

BRIDGEND COUNTY BOROUGH COUNCIL – JOINT HOUSING LAND AVAILABILITY STUDY 2014

Background

The requirement to maintain a five year supply of readily developable housing land in each local planning authority across Wales is a key planning policy requirement of Welsh Government.

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 development plan.

Technical Advice Note 1 (TAN 1) provides the guidance on how to prepare a JHLAS and this guidance has recently been updated by Welsh Government (January 2015). The updated 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).

As part of this monitoring process, where there is a short fall, 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.

In terms of the development control process TAN 1 guidance also advises that the housing land supply figure will also 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.

For those Local Planning Authorities who do not have an adopted plan in place the ability to undertake a JHLAS and therefore demonstrate whether they have a 5 year supply of housing has been removed by the new TAN 1 guidance.

Current Situation

Bridgend's latest 2014 JHLAS was published in March 2015 and has a base date of 1st April 2014 (See Appendix A). Set against the housing requirement of the adopted LDP the study demonstrates that Bridgend County Borough has a 6 year housing land supply (in excess of the TAN 1 5 year requirement).

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. At the request of the HBF a Study Group meeting took place on 14th July 2014 and this was attended by representatives of the Council, HBF, Persimmon Homes / Charles Church, Boyer Planning, Redrow Homes, Taylor Wimpey and United Welsh.

In consultation with the 'Study Group' the Council subsequently prepared a Statement of Common Ground, setting out the extent of agreement on site delivery. However, 19 sites remained in dispute at the end of this consultation process.

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. The Inspector's subsequent recommendations have been incorporated into the final study. In this case the Inspector determined that the land supply figure for Bridgend County Borough Council is 6 years. The Inspector's report and recommendation in response to the evidence submitted is included as Appendix 4 of the 2014 JHLAS.

Next Steps

Preparation of the 2015 JHLAS is currently ongoing. A timetable has been jointly agreed with the 'Study Group' and survey work of sites and the preparation of site schedules and proformas for new sites will be undertaken before the end of April 2015. The outcome of the 2015 JHLAS will be included within the Council's first AMR of the LDP which is required to be agreed by Council and submitted to Welsh Government by October 2015.

Recommendation:

The the content of the report be noted.

APPENDIX A
(JHLAS 2014)

BRIDGEND COUNTY BOROUGH COUNCIL JOINT HOUSING

LAND AVAILABILITY STUDY 2014

**BETWEEN BRIDGEND COUNTY BOROUGH COUNCIL
AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION
LINC CYMRU HOUSING ASSOCIATION
WALES AND WEST HOUSING ASSOCIATION
UNITED WELSH HOUSING ASSOCIATION
HENDRE HOUSING ASSOCIATION
VALLEYS TO COAST HOUSING ASSOCIATION
DWR CYMRU/WELSH WATER**

MARCH 2015

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1 SUMMARY

- 1.1 This is the Bridgend County Borough Council Joint Housing Land Availability (JHLAS) Study for 2014. It replaces the report for the previous base date of 1st April 2013.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2014.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (Edition 4, February 2011), *Technical Advice Note 1 (TAN 1): Joint Housing Land Availability Studies* and the Guidance Note on the JHLAS process (June 2011). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking JHLASs. This document can be accessed on the Welsh Government web site using the following link:
- <http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>
- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Bridgend County Borough has 6.0 years housing land supply.

Involvement

- 1.5 The housing land supply has been assessed with input from and in consultation with:
- Home Builders' Federation
 - Persimmon Homes / Charles Church
 - Boyer Planning
 - Redrow Homes
 - Taylor Wimpey
 - Linc Cymru Housing Association
 - Wales & West Housing Association
 - United Welsh Housing Association
 - Hendre Housing Association
 - Valleys to Coast Housing Association
 - Dwr Cymru/Welsh Water
- 1.6 In addition to the specific consultation with the study group, all the documents were published on the Councils webpage and open for general consultation and comment.

Report production

- 1.7 Bridgend County Borough Council issued draft site schedules, site proformas and accompanying information for consultation between Wednesday 2nd July 2014 and Friday 18th July 2014. A request was made by HBF to hold a Study Group meeting which took place on the 14th July 2014 and which was attended by representatives of the Council and Home Builders' Federation, Persimmon Homes / Charles Church, Boyer Planning, Redrow Homes, Taylor Wimpey and United Welsh.
- 1.8 A draft Statement of Common Ground (SoCG) was prepared by the Council and circulated to the Study Group on 11th August 2014. A finalized Statement of Common Ground was subsequently prepared and was submitted to the Welsh Government on 26th September 2014.

- 1.9 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters in relation to nineteen sites.
- 1.10 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (see Appendix 4), making recommendations on the points of dispute.

2 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology. The housing requirement of 9690 is identified in the adopted Bridgend LDP and it is against this housing figure that the five year land supply has been calculated.

Table 1 – Identified Housing Land Supply (Large Sites)

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

Housing Land Supply 01st April 2014 – 2021 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	6543	276	521	4269		1477		460

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

Private	3644
HA Private	
HA Public	1422
Total	5066

2.4 Small Site Supply

The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site and Conversion Completions for previous 5 years

Small Site Completions					
2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	Total
77	79	47	66	57	326

- The small sites 5 year allowance is 326.
- The small sites 5 year annual average is 65.2 (326/ 5 = 65.2).

2.5 Overall total 5 year land supply (large + small sites) is **5392** (5066 + 326).

Table 3 - 5 Year Land Supply Calculation

(Residual Method: Bridgend Local Development Plan 2006 – 2021)

LDP Provision 2006-2021 (15 years)	Completions 2000 - 2014	Remainder April 2014 – 2021 (7 years) C=A-B C=7957/6147	5 Year Requirement D=Ex5	Total Annual Building Requirement E=C/7	Total Land Available (inc small sites)	Total Land Supply G=F/E G=5392/894
A	B	C	D	E	F	G
9690	3431	6259	4470	894	5392	6.0

3 COMMENTARY

- 3.1 TAN 1 states that to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan - the residual method. In some circumstances, that calculation has indicated land shortages or surpluses, which do not exist in practice. In such cases, a comparison of available land with past building rates can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan.
- 3.2 Whilst the Council acknowledge that the residual method should remain the primary method of calculating the land supply in accordance with TAN 1, it is considered that the past building rates figure should also be included within the study as has been the case in previous Bridgend JHLAS reports.

Table 4 – Comparison of Available Land with Past Building Rates

	Past Building Rates Method		
Past 10 year Completions	Average	Total land available	Total Land Supply in years
A	B	C	D
	A/10		C/B
4557	456	5392	11.8

4 MONITORING DATA

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

Table 5 – Re-use of Previously Developed Land (Large Sites)

Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	1114	46	1318	54	1271	47	1451	53	196	86	31	14
2012	1577	68	733	32	702	26	1959	74	308	77	92	23
2013	1360	48	1492	52	451	22	1556	78	217	82	49	18
2014	1966	39	3100	61	66	4	1411	96	260	57	200	43

Table 6 - Sites subject to flood risk constraints (Large Sites)

Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	10	0.4	0	0	0	0	0	0	0	0	0	0
2012	15	0.6	0	0	0	0	0	0	0	0	0	0
2013	15	0.6	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0	0	0

Table 7 - Completions by House Type (Large Sites)

Year	Number of Apartments / Flats	%	Number of Houses	%
2011	18	8	209	92
2012	51	13	349	87
2013	6	2	260	98
2014	79	17	381	83

Appendix 1 – Residential Land Availability Schedule

COM 2(6)	ID 914	LAND AT LLANGEWYDD ROAD, CEFN GLAS	0	0	228	46	228	6.5	0	0	50	59	59	60	0	0	0
COM 2(7)	ID 915	YSGOL BRYN CASTELL	0	0	150	30	150	5.49	0	0	30	40	40	40	0	0	0
COM 2(8)	ID 784	WOODGREEN (CHELSEA AVENUE)	26	64	116	30	52	0.96	17	35	0	0	0	0	0	0	0
COM 2(10)	ID 30	CEFN GLAS ROAD	0	6	10	0	4	0.12	0	2	2	0	0	0	0	0	0
COM 2(11)	D 916	COED PARC	0	0	20	4	20	1.43	0	0	0	20	0	0	0	0	0
COM 3	ID 869	OYSTERCATCHER PH, CAR PARK AND LAND BEHIND, HIGH STREET, LALESTON	0	0	10	0	10	0.32	0	0	7	3	0	0	0	0	0
TOTAL CYFANSWM		BRIDGEND	243	592	3798	576	3206	120.65	113	301	449	590	690	611	0	452	0

LLYNFI VALLEY

Policy No	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriiddio							
										2015	2016	2017	2018	2019	2*	3(I)	3(II)
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	2015	2016	2017	2018	2019	2*	3(I)	3(II)
COM 1(16)	ID 3	FORMER WASHERY SITE	0	0	135	21	135	5	0	0	0	30	30	30	0	45	0
COM 1(17)	ID 921	EWENNY ROAD	0	0	165	19	165	4	0	0	25	80	30	30	0	0	0
COM 1(18)	ID 922	COEGNANT RECLAMATION SITE	0	0	100	15	100	3	0	0	0	25	25	0	50	0	
COM 1(19)	ID 1	CROWN ROAD	0	0	40	6	40	1.38	0	0	0	10	10	10	0	10	0
COM 1(20)	ID 923	FORMER BLAENCAERAU JUNIOR SCHOOL	0	0	35	5	35	0.55	0	0	0	10	10	0	15	0	
COM 1(21)	ID 875	Y PARC	0	0	51	8	51	1.6	0	0	0	20	31	0	0	0	0
COM 1(22)	ID 924	LAND S. OF CWMFELIN PRIMARY SCHOOL	0	0	20	3	20	0.56	0	0	0	20	0	0	0	0	0
COM 1(23)	ID 501	LLYNFI LODGE	0	0	13	0	13	0.26	0	0	13	0	0	0	0	0	0
COM 1(24)	ID 9	LAND ADJ. TO 50 HEOL TYWITH	0	0	13	2	13	0.4	0	0	0	0	0	0	0	13	0
COM 3	ID 2	FORMER LLYNFI HOSPITAL	0	20	24	0	4	0.25	0	1	3	0	0	0	0	0	0
COM 3	ID 7	WEST OF BETHANIA ST	0	13	18	0	5	0.19	0	3	2	0	0	0	0	0	0
COM 3	ID 8	62A & 63 PICTON STREET	0	0	22	0	22	0.3	0	0	10	12	0	0	0	0	0
COM 3	ID 798	HEOL GELLI LENOR / LANSBURY CRESCENT	0	0	14	14	14	1.03	2	0	4	8	0	0	0	0	0
TOTAL CYFANSWM		LLYNFI VALLEY	0	33	650	93	617	18.52	2	4	57	180	136	105	0	133	0

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	Unedau sydd Ar Ôl
COM 2(1)	ID 912	LAND SOUTH WEST OF CITY ROAD	0	0	80	12	80	2.25	0	8	10	10	10	10	0	32	0
COM 2(2)	ID 60	CITY FARM	0	0	40	2	40	1.02	0	0	0	10	10	10	0	10	0
COM 2(3)	ID 61	HEOL DEWI SANT (REAR OF)	2	21	23	0	2	0.11	0	2	0	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	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	0
COM 2 (14)	ID 917	CORONATION WORKS	0	0	11	2	11	0.32	0	0	0	5	6	0	0	0	0
COM 2(18)	ID 66	LAND AT TY-NANT, LLANGEINOR	0	0	10	0	10	0.59	0	0	3	3	4	0	0	0	0
COM 2(19)	ID 69	WAUNWEN	0	0	35	5	35	0.97	0	0	0	0	0	0	0	35	0
COM 2(20)	ID 67	CWRT COLMAN ST.	0	1	22	0	21	1.57	0	0	0	0	0	0	0	21	0
COM 2(21)	ID 68	HEOL Y FEDWEN/HAUL BRYN	0	7	18	0	11	0.32	2	3	3	3	0	0	0	0	0
COM 3	ID 70	BRYN ROAD OGMORE VALE,	0	5	12	0	7	0.18	2	2	2	1	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	0
COM 3	ID 76	NORTH OF ABER COTTAGES, OGWR ST, NANTYMOEL	0	11	14	0	3	0.29	0	0	1	1	1	0	0	0	0
TOTAL CYFANSWM		OGMORE AND GARW VALLEYS	2	62	340	29	278	9.24	7	17	44	61	31	20	0	98	0

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							
										2015	2016	2017	2018	2019	2*	3(i)	3(ii)
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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)
COM 2(27)	ID 54	LAND SOUTH OF HENDRE ROAD	0	186	200	0	14	0.92	2	5	5	2	0	0	0	0	0
COM 2(29)	ID 807	FORMER SURGERY SITE COYCHURCH ROAD	6	6	13	0	7	0.07	0	0	7	0	0	0	0	0	0
COM 2(30)	ID 919	PENCOED PRIMARY SCHOOL	0	0	10	2	10	0.73	0	0	0	0	10	0	0	0	0
COM 3	ID 893	MAERDY HOTEL, COYCHURCH ROAD	7	7	11	0	4	0	4	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		PENCOED	13	199	234	2	35	1.72	6	5	12	2	10	0	0	0	0

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 Categoriiddio							
										2015	2016	2017	2018	2019	2*	3(i)	3(ii)
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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)
COM 1 (25)	ID 81	PORTHCAWL REGENERATION AREA	0	0	1050	315	1050	19	0	0	14	80	160	160	0	636	0
COM 1 (26)	ID 79	FORMER SEA BANK HOTEL, CAR PARK, THE GREEN AVENUE	60	60	60	0	0	0	0	0	0	0	0	0	0	0	0
COM 1(27)	ID 82	PWLL Y WAUN, PORTHCAWL	0	0	65	19	65	0.8	19	30	16	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	0
COM 1(29)	ID 592	STATION HILL MOT BUILDING SITE	0	0	11	0	11	0.08	0	0	11	0	0	0	0	0	0

COM 1(30)	ID 566	THE NURSERIES, NEW ROAD	0	0	10	10	10	0.29	0	10	0	0	0	0	0	0	0
COM 3	ID 842	NEW ROAD 9,11,13,15 STATION HILL	0	0	14	0	14	0.09	0	14	0	0	0	0	0	0	0
COM 3	ID 887	270 & 270A NEW ROAD	0	0	40	40	40	0	40	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		PORTHCAWL	60	60	1285	395	1225	21.26	59	54	41	80	160	160	0	671	0

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 Categoriiddio							
										2015	2016	2017	2018	2019	2*	3(i)	3(ii)
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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)
COM 2(22)	ID 918	TY DRAW FARM	0	0	94	14	94	3.31	5	30	30	29	0	0	0	0	0
COM 2(24)	ID 642	LAND AT GIBBONS WAY	4	4	45	45	41	1.04	4	4	15	18	0	0	0	0	0
COM 2(25)	ID 725	FFORDD Y EGLWYS (LAND OFF)	0	0	22	22	22	0	22	0	0	0	0	0	0	0	0
COM 2(31)	ID 920	TY DRAW CLOSE (REAR OF)	0	0	30	9	30	0.76	0	0	0	15	15	0	0	0	0
COM 3	ID 797	PLUMLEY CLOSE (LAND OFF), NORTH CORNELLY	9	9	11	11	2	0.06	0	2	0	0	0	0	0	0	0
TOTAL CYFANSWM		PYLE/KENFIG/CORNELLY	13	13	202	101	189	5.17	31	36	45	62	15	0	0	0	0

VALLEYS GATEWAY

Policy No.	LPA Ref No	Address	Units Built Since Last Study	Total number of units built to date	Total Units Capacity	No of which are affordable	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio							
										2015	2016	2017	2018	2019	2*	3(i)	3(ii)
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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)
COM 1(31)	ID 58	LAND OFF MAESTEG ROAD	41	146	538	68	392	30.21	14	40	40	75	75	75	0	73	0
COM 1 (32)	ID 46	PARC TYN Y COED	41	202	351	50	149	1.3	29	30	30	30	30	0	0	0	0
COM 1(33)	ID 925	OGMORE COMPREHENSIVE SCHOOL	0	0	130	26	130	3	0	0	10	40	40	40	0	0	0
COM 1(34)	ID 926	GATEWAY TO THE VALLEYS	0	0	100	20	100	6.88	0	0	0	40	30	30	0	0	0
COM 1(35)	ID 841	FORMER CHRISTIE TYLER SITE	2	2	75	15	73	2.84	11	33	29	0	0	0	0	0	0
COM 1(36)	ID 927	BRYNCETHIN DEPOT	0	0	50	10	50	2	0	0	0	0	0	0	0	50	0
COM 1(37)	ID 928	LAND AT ABERGARW FARM	0	0	50	10	50	1.67	0	0	0	25	25	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	0
COM 3	ID 59	LAND TO THE R/O BRYN ROAD (ANDREWS CLOSE)	0	18	19	0	1	0.06	0	1	0	0	0	0	0	0	0
COM 3	ID 172	GLAN Y NANT (LAND AT),BRYN ROAD	1	8	12	0	4	0	4	0	0	0	0	0	0	0	0
COM 3	ID 483	CAREY BAPTIST CHURCH, ABERKENFIG	0	0	14	14	14	0.13	0	0	14	0	0	0	0	0	0
COM 3	ID 845	HIGHLAND AVENUE, FORMER CROESO CENTRE	44	44	44	13	0	0	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM		VALLEYS GATEWAY	129	420	1413	226	993	48.67	58	104	123	240	200	145	0	123	0

TOTAL CYFANSWM			460	1379	7922	1422	6543	225.23	276	521	771	1215	1242	1041	0	1477	0
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APPENDIX 2 – PAST COMPLETION DATA

APPENDIX 3 – PREVIOUS LAND SUPPLY DATA

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2003	346	50	396
2004	417	43	460
2005	566	86	652
2006	382	92	474
2007	548	87	635
2008	417	97	514
2009	326	62	388
2010	215	77	292
2011	227	79	306
2012	400	47	447
2013	266	66	332
2014	460	57	517

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes				Number of years supply	3i	3ii
	U/C	1	2	2*			
2003	256	386	1971	0	9.7	2327	300
2004	282	348	2377	0	10.7	2094	300
2005	378	429	2683	0	8.1	2094	0
2006	350	557	2395	0	7.7	2185	0
2007	295	455	2577	0	8.1	2490	0
2008	180	291	2093	0	6.6	2799	0
2009	124	249	2030	0	6.2	2715	0
2010	127	252	1735	0	5.2	2803	0
2011	186	332	1914	0	5.5	2722	0
2012	186	388	1736	0	5.1	2661	0
2013	265	375	2212	0	5.7	2007	0
2014	276	521	4269	0	6.0	1477	0

Appendix 4- Planning Inspector's Report

Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

gan P J Davies BSc(Hons) MA MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 26/02/2015

Report on Joint Housing Land Availability Study

by P J Davies BSc(Hons) MA MRTPI
an Inspector appointed by the Welsh Ministers
Date: 26/02/2015

Ref: JHLAS/14/F6915/516012

Local Planning Authority: Bridgend County Borough Council

- This report concerns the Bridgend County Borough Council Joint Housing Land Availability Study (JHLAS) 2014.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in September 2014.

Recommendation

1. That the 2014 JHLAS housing land supply figure for the Bridgend County Borough Council area be determined as 6.0 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;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Bridgend County Borough Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. In making my recommendation I have had regard to the relevant Welsh Government (WG) 'Guidance Note Joint Housing Land Availability Study process (Version 2 – September 2012)' and the letter dated 7 November 2013 from WG to Chief Planning Officers containing points of clarification regarding the JHLAS process.

Main Issue

4. It is agreed that the appropriate method for calculation of the 5 year land supply figure is the residual method. There are 19 sites in dispute, and the main issue is

¹ PPW Edition 7 paragraph 9.2.3

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

whether each of the units in dispute on each of these sites should be included in the 5 year land supply.

Reasons

5. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. The TAN also provides advice on sites that have remained in the land supply for periods well in excess of five years. I have considered each of the disputed sites on the available evidence and in line with the advice in the TAN and all relevant WG Guidance.
6. North East Bridgend (Parc Derwen) (LPA Ref No: 37) (520 units in dispute): This is a greenfield site, allocated in the LDP for residential led mixed-use development. 201 units have been completed on-site since the last JHLAS study. The LPA proposes including 200 units per annum in all 5 years of the study period. HBF considers that this should be dropped to 120 units per annum, and also that no units should be included in the first year of the study period, as there is likely to be a lead in time of 12 – 18 months following the release of land by WG. Boyer and Persimmon both indicate that they consider the delivery rate warrants close observation, but do not propose any change for this JHLAS. Despite HBF's assertions, there is no evidence before me to indicate that the LPA's forecast is unrealistic. I find that these 520 disputed units should be included in the 5 year land supply.
7. North East Brackla Regeneration Area, Bridgend (LPA Ref No: 45) (251 units in dispute): This site is allocated in the LDP for a mixed use regeneration scheme, estimated to deliver 550 residential units. There is no dispute that the site was genuinely available for development at the base date of the study. There is however disagreement as to the most appropriate delivery forecast. The initial development of 99 units by Linc Cymru is due to complete 49 units by November 2014 and a further 50 in September 2015. The LPA have confirmed that there is outline planning permission for 230 units, and that an associated S106 agreement is nearing signing. A further planning application for 220 units was also submitted on 8 July 2014. Whilst concern has been expressed that the LPA have not allowed sufficient lead in time for development on the un-commenced sections of the site, the agent for the landowner indicates that it should be possible to build out the remaining sections of the site within 5 years. There is no evidence before me that it would not be possible for multiple developers to produce from 40 to 50 units each per annum on site. I find that there is no compelling reason to remove any of these disputed units from the land supply figure. I therefore find that these 251 disputed units should be counted towards the 5 year land supply figure.
8. Parc Afon Ewenni, Bridgend (LPA Ref No: 871) (550 units in dispute): The LPA forecasts 550 units for delivery, with first completions in year 2. HBF, Persimmon Homes and Boyer Planning all comment that it is likely to take longer to commence delivery on site due to a complex site ownership situation, access issues and other constraints, and suggest first completions in 2017. Study Group members also consider the LPA's delivery rates to be too high. Based on 3 developers working on site HBF suggest a rate of 120 units per annum over the last three years of the study period. Persimmon suggest that 2 developers delivering 80 units per annum is more appropriate. Boyer Planning suggest that as only the Council owned part of the site is likely to come on stream, only one developer delivering 40 units per annum is likely. However, they go on to suggest that the entire site should be placed in 3i.

9. It is apparent that there has been a change in the general approach to development of this site. The LPA indicate that there is an adopted Masterplan and Delivery Strategy in place for this site and it seems that the comprehensive approach taken in that document has been abandoned. The SoCG indicates that the LPA will bring their section of the site forward first, without any comprehensive agreement with other landowners. The LPA estimate that first transfer of Council owned land would open 8 ha of land to the market in late 2014, and that once access arrangements are clarified, the centre of the site which is in private ownership would also shortly become available for development. However, given the level of uncertainty involved due to the various constraints on the site and especially the ownership situation, I find that a lower delivery rate than that suggested by the LPA is more likely. On the balance of the information before me, I consider that the HBF's forecast is the most appropriate. I therefore find that 360 of these disputed units should be counted towards the 5 year housing land supply figure.
10. Coity Road Sidings, Bridgend (LPA Ref No: 38) (80 units in dispute): This site is allocated in the LDP for 140 units. The LPA forecast 80 units coming forward in the study period. However, Boyer Planning and Persimmon Homes question the likelihood of the site delivering any residential units in the study period, due to the presence of other existing uses on the site. However, the LPA confirm that the LDP Inspector was aware of the other uses for the site, and that a copy of the relevant Masterplan from the LDP examination has been provided for the Study Group. The LPA's forecast for the site envisages first delivery in year 4 of the study period to allow for the possibility of the commercial element coming forward. In light of this and the supporting infrastructure that will be provided as part of the nearby Park and Ride, I find that these 80 disputed units should be counted towards the 5 year land supply figure.
11. South Wales Police, Cowbridge Road, Bridgend (LPA Ref No: 872) (18 units in dispute): The dispute over this allocated LDP site relates to the delivery timetable. The LPA had forecast 138 units coming forward in the five year study period, with first completions in year 2. The SoCG indicates that other Study Group members suggested that this should be pushed back to year 3, and delivery rates lowered to 40 units per annum. There is no clear evidence before me to suggest that it would not be possible to complete 50 units per annum on site. I therefore consider that there is no compelling reason to reduce the LPA's forecast. I find that these 18 disputed units should be counted towards the five year land supply figure.
12. Land at Waterton Lane, Bridgend (LPA Ref No: 873) (42 units in dispute): This LDP site is unlikely to come forward in the short term, due to existing use values. I note the view of Boyer and Persimmon Homes that the current lack of interest in disposal of the land from the owner warrants reclassification of the site as category 3i. However, the landowner has indicated they will retire in two years, at which point the LPA expect that the need to release the capital asset value of the land will motivate a sale. On this basis I do not find it unreasonable to expect that this site could deliver toward the end of the study period. I therefore find that these 42 disputed units should be counted towards the 5 year land supply figure.
13. Land at Llangewydd Road, Cefn Glas, Bridgend (LPA Ref No: 914) (108 units in dispute): This greenfield site is allocated in the LDP. When the LDP was being examined there was interest from Redrow Homes, although this has since fallen through due to landowner expectations. The LPA state that the landowner has recently received a screening opinion from the LPA which confirms that EIA is not required. This suggests that there is an interest in developing the site. I note that HBF,

Persimmon and Boyer consider that the first completions should be moved back to year 3. I also note that Persimmon and Boyer consider that only one developer could operate on site at one time, and that the delivery rates should be reduced to 40 per annum to reflect the likelihood of a single operator. The LPA confirm that as the site is composed of two discreet field parcels it is possible for more than one operator to work on site. Despite the assertions from the other Study group members, this site was genuinely available for development at the base date of the study, and I see no compelling reason to exclude any of the units on this allocated site from the land supply. I therefore find that the 108 disputed units should be counted towards the 5 year land supply figure.

14. Ysgol Bryn Castell, Bridgend (LPA Ref No: 915) (40 units in dispute): The dispute over this LDP site centres on the likely date of first completions. The LPA forecast first completions in year 2. HBF and Boyer consider that due to the need to demolish existing school buildings and the current lack of a developer or any planning permission this should be pushed back to year 3, pushing 40 units out of the 5 year land supply. However, the LPA confirm that the first part of the site to be developed is greenfield and requires no demolition or remediation, and they have a preferred bidder for that part of the site. I therefore find that there is a reasonable prospect of first completions coming forward in line with the LPA's forecast. I conclude that the 40 disputed units should be counted towards the 5 year land supply figure.
15. Former Washery Site, Maesteg (LPA Ref No: 3) (120 units in dispute): This site has remained in the land supply for over 5 years, however, the site is included as an allocation in the new LDP, and the LPA confirm that Welsh Government funding for remediation to enable the residential element of development has now been approved in principle to be drawn down by April 2015. I consider these two factors provide sufficient explanation as to why the site should resist reclassification at this time. HBF and Persimmon do not seek to reclassify the entire site, but assert that the LPA's forecast is unrealistically optimistic. HBF consider first completions should be moved back to year 3. Persimmon consider that year 4 would be more appropriate. I note that the LPA agree to moving first completions to year 3; this would result in 30 of the 120 units being pushed beyond the study period. Based on the information before me I find that this is reasonable and I therefore find that 90 of the disputed units should be counted towards the 5 year land supply figure.
16. Ewenny Road, Maesteg (LPA Ref No: 921) (165 units in dispute): This site is allocated for 125 units in the LDP. I note that there is currently an application for 165 units before the LPA, however, the application was not determined at the base date of this study and I attribute it no weight in terms of capacity of the site. Nonetheless, I consider that the application demonstrates an interest in developing the site in the near future. Persimmon consider that the site should be reclassified as category 3i until a S106 agreement has been signed and planning permission granted. However, paragraph 7.1.2 of TAN 1 makes it clear that sites identified for residential purposes in an adopted development plan are suitable for inclusion in a JHLAS, and do not also require an extant planning permission. Although HBF mention that infrastructure / remediation works are required on site, I have no detailed evidence before me to preclude the possibility of the 125 units allocated in the LDP coming forward on this site by 31 March 2019. HBF is concerned that the market area may become 'flooded' if too many sites come on-stream at the same time. However, this would equate to units in category 2* according to the terms of paragraph 7.3.2 of TAN 1, and such units would be counted towards the 5 year land supply figure. For the foregoing reasons, I

find that there is no evidence to support excluding any of the allocated 125 units from the 5 year land supply, which should therefore be included.

17. Crown Road, Maesteg (LPA Ref No: 1) (20 units in dispute): Persimmon query the inclusion of 30 units in the land supply, as the LPA's original comment regarding this site indicated only 10 units should be included. The LPA clarify that this was a mistake, and it is likely that all units on this allocated LDP site will come forward within the study period. I therefore find that these 20 disputed units should be counted towards the 5 year land supply figure.
18. Y Parc, Maesteg (LPA Ref No: 875) (51 units in dispute): Persimmon and Boyer consider that this LDP site should be removed from the 5 year land supply as there are topographical and potential ecological constraints. However, there is no evidence before me to suggest that these constraints are so significant as to warrant removal of a site which is allocated in the recently adopted LDP. I therefore find that these 51 disputed units should be counted towards the 5 year land supply figure.
19. Coronation Works (Jennmoor Building), Evanstown (LPA Ref No: 917) (11 units in dispute): Boyer consider that this site should be reclassified as category 3i due to the constraints or remediation and demolition costs. However, the site is allocated in the LDP, and there is no detailed evidence before me to support the assertion that this site will not deliver over the next five years. I therefore find that these 11 disputed units should be counted towards the 5 year land supply figure.
20. Porthcawl Regeneration Area, Porthcawl (LPA Ref No: 81) (414 units in dispute): Boyer suggest that this site should be removed as it has been in the supply for more than 5 years. However, this regeneration site is allocated for 1,050 residential units in the LDP. I also note that consent was granted by the LPA, subject to a S106 agreement, for phase one of the mixed use scheme on 16 May 2013, before the base date of this study period. These factors provide sufficient explanation as to why the site should resist reclassification to category 3i at this time. HBF, Boyer and Persimmon consider that first estimated completions should be moved back to year 4, and that completions per annum should be reduced. The LPA confirm that the approach to development of the scheme has changed in response to difficulties in securing a retailer to act as anchor for a retail-led redevelopment. However, the permission granted in May 2013 included 450 residential units. The LPA provide up to date information about the land owner's intentions and the Council's commitment to delivery of Phase 1 of this redevelopment, on a flexible residential-led basis. I consider the explanation provided by the LPA justifies keeping all units in the 5 year land supply. I therefore find that these 414 disputed units should be counted towards the 5 year land supply figure.
21. Rear of Ty Draw Close, North Cornelly (LPA Ref No: 920) (30 units in dispute): HBF and Boyer suggest that this site has been in the land supply for over 5 years, and should be reclassified to category 3i. However, the LPA confirm that this is not the case. Boyer state that the failure of a previous applicant to sign a S106 agreement relating to a 2009 planning permission indicates that the site must be subject to viability constraints. However, this site is allocated in the newly adopted LDP. The information provided by the LPA indicates that any new consent granted in accordance with the LDP would be subject to an affordable housing target of 15% in this area, and be more viable than the previous consent which was subject to a 30% target in the former Unitary Development Plan. In the absence of any detailed information supporting the assertion of viability constraints, I have no cause to remove an

allocated site from the supply. I therefore find that these 30 disputed units should be counted towards the 5 year land supply figure.

22. Land off Maesteg Road, Tondu (LPA Ref No: 58) (105 units in dispute): The LPA forecast 305 completions within the study period. HBF considers that the completion rates are too high, and that 45 units should be moved into category 3i to account for this. Boyer suggests 105 extra units should be placed in 3i. However, there is no evidence before me to show that the delivery rates will not reach those suggested by the LPA if a second developer begins to operate on the part of the site not controlled by Llanmoor. I therefore find that these 105 disputed units should be counted towards the 5 year land supply figure.
23. Ogmore Comprehensive School, Bryncethin (LPA Ref No: 925) (40 units in dispute): This allocated site is subject to a development brief. Boyer consider that the lack of existing detailed planning consent means that completions should be pushed back to year three of the study period. However, the LPA confirm that they are dedicated to a swift and smooth application process on this site, and have de-risked the site wherever possible. Pushing first completions to year two of the study period would still deliver all units within the study period. There is no information before me which justifies removing any units from the land supply. I therefore find that these 40 disputed units should be counted towards the 5 year land supply figure.
24. Gateway to the Valleys, Tondu (LPA Ref No: 926) (20 Units in dispute): This allocated site has the capacity to deliver 100 units. The LPA agree to the suggestion of moving first completions back a year, in accordance with comments from HBF and Boyer. This would still deliver all units in the study period. However, HBF also consider that delivery rates should be reduced. However, other than vague reference to competition from other sites in the area, there is no evidence to support that position. On this basis, I consider that all 100 units should remain in the land supply and that all 20 disputed units should be counted towards the 5 year land supply figure.
25. Land at Abergarw Farm, Brynmenyn (LPA Ref No: 928) (50 units in dispute): Persimmon and Boyer state that this allocated site is subject to potential ownership constraints in relation to third party agreement in order to secure visibility splays and storm water drainage. However, there is no evidence before me to indicate that any such issues could not be resolved. Indeed, the LPA refer to an e-mail from the proposed developer's agent that indicates there are no third party ownership issues. There is no evidence to show that this recently allocated site is undeliverable over the next 5 years. I therefore find that these 50 disputed units should be included in the 5 year land supply figure.
26. For the above reasons, I find that of the 2,635 disputed units, 2,375 should be included in the 5 year land supply figure so that the total number of units in the supply is 5,392.

Conclusion

27. Based on the residual method of calculation, I conclude that the housing land supply figure for Bridgend County Borough Council planning area as at 1 April 2014 should be calculated as 6.0 years.

P J Davies

INSPECTOR