	160
	Pencoed Sustainable Growth Area	0.14%	0	1
	Porthcawl Regeneration Growth Area	3.93%	17	24
	Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	6.59%	29	41
3	Valleys Gateway	11.15%	49	69
	Local Settlements	25.25%	112	156

5.9 Table 5 helps provide more certainty regarding the spatial distribution of potential small and windfall sites, whilst acknowledging that these sites may come forward through slightly different proportionate weighting in practice.

6. New Housing Allocations

6.1 The remaining component of housing supply stems from new housing allocations, as assessed through the Candidate Site Methodology process (refer to 2021 Report) and supported by robust evidence on delivery, phasing, infrastructure requirements and viability. All allocations have been selected based on the outcome of the Assessment, their compatibility with the National Sustainable Placemaking Outcomes, the Gateway Test applied to the site search sequence and the Sustainable Transport Hierarchy, supplemented by an SA/SEA analysis. All new proposed allocations are considered to demonstrate delivery in accordance with the requirements set out in the Development Plans Manual. All strategic sites key to the delivery of the plan have been subject to greater evidence requirements to support their delivery, including schematic frameworks, phasing details, key transport corridors, critical access

requirements, design parameters, s106 requirements, infrastructure and costs. This process provides a high degree of confidence that the sites included within Table 7 are realistically deliverable, considering the full plethora of associated development requirements, infrastructure provision and placemaking principles necessary to deliver high-quality new communities.

6.2 The two allocations 'rolled forward' from the existing Plan (Porthcawl Waterfront and Parc Afon Ewenni) have been subject to robust re-assessment of their sustainability, deliverability and viability credentials in the same manner as all other candidate sites. In both cases, there has been a substantial change in circumstances to demonstrate the sites can be delivered over the Replacement LDP period.

6.2.1 In terms of Porthcawl Waterfront, the Council has now purchased and has total control over Phase 1 (Salt Lake), coastal defence works are progressing on site and are due to be completed by the end of 2022. Partnership options are currently being explored in order to bring forward development, initial work has commenced in relation to procurement mechanisms and a formal procurement exercise is scheduled to commence shortly. Phase 2 (Sandy Bay / Coney Beach) is being jointly promoted by the Council and a private owner and a significant majority of the site is not reliant on coastal defence works to come forward. A land-owners agreement is in place, a disposal strategy is being finalised and the site is likely to be brought to the market shortly. With Phase 1 and Phase 2 now running in parallel, there is now no reason why both phases will be unable to progress and come forward together, as further evidenced by the extensive supporting deliverability evidence.

6.2.2 In terms of Parc Afon Ewenni, the Council has now conducted a more robust remediation strategy and a more cost-effective solution to deal with the abnormal costs and issues on site. For the purposes of the Replacement LDP, the Council has re-instated a memorandum of understanding with all landowners, the 3 central parties, Council and SW Police. A full suite of documents have been prepared to demonstrate the site is deliverable to inform the Replacement LDP, all survey work has been finalised, including transportation, flood risk and viability, which demonstrate deliverability. The Council has made major steps in moving depot provision off-site and the site is due to deliver a school on the former depot as part of the masterplan. Ultimately, all the landowners are working together to enable delivery of the site.

6.3 All new proposed housing allocations are detailed in Table 6 overleaf, which collectively represent the final component of housing supply to deliver the Replacement LDP's housing requirement.

Table 6: New Housing Allocations

Site Name	Growth Area	Total Units in Plan Period	Delivery Timescale	Units Beyond LDP Period
Porthcawl Waterfront	Porthcawl	1,020	Year 6-15	95
Land South of Bridgend	Bridgend	847	Year 6-15	0
Land West of Bridgend	Bridgend	810	Year 6-15	40
Land East of Pencoed	Pencoed	770	Year 6-15	0
Land East of Pyle	Pyle, Kenfig Hill and North Cornelly	1,057	Year 6-15	943
Parc Afon Ewenni	Bridgend	675	Year 6-15	0
Craig y Parcau	Bridgend	110	Year 6-10	0
Land South East of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	140	Year 6-10	0
Land South of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	102	Year 6-15	0
Land South West of Pont Rhyd-y-cyff	Maesteg and the Llynfi Valley	130	Year 6-10	0

7. Total Components and Spatial Distribution of Housing Supply

- 7.1 With this overview in mind, this section of the Paper provides a 'balance sheet' that details how each component of housing supply collectively contribute to the total plan provision. Table 7 provides also provides an overview of spatial distribution by Strategic Growth Area and settlement tier. As stated in the Development Plans Manual, "this is particularly important when linking the actual provision of sites to the strategy and objectives, giving clarity to the plan and ensuring effective monitoring of the spatial strategy" (WG, 2020, para 5.60).
- 7.2 A flexibility allowance (20%) has been included within Table 7 and the housing trajectory, to be embedded in the Replacement LDP. This recognises the fact that there may be certain specific circumstances, unknown at the plan making stage, that delay the delivery of sites, notwithstanding the robust frontloading of site delivery evidence. This is a large flexibility allowance, chosen specifically to enable the Replacement LDP's housing requirement to remain comfortably deliverable in the event that a strategic site fails to come forward as anticipated at this point of plan preparation. With just over a 20% flexibility allowance, the Anticipated Annual Build Rate (AABR) will remain deliverable throughout the plan period even if a significant unforeseen scenario, such as non-delivery of a strategic site, should occur (refer to Appendix 3).

Table 7: Summary of Spatial Distribution of Housing

Housing Requirement (2018-2033): 7,575 Dwellings

Total Housing Provision (2018-2033): 9,207 Dwellings (inclusive of 1,632 dwelling (20%) flexibility allowance)

		Tier 1	Tier 2				Tier 3	
		Bridgend Sustainable Growth Area	Maesteg and the Llynfi Valley Regeneration Growth Area	Porthcawl Regeneration Growth Area	Pencoed Sustainable Growth Area	Pyle, Kenfig Hill and North Cornelly Sustainable Growth Area	Valleys Gateway	Local Settlements (Outside of Growth Areas)
A	Total Completions (large and small)	1,005	40	70	47	42	143	55
B	Units under construction	56	0	69	1	0	4	11
C	Units with planning permission (large sites)	398	0	77	24	21	410	13
D	New Housing Allocations	2,442	372	1,020	770	1,057	0	0
E	Large windfall sites (10+ units)	120	113	17	0	29	49	112
F	Small windfall sites (<10 units)	169	160	24	1	41	69	156
G	Total Housing Provision	4,190	685	1,277	843	1,190	675	347

8. Development of the Housing Trajectory

- 8.1 The total housing provision, and spatial distribution thereof, has also been subject to site-specific phasing analysis to enable development of the housing trajectory. The trajectory was prepared initially through close dialogue with the respective site-promoters, followed by effective collaboration and involvement with a range of stakeholders at a Stakeholder Group Meeting. The purpose of the stakeholder group was to discuss the timing and phasing of all sites with a planning permission or an allocation in the plan, specifically to:
- Ensure completion figures are up to date and recorded correctly for large and small sites
 - Consider the anticipated annual delivery rates for sites with planning permission
 - Consider the anticipated annual delivery rates for housing allocations
- 8.2 The minutes of the Stakeholder Group Meeting are included in Appendix 1 and the resultant Statement of Common Ground is attached at Appendix 2. Whilst a small number of steering group members queried the inclusion of certain sites within the Replacement LDP and/or promoted certain sites for inclusion in the Replacement LDP, it was made clear that the purpose of the Group was strictly to discuss the three points mentioned above. A small number of comments were made regarding the first year of delivery for Porthcawl Waterfront and the three sites at Pont Rhyd-y-cyf, all of which have now been incorporated in the final housing trajectory (Appendix 3). As such, there are no outstanding matters of disagreement on the completion figures or the timing and phasing of sites in the plan period (including those sites with planning permission and new housing allocations).

Appendix 1: Bridgend Housing Trajectory Stakeholder Group Meeting

Meeting Notes 20/04/2021

Stakeholder	Attended
Barratt and David Wilson Homes	✓
BCBC Corporate Landlord (CL)	✓
BCBC Strategic Planning Policy (SPP)	✓
Cooke & Arkwright	✓
Cwm Taf University Health Board	✓
Dwr Cymru Welsh Water	Written reps
Elev8 Land & Property Ltd	✓
Geraint John Planning	✓
Hafod Housing Association	✓
Herbert R Thomas	✓
Home Builders Federation	
Jehu Group	✓
Linc Cymru Housing Association	✓
Llanmoor Homes	✓
Persimmon Homes	✓
Savills	✓
Spring Consultancy	✓
Taylor Wimpey	
Valleys 2 Coast Housing	✓
Wales and West Housing Association	✓
Wales and West Utilities	✓
Western Power Distribution	✓

Apologies received from the Home Builders Federation and Dwr Cymru Welsh Water.

1. Introduction

- 1.1 BCBC (SPP) explained the purpose of the meeting is to ensure that the timing and phasing of sites is as robust as possible at this stage of LDP preparation and based on the latest information available. There are three separate components for discussion; completions data (for 2018/19, 2019/20 and 2020/21), the existing housing land bank (sites with planning consent or with a resolution to grant), and, potential new allocations.
- 1.2 BCBC (SPP) explained that the Group had been formed specifically to include an appropriate cross sections of stakeholders. This built on extant engagement with a range of site promoters and infrastructure providers to ensure the Housing Trajectory would be formulated through effective engagement and collaboration.
- 1.3 All supporting information was circulated to the Steering Group in advance of the meeting (on 14th April 2021) and stakeholders were advised that written representations would be accepted by 27th April 2021.

2. Past Completions

- 2.1 BCBC (SPP) presented past completions data for 2018/19, 2019/20 and 2020/21.

	2018/19	2019/20	2020/21
Large Site Completions	521	423	296
Small Site Completions	58	54	50

BCBC (SPP) confirmed that this data had been collected through sites visits by Council Officers and further verification with developers where necessary / appropriate. All stakeholders were invited to comment. **No objections were raised and the completions data was approved by the Group.**

3. Land Bank Commitments

- 3.1 BCBC (SPP) presented an overview of the existing housing land bank, which currently includes 1,084 dwellings. BCBC (SPP) explained that this process began with a thorough assessment of the final approved (2018/19) Joint Housing Land Availability Study along with any sites granted planning permission since this time. Any sites previously included in the land supply were discounted where they had not progressed as anticipated and there is no evidence to suggest they will progress in the short-term. Any remaining sites were only included where construction is already underway or shortly due to commence as confirmed by the respective developers. The land bank includes two sites with a resolution to grant subject to s106, although in both cases, the applicants are actively

pursuing completion of the agreements and there are RSLs actively pursuing delivery of the sites. As such, BCBC (SPP) stressed that this table is considered to be a very robust forecast of existing commitments due to come forward. **No objections were raised and the entire forecast of existing commitments was approved by the Group.**

4. Potential New Allocations

- 4.1 BCBC (SPP) presented a shortlist of potential new allocations and confirmed the shortlist represents a collection of sites that have progressed through an initial technical assessment process. This process assessed the quality of supporting information submitted for each site in terms of deliverability, viability, infrastructure provision, accessibility, environmental impact, conformity with the LDP Strategy and other technical requirements. However, BCBC (SPP) stressed two important points. Firstly, not all of the sites on the shortlist will be needed to deliver the Replacement LDP's housing requirement. The shortlist will be subject to further refinement and will morph into a proposed list of allocations and a potential reserve list. Secondly, the final list of proposed allocations will be subject to Member approval.
- 4.2 BCBC (SPP) also confirmed the purpose of this part of the meeting is to look almost objectively at the shortlist and consider whether the anticipated timing, phasing and annual delivery rates indicated are appropriate. BCBC (SPP) confirmed that the scope of the meeting is not to discuss why certain other sites fail to appear on the shortlist. The full Candidate Site Assessment and justification for the final selection of allocations will be published to support the Deposit Plan and this will present the opportunity for stakeholders to make further representations of this nature, if considered necessary.

Porthcawl Waterfront and Parc Afon Ewenni

- 4.3 Llanmoor Homes queried the inclusion of Porthcawl Waterfront and Parc Afon Ewenni, stating that both sites have been allocated in the existing LDP for some time but have not come forward. Llanmoor Homes questioned whether these sites would be able to deliver in the Replacement LDP period and asked what evidence and basis there is to suggest these sites are now deliverable. BCBC (SPP) advised that both sites (being promoted, in part, by the Council) were assessed by the Planning Department in exactly the same way as they would have been if they were re-submitted as candidate sites by private developers. The same level of information on deliverability, viability, landowner agreements and master planning was required from the outset. What has been submitted represents a very detailed body of evidence that shows both sites are deliverable. Had this not been provided, neither would appear be on the shortlist.
- 4.4 BCBC (CL) stressed that whilst both sites have had setbacks in the past, there is confidence that both sites will be able to come forward based on the efforts put in over the last 18 months. On Porthcawl Waterfront, the issue in the past

was that the Phase 1 land, Salt Lake Car Park, was jointly owned by the Council and a separate private owner. The Council has now bought out the private owner and has total control over Phase 1. Contracts exchanged 2 weeks ago with a retail supermarket operator and a full application for this part of the development is shortly due to be submitted, which shows commitment to bringing the whole site forward. Coastal defence works are progressing on site and are due to be completed by the end of 2022. Phase 2 is being jointly promoted by the Council and a private owner. A land-owners agreement is in place, which means Phase 1 and Phase 2 can run in parallel and there is no reason why both phases will be unable to progress and come forward together.

- 4.5 BCBC (CL) then updated the Group on Parc Afon Ewenni. The development of the site was indeed been delayed in the past. The three landowners commissioned a development partner that initially failed due to abnormal costs. Whilst abnormal costs are present, the Council has since conducted a more robust remediation strategy and a more cost-effective solution to deal with the issues on site. For the purposes of the Replacement LDP, the Council has reinstated a memorandum of understanding with all landowners, the 3 central parties, Council and SW Police. A full suite of documents have been prepared to demonstrate the site is deliverable to inform the Replacement LDP, all survey work has been finalised, including transportation, flood risk and viability, which demonstrate deliverability. The Council has made major steps in moving depot provision off-site and the site is due to deliver a school on the former depot as part of the masterplan.
- 4.6 BCBC (CL) concluded by emphasising the considerable work undertaken in the past 18 months to ensure the sites can deliver. BCBC (SPP) informed the group that Corporate Landlord were advised, from the outset of plan preparation, that they need to demonstrate what has changed with these sites in order for them to be considered for re-allocation in the Replacement LDP. The Development Plans Manual is clear that an existing allocation can only be 'rolled over' into the new plan if circumstances have changed considerably. BCBC (SPP) stated that the amount of work completed by Corporate Landlord to demonstrate deliverability is phenomenal within the time frame and the sites only feature on the shortlist on that basis.
- 4.7 Barratt David Wilson Homes acknowledged the level of work undertaken on both sites, although stated that to go from 0 units to 120 units per annum on Porthcawl Waterfront was questionable and sought clarification on what this rate is based on. BCBC (CL) stated that the delivery rate is based on Phase 1 and 2 now running in parallel. Salt Lake car park will be able to progress instantly, with discussions underway on releasing the site to RSL Partners with potential for promotion of zero carbon homes. Overlapping and phasing means the Council is confident those numbers are deliverable.

4.8 No further comments were made on Porthcawl Waterfront or Parc Afon Ewenni.

Number of Allocations

4.9 Llanmoor Homes referenced the fact that there are currently too many units on the shortlist for allocation (compared to the housing requirement) and Council Officers were asked to confirm how many dwellings would need to be omitted and how many new sites are to be allocated.

4.10 BCBC (SPP) confirmed that the final number of dwellings needed from allocated sites would depend on the outcome of the meeting and the flexibility allowance built into the trajectory, discounting completions, the existing housing land bank and the small and windfall site allowance. This would leave approximately 5,000 to 6,000 homes to be met through allocations (note - subject to refinement through construction of the housing trajectory).

4.11 Llanmoor Homes stated that a significant number of units would need to be removed from this shortlist to this end. BCBC (SPP) confirmed that the shortlist will morph into a list of proposed allocations and a list of reserve sites, although the shortlist does not equate to the final list of allocations that will be proposed in the Deposit Plan. Llanmoor Homes accepted this point, although questioned how the Council will decide on which sites to include and which sites to exclude and whether Officers are seeking agreement from the Group on what is currently included in the shortlist.

4.12 BCBC (SPP) responded by stating that there are two distinct elements to the process. The first is the Candidate Site Assessment, which is a technical assessment of site-specific information to determine the final list of allocations, subject to Member approval. The second, and the purpose of this meeting, is to scrutinise the phasing information of each site on the shortlist to inform construction of a housing trajectory. For example, if Site A is allocated, could it deliver this number of units in this timeframe?

4.13 Llanmoor Homes cited difficulties in identifying phasing information unless sites are developer-led. For example, if the proposed site is landowner-led or Council-led then a developer still needs to be identified before a site can begin delivering units. BCBC (SPP) acknowledged this point and stressed that the purpose of the trajectory is to factor in such delivery issues and timescales involved in procuring a developer, obtaining planning permission, marketing the site etc. The draft trajectory has been formulated on this basis by discussing such deliverability issues with each site promoter in the first instance. The trajectory will morph accordingly through the plan preparation process, although the initial trajectory is based on what has been demonstrated so far and what is considered

realistically deliverable. BCBC (SPP) asked the Group to make individual representations to the Council if anyone disagrees with the initial phasing information contained in the draft phasing tables.

- 4.14 Geraint John Planning drew attention to the fact that the delivery of some sites extend beyond the LDP period and, therefore, there may not be need to discount that many sites from the shortlist. Geraint John Planning advocated progressing with over 6,000 homes plus a flexibility allowance.

(NB. the total number of allocations necessary to deliver the housing requirement will be confirmed once the final housing trajectory is constructed, incorporating an appropriate flexibility allowance).

Planning Timescales

- 4.15 Barratt David Wilson Homes queried the headings, such as construction start date and PAC process. Council Officers were asked to explain the lead-in times, including determination of applications and discharge of conditions. BCBC (SPP) explained that the headings are taken directly from the Development Plans Manual. At the start of the process, conversations were held with colleagues in Development Management to query how long each stage of the process would take and the determination time for each site. It will depend on whether an outline application is necessary / submitted upfront or individual phases are submitted and, therefore, 'per phase' timescales have been included, with an appropriate lag before each site starts to deliver dwellings. BCBC (SPP) asked the Group to submit further representations on this point if anyone felt the timescales were unrealistic.

Land South East of Pont Rhyd-y-cyff

- 4.16 Jehu stated that a client is already on board and the site could deliver units a lot quicker than stated on the draft trajectory, considering the infrastructure required is minimal. BCBC (SPP) stated that the inter-relationship between different sites is a key purpose of the meeting in terms of delivery. The draft phasing tables staggered the three sites in Pont Rhyd-y-cyff, although if the site promoters collectively feel the market could support several sites being delivered simultaneously then this can be taken into account. BCBC (SPP) advised the three site promoters to discuss this issue further and submit further representations accordingly.

Primary Health Care

- 4.17 The Cwm Taf University Health Board representative queried to what extent healthcare had been included in discussions to date and what provision there is for potential allocations regarding GP surgeries. BCBC (SPP) stated that a

number of Council Officers met with several Health Board representatives at the start of LDP preparation to outline the (likely) main growth areas, stressing the importance of service alignment from the outset. Past local plan allocations have purposely set aside land for primary health care provision, although this land wasn't always taken up by the Health Board. In order to avoid such scenarios re-occurring over the course of the Replacement LDP period, Council Planning Officers have continued to advise the Health Board of which sites may come forward over the Replacement LDP period and requested information as to what facilities would be required. Cwm Taf University Health Board have now provided an indicative list of new primary care facilities that are planned. This list will form part of the Deposit Plan consultation and will be included in the Infrastructure Delivery Plan. BCBC (SPP) re-emphasised the purpose of inviting a Health Board representative to the meeting was to ensure they were aware of the potential allocations to inform service alignment. The Council's Planning Team want to do everything they can to secure required health services in collaboration.

Concluding Remarks

- 4.18 No other comments were received by the Group in relation to the draft phasing tables and shortlist of allocations. BCBC (SPP) asked for any further representations to be submitted to the Council by 27th April 2021 for consideration, formulation of a Statement of Common Ground and a final trajectory to underpin the Deposit Plan.

NB. Additional comments were received from four members of the steering group (Llanmoor Homes, Dwr Cymru Welsh Water, Geraint John Planning and the JEHU Group) after the meeting.

Appendix 2: Statement of Common Ground, Bridgend Housing Trajectory Stakeholder Group

Between

Bridgend County Borough Council

And

Barratt and David Wilson Homes
BCBC Corporate Landlord (CL)
BCBC Strategic Planning Policy (SPP)
Cooke & Arkwright
Cwm Taf University Health Board
Dwr Cymru Welsh Water
Elev8 Land & Property Ltd
Geraint John Planning
Hafod Housing Association
Herbert R Thomas
Home Builders Federation
Jehu Group
Linc Cymru Housing Association
Llanmoor Homes
Persimmon Homes
Savills
Spring Consultancy
Taylor Wimpey
Valleys 2 Coast Housing
Wales and West Housing Association
Wales and West Housing Association
Wales and West Utilities
Western Power Distribution

Date of statement: 5th May 2021

1. Past Housing Completions Data

1.1. The completions data for 2018/19, 2019/20 and 2020/21, as set out below, was considered accurate and approved by the Steering Group.

	2018/19	2019/20	2020/21
Large Site Completions	521	423	296
Small Site Completions	58	54	50

Consensus achieved.

2. Existing Commitments

2.1. The existing housing land bank, which currently includes 1,084 dwellings with planning permission, has been derived following site visits and verification with the respective site developers. All sites in the land bank have either already commenced, are shortly due to commence or demonstrate a highly realistic prospect of delivery in the short-term. This was considered accurate and approved by the Steering Group. Llanmoor Homes submitted comments following the meeting to specifically confirm the phasing schedule for Land off Maesteg Road, Tondu, is considered accurate.

Consensus achieved.

3. Potential New Allocations

Porthcawl Waterfront and Parc Afon Ewenni

3.1. The Steering Group questioned the delivery of Porthcawl Waterfront and Parc Afon Ewenni on the basis that they are existing allocations that have not come forward over the existing LDP period. A detailed body of evidence has now been compiled to demonstrate this position has changed and both sites are deliverable over the Replacement LDP period, which was noted by the Steering Group.

3.2. Whilst the Porthcawl Waterfront delivery rate of 120 dwellings per annum was not challenged by the Steering Group *per se*, one member did question whether the site could deliver 120 units per annum in the first year of anticipated delivery (2024/25). The Council maintains that 120 dwellings per annum is deliverable on the site from 2024/25 on the basis that Phase 1 and Phase 2 will now run in parallel. Notwithstanding this point, taking on board this feedback from the

steering group, and, in the interests of ensuring the trajectory is conservative, the delivery rate has been halved from 120 dwellings to 60 dwellings in the first year of anticipated delivery (2024/25). No further comments were received on this issue subsequent to the meeting.

Consensus achieved.

Land South East, South West and South of Pont Rhyd-y-cyff

- 3.3. Further to the comments made at the Steering Group meeting, JEHU provided further comments to confirm that Land South East of Pont Rhyd-y-cyff can come forward sooner than indicated on the draft phasing table. JEHU are of the opinion that the site can be delivered concurrently alongside Land South West of Pont Rhyd-y-cyff due to the differing nature of the housing products. JEHU stated that any potential oversaturation of the market can be overcome with collaborative work between developers and communication between site promoters is ongoing. As such, the phasing of the site has been brought forward to 2023/24 in line with JEHU's revised forecast of delivery. The forecasted phasing of Land South West of Pont Rhyd-y-cyff has been confirmed by Persimmon Homes.
- 3.4. Land South of Pont Rhyd-y-cyff is expected to come forward from 2027/28, phased to be delivered after completion of Land South East of Pont Rhyd-y-cyff. Geraint John Planning also submitted comments after the meeting to confirm that the anticipated phasing of Land South of Pont Rhyd-y-cyff is not disputed, whilst acknowledging the site could potentially come forward sooner.

Consensus achieved.

Final Number / Selection of Allocations

- 3.5 Comments were submitted by Geraint John Planning following the meeting to advocate including all sites on the shortlist as allocations within the Deposit Plan. Geraint John Planning stated,

“considering the existing commitments under the current development plan (at 1,084 dwellings) those sites provisionally identified for allocation (minus their delivery beyond the plan period – therefore at 6,686 dwellings) would see a total housing provision of 7,770 homes delivered through the new plan period. This would therefore align with the requirement as defined in the preferred strategy consultation report for the delivery of 7,575 dwellings through the plan period. On this basis, it is considered that all the sites identified should be allocated for development in the emerging deposit plan,

as all these combined, would achieve the aspired level of development already evidenced being required for the County through the next plan period”.

- 3.6 However, Geraint John Planning’s statement does not take into account the completions over the existing plan period (1,404 dwellings from 2018/19 to 2020/21) and the windfall and small site allowance rate. In accordance with the Development Plans Manual, the Council has considered the timing and phasing of all components of housing supply over the plan period to deliver the housing requirement. This holistic approach is set out in the Housing Trajectory Background Paper.
- 3.7 Llanmoor Homes equally submitted comments following the meeting to advocate allocation of 6,000 new units in the Deposit Plan and confirm the draft phasing information for Land West of Bridgend and Castle Meadows, Coity is considered accurate. As aforementioned, the components of housing supply are elaborated on further within the Housing Trajectory Background Paper.
- 3.8 Llanmoor Homes also questioned the suitability of several sites on the shortlist for allocation in the Deposit Plan. However, it must be emphasised that the purpose of the Housing Trajectory Stakeholder Group Meeting was up to consider and refine/update (where appropriate and justified by evidence) the timing and phasing of sites in the Plan. Discussions regarding which sites should or should not be included in the Plan was beyond the scope of the stakeholder group meeting itself. The justification for the final selection of allocations is detailed within the Candidate Site Assessment (2021), which will be subject to consultation at Deposit Stage.
- 3.9 Following the meeting, Dwr Cymru Welsh Water also confirmed that comments had previously been provided on all sites on the shortlist, referencing recent and ongoing engagement with the Council. The Council has been and remains committed to engaging with all utility providers throughout plan preparation.

There are no outstanding matters of disagreement on the completions data or timing and phasing of sites in the plan period, the key parameters for the Group to consider.

Appendix 3: Housing Trajectory

Table 1: The Timing and Phasing of Allocations (2018-2033)

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Bridgend (Sustainable Growth Area)	Land South of Bridgend	847	Pre-application: 7 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	40	100	120	120	120	120	120	120	107	0
Bridgend (Sustainable Growth Area)	Land West of Bridgend	850	Pre-application: 7 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	90	90	90	90	90	90	90	90	90	90	40
Bridgend (Sustainable Growth Area)	Parc Afon Ewenni	675	Pre-application: 6 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	35	80	80	80	80	80	80	80	80	80	0

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
			weeks to collate and produce a PAC report per phase)																					
Bridgend (Sustainable Growth Area)	Craig y Parcau, Bridgend	110	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	10	50	50	0	0	0	0	0	0	0	0
Porthcawl (Regeneration Growth Area)	Porthcawl Waterfront	1115	Pre-application: 9 weeks (per phase) PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	60	120	120	120	120	120	120	120	120	120	95

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Pencoed (Sustainable Growth Area)	Land East of Pencoed	770	6 weeks (per phase) PAC: 7 weeks (4 weeks minimum with a period of 3 weeks to collate and produce a PAC report per phase)	14 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	70	100	120	120	120	120	120	120	0	0
Pyle, Kenfig Hill and N Cornelly (Sustainable Growth Area)	Land East of Pyle	2000	Pre-application: 9 weeks (per phase) PAC: 8 weeks (4 weeks minimum with a period of 4 weeks to collate and produce a PAC report per phase)	16 weeks (per phase)	8 weeks (per application)			0	0	0	0	0	0	0	70	141	141	141	141	141	141	141	141	943
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South West of Pont Rhyd-y-cyff	130	Pre-application: 6 weeks PAC: 6 weeks 4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	10	45	45	30	0	0	0	0	0	0	0	0

Settlement Tier / Growth Zone	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Phasing of Development (2018-33)																		
			Time period for pre-application discussions/ PAC consultation	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	Units phased beyond the plan period	
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South East of Pont Rhyd-y-cyff	140	Pre-application: 6 weeks PAC: 42 days (28 days minimum with a period of 14 days to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	10	25	40	40	25	0	0	0	0	0	0	0
Pont Rhyd-y-cyff (Maesteg and the Llynfi Valley Regeneration Growth Area)	Land South of Pont Rhyd-y-cyff	102	Pre-application: 6 weeks PAC: 6 weeks (4 weeks minimum with a period of 2 weeks to collate and produce a PAC report per phase)	10 weeks	8 weeks			0	0	0	0	0	0	0	0	0	45	45	12	0	0	0	0	0

Table 2: The Timing and Phasing of Sites with Planning Permission (2018-2033)

Settlement Tier / Growth Area	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	
			Completions	U/C	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Units phased beyond the plan period
Valleys Gateway (Main Settlement)	LAND OFF MAESTEG ROAD, TONDU	405	0	0				10	60	60	60	60	60	60	35					
Bridgend (Primary Key Settlement, Sustainable Growth Area)	PARC DERWEN, BRIDGEND	1577	1455	10	157	94	19	54	68											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	LAND AT LLANGEWYDD ROAD, CEFN GLAS, BRIDGEND	194	109	14	1	61	47	44	41											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	YSGOL BRYN CASTELL (PHASE 2), BRIDGEND	127	0	0				20	60	47										
Porthcawl (Main Settlement, Regeneration Growth Area)	THE REST CONVALESCENT HOME, PORTHCAWL	69	34	35		24	10	35												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	SUNNYSIDE ROAD (LAND OFF), BRIDGEND	59	0	19					59											
Pen-y-fai (Local Settlement)	ALL SAINTS WAY (LAND SOUTH OF), PENYFAI	20	7	10			7	13												
Porthcawl (Main Settlement, Regeneration Growth Area)	MEADOW LANE (LAND AT), PORTHCAWL	24	0	24				24												
Porthcawl (Main Settlement, Regeneration Growth Area)	RONNIES COMMERCIAL, CLOS YR ORSAF, PORTHCAWL	10	0	10				10												
Cefn Cribwr (Local Settlement)	BEDFORD ROAD, CEFN CRIBBWR	10	0	0				10												

Settlement Tier / Growth Area	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	
			Completions	U/C	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Units phased beyond the plan period
Bettws (Local Settlement)	HEOL DEWI SANT (REAR OF), BETTWS	23	22	1				1												
Pencoed (Main Settlement, Sustainable Growth Area)	LAND SOUTH OF HENDRE ROAD, PENCOED	205	204	1	2	2	1	1												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	COWBRIDGE ROAD (REAR OF), BRIDGEND	10	0	10				10												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	PARK STREET, COED PARC, BRIDGEND	15	3	3			3	12												
Porthcawl (Main Settlement, Regeneration Growth Area)	FORMER ST. JOHN'S SCHOOL, NETWON, PORTHCAWL	56	0	0				10	46											
Valleys Gateway (Main Settlement)	PARC TYN Y COED, BRYNCETHIN	273	264	4				9												
Porthcawl (Main Settlement, Regeneration Growth Area)	ST CLARES CONVENT, CLEVIS HILL, PORTHCAWL	11	0	0				5	6											
Porthcawl (Main Settlement, Regeneration Growth Area)	47 - 49 WOODLAND AVENUE (Land Between), PORTHCAWL	10	0	0				10												
Bridgend (Primary Key Settlement, Sustainable Growth Area)	WATERTON MANOR & LANE (LAND AT) WATERTON, BRIDGEND	39	0	0					26	13										
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	LAND AT CROFT GOCH ROAD, KENFIG HILL	21								21										

Settlement Tier / Growth Area	Site Name	Total Site Capacity	Phasing of Development (2018-33)																	
			Completions	U/C	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Units phased beyond the plan period
Pencoed (Main Settlement, Sustainable Growth Area)	FORMER PENCOED RAOB SOCIAL CLUB HEOL Y GROES, PENCOED	24							24											
Bridgend (Primary Key Settlement, Sustainable Growth Area)	NORTH EAST BRACKLA REGENERATION AREA, BRIDGEND	558	558		147	178	112													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	JUBILEE CRESCENT, BRIDGEND	48	48		48															
Bridgend (Primary Key Settlement, Sustainable Growth Area)	PARC FARM, NORTH EAST OF PARC DERWEN, BRIDGEND	24	24		24															
Laleston (Local Settlement)	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	10	10		1	1	1													
Bridgend (Primary Key Settlement, Sustainable Growth Area)	COURT ROAD 11, GAYLARD BUILDINGS, BRIDGEND	17	17		17															
Bridgend (Primary Key Settlement, Sustainable Growth Area)	FORMER OCLP CLUBHOUSE, ELM CRESCENT, BRIDGEND	18	18		18															
Valleys Gateway (Main Settlement)	OGMORE COMPREHENSIVE SCHOOL, BRYNCETHIN	117	117		53	7														
Valleys Gateway (Main Settlement)	FORMER ARCHBISHOP MCGRATH SCHOOL (LAND AT) - SITE A, TONDU	44	44		44															

Settlement Tier / Growth Area	Site Name	Total Site Capacity	Phasing of Development (2018-33)																				
			Completions	U/C	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Units phased beyond the plan period			
Bridgend (Primary Key Settlement, Sustainable Growth Area)	RHIW / BRACKLA STREET SHOPPING CENTRE, BRIDGEND	38	38			10																	
Maesteg and the Llynfi Valley (Main Settlement, Regeneration Growth Area)	BRIDGEND ROAD, FORMER SCHOOL PLAYING FIELD, MAESTEG	37	37			37																	
Bridgend (Primary Key Settlement, Sustainable Growth Area)	BRYN BRAGL, BRACKLA, BRIDGEND	14	14				14																
Pencoed (Main Settlement, Sustainable Growth Area)	PENCOED PRIMARY SCHOOL	40	40				40																
Heol-y-Cyw (Local Settlement)	HEOL Y CYW PRIMARY SCHOOL	13	13				13																
Pyle, Kenfig Hill and N Cornelly (Main Settlement, Sustainable Growth Area)	AEL Y BRYN 65 - 66 (LAND TO REAR OF), NORTH CORNELLY	23	23				23																
Valleys Gateway (Main Settlement)	LAND AT ABERGARW FARM, BRYNMENYN	26	26	0	9	9	6																
SMAL SITES					58	54	50																
* Grey boxes represent completed sites / years					Total Completions:			579	477	346	278	390	141	60	60	60	60	35	0	0	0	0	0

Table 3: Anticipated Annual Build Rate Calculation

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total Housing Provision	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207	9207
D	Total LDP Housing Requirement	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575	7575
E	Actual completions on large sites during year	521	423	296												
F	Actual completions small sites during year	58	54	50												
G	Anticipated completions on allocated sites during year	0	0	0	0	0	20	265	605	751	741	716	683	671	671	538
H	Anticipated land bank completions during year	0	0	0	278	390	141	60	60	60	60	35	0	0	0	0
I	Anticipated completions large windfall during year	0	0	0	0	0	44	44	44	44	44	44	44	44	44	44
J	Anticipated completion small windfall during year	0	0	0	0	0	62	62	62	62	62	62	62	62	62	62
K	Total completions	579	477	346	278	390	267	431	771	917	907	857	789	777	777	644
L	Anticipated Annual Build Rate - Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions. The adjustment factor is not applied to any actual completions recorded in row E & F.				220	308	211	341	610	725	717	678	624	615	615	509
M	Total projected cumulative completions	579	1056	1402	1622	1930	2141	2482	3092	3817	4535	5213	5837	6451	7066	7575
N	Remaining housing completions (housing requirement minus projected completions by year)	6996	6519	6173	5953	5645	5434	5093	4483	3758	3040	2362	1738	1124	509	0

Figures may not sum to exact total due to rounding

Figure 1: Housing Development Trajectory 2018-2033

