

Rhondda Cynon Taf County Borough Council

Joint Housing Land Availability Study 2015

Between:

Rhondda Cynon Taf County Borough Council

The Home Builders Federation

Barratt Homes

Cadarn Housing Group

Cynon Taf Housing Association

Dwr Cymru Welsh Water

Hendre Ltd

Llanmoor Homes

Linc Cymru

Natural Resources Wales

Newydd Housing Association

Persimmon Homes

Rhondda Housing Association

United Welsh Housing Association

June 2015

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1. Summary

1.1 This is the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) for 2015, which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 1st April 2014.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs. <http://gov.wales/topics/planning/?lang=en>

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Rhondda Cynon Taf has **2.4 years** housing land supply.

Involvement

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

- The Home Builders Federation
- Barratt Homes
- Cadarn Housing Group
- Cynon Taf Housing Association
- Dwr Cymru Welsh Water
- Hendre Ltd
- Llanmoor Homes
- Linc Cymru
- Natural Resources Wales
- Newydd Housing Association
- Persimmon Homes
- Rhondda Housing Association
- United Welsh Housing Association

Report production

1.5 Rhondda Cynon Taf County Borough Council issued draft site schedules and site proformas for consultation between 9 and 21 April 2015. Comments were provided by the HBF and Persimmon Homes within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 27 May 2015.

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

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

2. Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section

106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the Rhondda Cynon Taf Local Development Plan (2006-2021), adopted on 2 March 2011.

Table 1 - Identified Housing Land Supply

Housing Land Supply (5 years from 01/04/15 to 01/04/20) - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed since last study on large sites
Total	10,856	326	3,272	1,536	5,722	409

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

Private	3,323
Public	77
Housing Association	198
Total	3,598

2.4 **Small Site Supply** – The contribution from small sites (sites of less than 10 dwellings) is based on the completions for the last five years.

Table 2 - Small Site Completions for previous 5 years

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
101	74	108	107	144	534

2.5 The overall **total 5 year land supply** (on large and small sites) is **4,132 units**.

Table 3 - Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan) 2006-2021	14,385
B	Completions from start of plan period to JHLAS base date (large and small sites) 2006-2015	3,934
C	Residual Requirement (A-B) 2015-2021	10,451
D	5 Year Requirement (C / number of years of plan period remaining 6 x 5) 2015-2020	8,709
E	Annual Need (D/5)	1,742
F	Total 5 Year Land Supply (from para. 2.5)	4,132
G	Land Supply in Years (F/E)	2.4

Appendix 1 - Site Schedules

Site No.	Site Name	Settlement	Completed by April 2014	Completed in 2014/15	Remaining units	Cat 1 UC April 2015	Y1 15-16	Y2 16-17	Y3 17-18	Y4 18-19	Y5 19-20	C at 2 Y1 - Y5	C at 3	C at 4
1100	Aberdare Hospital site, Abernant	Aberdare			500					20	40	60		440
1106	Aberdare Little Theatre, Gadlys	Aberdare			20									20
48	Brickworks site, Llwydcoed Road (Tan y Bryn Gardens)	Aberdare	19	15	52	11	9	20	12			41		
111	Bronallt Terrace, Abercwmb oi	Aberdare			16			8	8			16		
1490	Brynawelon & Bryngolwg, Cwmbach	Aberdare			37	37								
1076	Cefnpennar Road and Phillip Row, Cwmbach	Aberdare			40				20	20		40		
113	Dairy Farmers of Britain Milk Depot, Llwydcoed Road (Maes y Ffion)	Aberdare	16	22	9	9								
1077	Dyffryn Row (Duffryn Road), Cwmbach	Aberdare			25						25	25		
31	Fforchneol Estate, Heol-y-gelli, Godreaman	Aberdare	33		76					10	20	30		46
33	Gadlys Scrapyard (Afon Dar Close)	Aberdare	17		1	1								

1078	Godreaman Street, Godreaman	Aberdare			43					21	22	43		
592	Heol Ty Aberaman 1, Aberaman	Aberdare		12	23	4	19					19		
1375	Heol Ty Aberaman 2, Aberaman	Aberdare			39			20	19			39		
1038	Llwydcoed Motors Garage site, Llwydcoed	Aberdare			11				2	3	3	8		3
872	Lower River Level Tips (ex Richmond Gardens), Abernant	Aberdare			61			15	15	15	15	60		1
1075	Nant y Wenallt, Abernant	Aberdare			150									150
21	Old Granary & Post House, Aberaman	Aberdare			10									10
1708	Palladium Bingo Hall, Canon Street	Aberdare			15	15								
1293	Phurnacite site, Abercwmboi	Aberdare			500					25	25	50		450
1074	Rear of Birchwood , Llwydcoed Road	Aberdare			10				8			8		2
1535	Richmond Gardens, Abernant	Aberdare	5		2	1		1				1		
1073	South East of Community Centre, Merthyr Road, Llwydcoed	Aberdare			15									15
1292	Tegfan Farm, Potters Field, Trecynon	Aberdare			140					30	30	60		80

20	Tirfounder Fields, Aberaman (Coed Dyffryn)	Aberdare	120	44	51	5	25	21				46		
1206	YGG Aberdâr, Cardiff Road, Aberdare	Aberdare			12		12					12		
1650	Ynyscynon Farm, Cwmbach (large area)	Aberdare			77					26	26	52		25
1651	Ynyscynon Farm, Cwmbach (small area)	Aberdare	2		6	1	1	1	1	1	1	5		
1080	Fenwick Street, Pontygwaith	Ferndale			40									40
1079	Gwernllwyn Terrace, Tylorstown	Ferndale			30								30	
682	Hendrefadog, Tylorstown	Ferndale			110								110	
71	North of Junior School, Maerdy Road, Maerdy	Ferndale			50								50	
1554	Penrhys Redevelopment - Phase 1	Ferndale			107			10	10	10	10	40		67
38	Cae Brynhyfryd, Penderyn Road	Hirwaun	6		28								28	
1757	Cwm Nant yr Hwch, Penywaun	Hirwaun			40				20	20		40		
1108	Elm Grove	Hirwaun	2		8			2	2	2	2	8		
41	Gloucester Railway Wagon Works, Penyard Road	Hirwaun			130									130
44	Longmede Park, Heol-y-graig	Hirwaun	10		30									30

867	Nidum factory site, Manchester Place / Langland Close	Hirwaun			16									16
469	North of Hirwaun Road, Penywaun	Hirwaun			18								18	
488	Penderyn Road (opp Brecon Close)	Hirwaun			10		4	3	3			10		
1072	Pentwyn Cynon Farm, East of Trenant, Penywaun	Hirwaun			100								100	
40	Rear of Bute Place, Penderyn Road	Hirwaun			16			3				3	13	
1124	Rhombic Farm, Halt Road	Hirwaun			31				10	11	10	31		
1101	South of Hirwaun	Hirwaun			400					40	40	80		320
51	South of Rhigos Road	Hirwaun			15									15
45	The Bryn, Heol Pendarren	Hirwaun			14								14	
875	Treawaun, Hirwaun Road	Hirwaun			24								24	
116	Bethlehem View	Llanharan			82								82	
581	Bryncae Industrial Estate, Bridgend Road	Llanharan			33		23	10				33		
1093	Brynna Road	Llanharan			200						25	25		175
115	Brynna Woods	Llanharan	7		34				8	9	8	25		9
1094	East of Dolau Primary School, Bridgend Road, Bryncae (Woodland Meadow)	Llanharan	90	6	0									

1376	Llanilid OCC Mine (enabling 1) (Llanmoor)	Llanharan			107	10	27	35	35			97		
117	Llanilid OCS Workshops (Cefn Cadno)	Llanharan	109	29	2	2								
1104	Llanilid Strategic Site (ex enabling)	Llanharan			1777				40	100	100	240		1537
1096	Brynteg Court, Beddau (Brynteg Green / Dan y Bryn Gaer)	Llantrisant		34	108	47	11	50				61		
103	Burgesse Crescent, Penygawsi	Llantrisant			40									40
1703	Council Depot site, Cowbridge Road, Talbot Green	Llantrisant			40	40								
1102	Cwm Coking Works, Beddau	Llantrisant			851				50	100	100	250		601
128	Elms Farm 1 & Gelli Ddaer Goch [Forest Road Quarries], Llanharry	Llantrisant	29	23	26	15	11					11		
1827	Elms Farm 2, Llanharry	Llantrisant			75		4	35	36			75		
1730	Garreg Wen, Castellau Road, Beddau	Llantrisant			39	1	32	6				38		
1613	Lanelay Hall, Talbot Green	Llantrisant			125				25	50	50	125		
1531	Llantrisant New Town Centre, Talbot Green	Llantrisant			64					25	25	50		14
1508	Llantrisant School, School Street	Llantrisant			10		10					10		

108	Meadow Farm Link Site, Pen-yr-eglwys, Llantwit Fardre	Llantrisant			160									160
1530	Mwyndy, Pontyclun	Llantrisant			400				25	50	50	125		275
861	Silverbrook, Upper Church Village	Llantrisant			50		10	20	20			50		
1787	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 1	Llantrisant		43	65	64	1					1		
1788	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 2	Llantrisant			168		70	70	28			168		
1789	South of The Ridings, Duffryn Bach Farm, Church Village, remainder	Llantrisant			169					35	70	105		64
1826	Trem-y-Cwm, Forest Road / Hill View, Beddau	Llantrisant			32			32				32		
1792	Ty Gwyn Road & Manor Court, Church Village	Llantrisant			40		20	20				40		
1095	West of Llechau, Llanharry (Bryn Celyn)	Llantrisant	61	27	0									
1553	Alexon House site, Hawthorn (Alexander Place)	Pontypridd	1	40	38	31	7					7		

1746	Cardiff Road, Hawthorn (Dyffryn Glas)	Pontypridd			70	9	16	45				61		
1174	Bassett Arms PH, Pontshonnorton Road	Pontypridd		12	0									
1743	Blocks A & B, Coed-y-Lan School, Lanpark Road	Pontypridd		17	0									
96	Cefn Lane, Glyncoch	Pontypridd			30								30	
865	Coleg Morgannwg site, Rhydyfelin (Milford Park)	Pontypridd	32	16	0									
1734	College car park site, Dyffryn Road, Rhydyfelin	Pontypridd			19		10	9				19		
1472	Ffordd-y-bedol, Coed-y-cwm	Pontypridd			21				21			21		
18	Gene Metals Srapyard, Treforest	Pontypridd			27								27	
1825	Glantaff Infants School site, Powys Place, Rhydyfelin	Pontypridd			25		10	15				25		
99	Glyntaff Farm, Rhydyfelin	Pontypridd	15		65									65
1290	Graig-y-wion School, Albert Road	Pontypridd		28	0									
1086	Catherine Crescent, Cymmer	Porth			15								15	
1085	Dinas Road / Graig Ddu Road, Dinas	Porth			25				25			25		

1354	Porth YMCA site, Eirw Road	Porth			21				11	10		21		
1771	Former Williamstown Primary School, Arthur Street, Penygraig	Tonypandy			23								23	
75	Llwynypia Hospital site	Tonypandy			190				20	40	40	100		90
1084	Park Street, Clydach Vale	Tonypandy			30								30	
1724	Royal Hotel site, Brithweun ydd Road, Trealaw	Tonypandy			10			10				10		
1641	Special School site, Trealaw	Tonypandy		18	0									
80	Collenna Farm, Heol Capel	Tonyrefail			25								25	
492	Cresta Service Station & land to rear, Hendreforgan, Gilfach Goch	Tonyrefail			24								24	
1088	East of Mill Street	Tonyrefail			100								100	
1089	Gwern Heulog extension, Coedely (Highfields)	Tonyrefail			132			15	15	15	15	60		72
1092	Hafod Wen / Concorde Drive	Tonyrefail			100								100	
129	Hillside Club site, Capel Hill	Tonyrefail			34				17	17		34		
1379	Padfield Court, Gilfach Road	Tonyrefail	20	21	96	11	13	24	24	24		85		
594	Parc Eirin	Tonyrefail			260			30	30	30	30	120		140

583	Southwest of High Street & Pretoria Road	Tonyrefail	8	2	0									
83	St John the Baptist Churchyard	Tonyrefail			14				14			14		
1087	Trane Farm 1	Tonyrefail			700				40	40	40	120		580
84	Trane Farm 2, Bryngolau	Tonyrefail			50					25	25	50		
1091	Tylcha Ganol Farm, south of Mill Street	Tonyrefail			85								85	
1090	Tylcha Wen Terrace, Coedely	Tonyrefail			30								30	
1083	Cemetery Road	Treorchy			80								80	
9	Druids Close	Treorchy	12		28									28
1099	Fernhill Colliery site, Blaenrhondda	Treorchy			400								400	
1729	Infants School site, Cross Brook Street, Blaenrhondda	Treorchy			16				16			16		
1542	Land rear of Brynhyfryd Street (Mace Lane), Ynyswen	Treorchy			40								40	
72	Land rear of Delwen Terrace, Blaencwm	Treorchy			27								15	12
121	Penyreglyn Schools site, Charles Street	Treorchy			18			18				18		
1592	Red Cow Public House site, 57A High Street	Treorchy			12	12								

67	Rhigos Road, Treherbert	Treorchy			57				19	19	19	57		
1748	Treherbert Hospital & School Yard site, Treherbert	Treorchy			43								43	
1797	Ystrad Depot, former, Trafalgar Terrace, Ystrad	Ystrad			21		21					21		
				409	10,856	326	366	548	649	843	866	3,272	1,536	5,722
				Completed in 2014 / 15	Remaining units	Cat 1 UC April 2015	Y1 15-16	Y2 16-17	Y3 17-18	Y4 18-19	Y5 19-20	Cat 2 Y 1-Y 5	Cat 3	Cat 4

Appendix 2 – Past Completions Data

	Number of homes completed on:		
Year	Large Sites	Small Sites	All Sites
2010-2011	361	106	467
2011-2012	283	74	357
2012-2013	306	108	414
2013-2014	426	107	533
2014-2015	409	144	553

Appendix 3 - Previous Land Supply Data

Basedate	5 year supply - Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	UC & 1	2		3(i)	3(ii)
01/04/11	369	5,646	5.3	5,397	135
01/04/12	360	4,965	4.5	5,700	7
01/04/13	390	4,435	3.7	5,960	164
01/04/14	446	3,320	2.8	6,644	166
	1	2		3	4
01/04/15	326	3,272	2.4	1,536	5,722

TAN 1 categories 2011-14:

UC – Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

1 – Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

2 – Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

3(i) – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group;

3(ii) – Sites or the phases of sites where development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

TAN 1 categories 2015:

- 1** – Sites or the phases of sites which are under construction;
- 2** – Sites or the phases of sites where development either can commence immediately, or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years;
- 3** – Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints;
- 4** – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.