

Rhondda Cynon Taf Joint Housing Land Availability Study 2016

Between Rhondda Cynon Taf County Borough Council and the Study Group:

Home Builders Federation
Barratt Homes
Cynon Taf Community Housing Group
Dwr Cymru Welsh Water
Hafod Housing Association
Linc-Cymru Housing Association
Llanmoor Homes
Natural Resources Wales
Newydd Housing Association
Persimmon Homes
Redrow Homes
Rhondda Housing Association
United Welsh Housing Association

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1. Summary

1.1 This is the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) for 2016, which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 1st April 2015.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (Edition 8, January 2016) (PPW) and Technical Advice Note 1: Joint Housing Land Availability Studies (2015) (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 studies. The documents are accessible here:

<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 **1.5 years** housing land supply.

Involvement

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

- Home Builders Federation
- Barratt Homes
- Cynon Taf Community Housing Group
- Dwr Cymru Welsh Water
- Hafod Housing Association
- Linc-Cymru Housing Association
- Llanmoor Homes
- Natural Resources Wales
- Newydd Housing Association
- Persimmon Homes
- Redrow 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 8th and 19th April 2016. Comments were provided by the HBF, Llanmoor Homes, Persimmon Homes, RPS Planning & Development, Redrow Homes and Dwr Cymru Welsh Water 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 23rd May 2016.

1.6 A Study Group meeting was held on 22nd April 2016 to try and resolve difference of opinion between the Council and developers. A consensus was achieved on all but one of the disputed matters; therefore it was necessary for the Planning Inspectorate to review this one matter.

1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the point of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant

amendments were made to the site schedules by the County Borough Council and this information has been incorporated into this report.

2. Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

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

Table 1 - Housing Land Supply for the 5 years 2016 to 2021 - Large Sites

		TAN 1 categories				
		5 Year Land Supply		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed on large sites since last study
Total	10,393	387	1,955	1,410	6,641	464

2.3 The five-year land supply breakdown of large sites (i.e. Categories 1 and 2) is as follows:

Private	1,952
Public	0
Housing Association	390
Total	2,342

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

Table 2 - Small Site Completions for previous 5 years

2011–2012	2012–2013	2013–2014	2014–2015	2015–16	Total
74	108	107	144	102	535

2.5 The overall **total 5 year land supply** (large + small sites) is **2,877 dwellings**.

Table 3 - Five Year Land Supply Calculation

		Dwellings
A	Total Housing Requirement 2006 to 2021 (as set out in the adopted Rhondda Cynon Taf Local Development Plan)	14,385
B	Completions from start of plan period 1/4/06 to JHLAS base date 1/4/16 (large and small sites)	4,645
C	Residual Requirement for 2016 to 2021 (A-B)	9,740
D	5 Year Requirement (C/number of years of plan period remaining x 5)	9,740
E	Annual Need (D/5)	1,948
F	Total 5 Year Land Supply (from para. 2.5)	2,877
G	Land Supply in Years (F/E)	1.5 years

Appendix 1 - Site Schedules

Site No.	Site Name	Settlement	Completed by April 2015	Completed in 2015/16	Remaining units	Cat 1 UC April 2016	Y1 16-17	Y2 17-18	Y3 18-19	Y4 19-20	Y5 20-21	Cat 2 Y1-Y5	Cat 3	Cat 4
1100	Aberdare Hospital site, Abernant	Aberdare			500									500
1106	Aberdare Little Theatre, Gadlys	Aberdare			18		18					18		
48	Brickworks site, Llwydcoed Road (Tan y Bryn Gardens)	Aberdare	34	18	29	21	8					8		
111	Bronallt Terrace, Abercwmboi	Aberdare			16		12	4				16		
1490	Brynawelon & Bryngolwg, Cwmbach	Aberdare		19	18	18								
1076	Cefnpennar Road and Phillip Row, Cwmbach	Aberdare			40									40
113	Dairy Farmers of Britain Milk Depot, Llwydcoed Road (Maes y Ffion)	Aberdare	38	9	0									
1077	Dyffryn Row (Duffryn Road), Cwmbach	Aberdare			25			5	5	5	5	20		5
31	Fforchneol Estate, Heol-y-gelli, Godreaman	Aberdare	33		76									76
1839	Former Infants School, Bridge Rd, Cwmbach	Aberdare			17				10	7		17		

33	Gadlys Scrapyrd (Afon Dar Close)	Aberdare	17	0	1	1								
1078	Godreaman Street, Godreaman	Aberdare			43					15	15	30		13
592	Heol Ty Aberaman 1, Aberaman	Aberdare	12	13	10	10								
1375	Heol Ty Aberaman 2, Aberaman	Aberdare			44		10	23				33		11
1038	Llwydcoed Motors Garage site, Llwydcoed	Aberdare			11								11	
872	Lower River Level Tips (ex Richmond Gardens), Abernant	Aberdare			61				15	15	15	45		16
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	0									
1293	Phurnacite site, Abercwmboi	Aberdare			500									500
1074	Rear of Birchwood, Llwydcoed Road	Aberdare			10			8				8		2
1535	Richmond Gardens, Abernant	Aberdare	5	1	1		1					1		

1073	South East of Community Centre, Merthyr Road, Llwydcoed	Aberdare			15									15
1292	Tegfan Farm, Potters Field, Trecynon	Aberdare			140									140
20	Tirfounder Fields, Aberaman (Coed Dyffryn)	Aberdare	164	39	12	12								
1206	YGG Aberdâr, Cardiff Road, Aberdare	Aberdare			12	12								
1650	Ynyscynon Farm, Cwmbach (large area)	Aberdare			77				20	20	20	60		17
1651	Ynyscynon Farm, Cwmbach (small area)	Aberdare	2	1	5	1		1	1	1	1	4		
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		34								34	

1757	Cwm Nant yr Hwch, Penywaun	Hirwaun			0									
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		6	4				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									400
51	South of Rhigos Road	Hirwaun			15									15

45	The Bryn, Heol Pendarren	Hirwa un			0									
875	Trewaun, Hirwaun Road	Hirwa un			24									24
116	Bethlehem View	Llanha ran			82								82	
581	Brynceae Industrial Estate, Bridgend Road	Llanha ran			33	6	27					27		
1093	Brynna Road	Llanha ran			200									200
115	Brynna Woods	Llanha ran	7		34			5	5	5	5	20		14
1376	Llanilid OCC Mine (enabling 1) St Ilid's Meadow	Llanha ran		21	86	17	18	35	16			69		
117	Llanilid OCS Workshops (Cefn Cadno)	Llanha ran	138	2	0									
1104	Llanilid Strategic Site (ex enabling)	Llanha ran			1777				40	100	100	240		153 7
1096	Brynteg Court, Beddau (Brynteg Green / Dan y Bryn Gaer)	Llantri sant	34	89	19	19								
103	Burgesse Crescent, Penygawsi	Llantri sant			40									40
1703	Council Depot site, Cowbridge Road, Talbot Green	Llantri sant			40	40								

1102	Cwm Coking Works, Beddau	Llantri sant			851					50	100	150		701
128	Elms Farm 1 & Gelli Ddaer Goch [Fforest Road Quarries], Llanharry	Llantri sant	52	23	3	3								
1827	Elms Farm 2, Llanharry	Llantri sant			77	8	30	39				69		
1730	Garreg Wen, Castellau Road, Beddau (Cwrt Castellau)	Llantri sant			39	39								
1613	Lanelay Hall, Talbot Green	Llantri sant			92		18	30	30	9	5	92		
1531	Llantrisant New Town Centre, Talbot Green	Llantri sant			64									64
1508	Llantrisant School, School Street	Llantri sant			10				10			10		
108	Meadow Farm Link Site, Pen-yr-eglwys, Llantwit Fardre	Llantri sant			160									160
1530	Mwyndy, Pontyclun	Llantri sant			400				25	50	50	125		275
861	Silverbrook, Upper Church Village	Llantri sant		5	45	4	20	21				41		
1787	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 1	Llantri sant	43	65	0									

1788	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 2	Llantri sant		34	134	46	70	18				88		
1789	South of The Ridings, Duffryn Bach Farm, Church Village, remainder	Llantri sant			169									169
1826	Trem-y-Cwm, Forest Road / Hill View, Beddau	Llantri sant			32			32				32		
1792	Ty Gwyn Road & Manor Court, Church Village	Llantri sant			40	40								
1734	College car park site, Dyffryn Road, Rhydyfelin	Ponty pridd			19		10	9				19		
18	Gene Metals Srapyard, Treforest	Ponty pridd			27								27	
1825	Glantaff Infants School site, Powys Place, Rhydyfelin (Gerddi Glantaf Gardens)	Ponty pridd			25	25								
1838	56-58 Taff Street, Pontypridd	Ponty pridd			12	12								
1553	Alexon House site, Hawthorn (Alexander Place)	Ponty pridd	41	38	0									
1834	Buildings C & F, Coed-ylan School site, Tyfica Road, Pontypridd	Ponty pridd			21			21				21		

1746	Cardiff Road, Hawthorn (Dyffryn Glas)	Ponty pridd		47	23	18	5					5		
96	Cefn Lane, Glyncoch	Ponty pridd			30									30
1472	Ffordd-y-bedol, Coed-y-cwm	Ponty pridd			21				10	11		21		
99	Glyntaff Farm, Rhydyfelin	Ponty pridd	15		65									65
1851	Library Close & Rhydyfelin Library, Library Close, Rhydyfelin	Ponty pridd			32			32				32		
1855	Ty Gwyn SEN Centre, site of, Seaton Street, Pwllgwaun, Pontypridd	Ponty pridd			14			14				14		
1917	Appletree Avenue, Dinas	Porth			14				14			14		
1086	Catherine Crescent, Cymmer	Porth			15								15	
1085	Dinas Road / Graig Ddu Road, Dinas	Porth			25								25	
65	Pleasant Heights, Porth	Porth	23	8	23	1	1	2	3	3	3	12		10
1354	Porth YMCA site, Eirw Road	Porth			21									21
1771	Former Williamstown Primary School, Arthur Street, Penygraig	Tonypandy			25		12	13				25		

75	Llwynypia Hospital site	Tonypandy			190					20	40	60		130
1913	Old Town Hall, 15 de Winton Street	Tonypandy			18		18					18		
1084	Park Street, Clydach Vale	Tonypandy			30									30
1724	Royal Hotel site, Brithweunyd Road, Trealaw	Tonypandy			10	10								
1856	Workingmen's Club site, Howard Street, Clydach Vale	Tonypandy			12					12		12		
80	Collenna Farm, Heol Capel	Tonypandy			25								25	
492	Cresta Service Station & land to rear, Hendreforgan, Gilfach Goch	Tonypandy			24								24	
1088	East of Mill Street	Tonypandy			100								100	
1089	Gwern Heulog extension, Coedely (Highfields)	Tonypandy			128		15	15	15	15	15	75		53
1092	Hafod Wen / Concorde Drive	Tonypandy			100								100	
129	Hillside Club site, Capel Hill	Tonypandy			34									34

1379	Padfield Court, Gilfach Road	Tonyr efail	41	17	79	12	15	26	26			67		
594	Parc Eirin	Tonyr efail			225			10	35	35	40	120		105
83	St John the Baptist Churchyard	Tonyr efail			14									14
1087	Trane Farm 1	Tonyr efail			700					30	30	60		640
84	Trane Farm 2, Bryngolau	Tonyr efail			50						25	25		25
1091	Tylcha Ganol Farm, south of Mill Street	Tonyr efail			85								85	
1090	Tylcha Wen Terrace, Coedely	Tonyr efail			30								30	
1083	Cemetery Road	Treorç hy			27								27	
9	Druids Close	Treorç hy	12		28									28
1099	Fernhill Colliery site, Blaenrhondda	Treorç hy			400								400	
1729	Infants School site, Cross Brook Street, Blaenrhondda	Treorç hy			16								16	
1542	Land rear of Brynhyfryd Street (Mace Lane), Ynyswen	Treorç hy			40									40
72	Land rear of Delwen Terrace, Blaencwm	Treorç hy			27								15	12
121	Penyreglyn Schools site, Charles Street	Treorç hy			18				18			18		

1592	Red Cow Public House site, 57A High Street	Treorchy			12	12									
67	Rhigos Road, Treherbert	Treorchy			57								57		
1748	Treherbert Hospital & School Yard site, Treherbert	Treorchy			43									43	
1797	Ystrad Depot, former, Trafalgar Terrace, Ystrad	Ystrad			22		22					22			
			729	464	10,393	387	336	379	323	426	491	1,955	1,410	6,641	
Site No.	Site Name	Settlement	Completed by April 2014	Completed in 2014/15	Remaining units	Cat 1 UC April 2015	Y1 2015-16	Y2 2016-17	Y3 2017-18	Y4 2018-19	Y5 2019-20	Cat 2 Y1-Y5	Cat 3	Cat 4	

Appendix 2 – Past Completions Data

	Number of homes completed on:		
Year	Large Sites	Small Sites	Total Completions
2011-12	283	74	357
2012-13	306	108	414
2013-14	426	107	533
2014-15	409	144	553
2015-16	467	102	569

Appendix 3 - Previous Land Supply Data

Study Basedate	5 year supply – Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes (TAN 1 categories)	
	UC & 1	2		3(i)	3(ii)
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
01/04/16	387	1,955	1.5	1,410	6,641

TAN 1 categories before 2015:

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 from 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.

Appendix 4 - Planning Inspectorate's Recommendation

Adroddiad ar Gyd-astudiaeth Argaeledd Tir ar gyfer Tai

gan Christopher Sweet MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 24/06/16

Joint Housing Land Availability Study Report

by Christopher Sweet MPlan

an officer of the Planning Inspectorate

Date: 24/06/16

Ref: JHLAS/16/L6940/516203

Local Planning Authority: Rhondda Cynon Taf County Borough Council

☐ This report concerns the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) 2016.

☐ The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in May 2016.

Recommendation to the Welsh Ministers

1. That the 2016 JHLAS housing land supply figure for the Rhondda Cynon Taf County Borough Council area be determined as 1.5 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:

¹ PPW Edition 8 paragraph 9.2.3

☐ Monitor the provision of market and affordable housing; and

☐ Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.

3. The Local Planning Authority and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 'Joint Housing Land Availability Studies' (2015).

4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Rhondda Cynon Taf County Borough Council area, in the light of the matters in dispute concerning the

calculation of such a figure and the available evidence. The report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

Main Issue

5. The SoCG confirms that there is one site in dispute. The main issue is therefore whether that site should count towards the five year housing land supply.

Reasons

6. Mwyndy, Pontyclun (26 – 1530) (125 units in dispute): This site is allocated in the adopted Rhondda Cynon Taf Local Development Plan (March 2011) and was first included in the land supply for the 2011 JHLAS. Paragraph 4.4.5 of TAN 1 makes clear that where sites in Category 1 and/or 2 remain undeveloped for more than 5 consecutive years there should be a presumption to reclassify them into Category 3 or 4. The Home Builders Federation argues that the site has remained undeveloped for more than 5 years and the Council does not contest this point. However, as the site was first included in the 2011 study, 2016 would be the fifth consecutive year of its inclusion in the land supply. Whilst it may be necessary to revisit this question at the time of the next JHLAS, the site had not remained undeveloped for more than five consecutive years at the base date of the 2016 study and does not fall under the presumption to reclassify.

7. There is some disagreement over the likely timescales for delivery on the site. However, an EIA screening opinion was sought from and issued by the Council in September 2015 in relation to a scheme for some 470 units and the Council states that an outline planning application is being prepared. The site is genuinely available and I have no evidence that it is constrained or financially unviable. Given that the site is allocated for residential development in the adopted LDP, it satisfies the criteria for inclusion in the land supply at the 2016 base date and I therefore see no reason to exclude it.

8. There is no dispute regarding the number of units (125) suggested by the Council and I conclude that they should contribute towards the 5 year land supply figure. For the above reasons, I find that the total number of units in the five year land supply is 2,876.

Conclusion

9. Based on the foregoing analysis I recommend that the five year housing land supply for the Rhondda Cynon Taf County Borough Council planning area as at 1 April 2016 is 1.5 years.

C Sweet

Planning Officer