

Rhondda Cynon Taf Joint Housing Land Availability Study 2019

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

The Home Builders Federation
Barratt Homes
Cynon Taf Community Housing Group
Davies Homes
Dwr Cymru Welsh Water
Hafod Housing Association
Linc Cymru
Llanmoor Homes
Natural Resources Wales
Newydd Housing Association
Persimmon Homes
Rhondda Housing Association
Taylor Wimpey
Trivallis
United Welsh Housing Association

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Mae'r ddogfen yma ar gael yn y Gymraeg /This document is available in Welsh

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1. Summary

1.1 This is the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) for 2019, which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (Edition 10, December 2018) (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 **1.3 years** housing land supply.

1.4 In this report, the terms 'dwellings', 'homes' and 'units' are used interchangeably.

Involvement

1.5 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
- Llanmoor Homes
- Natural Resources Wales
- Newydd Housing Association
- Persimmon Homes
- Rhondda Housing Association
- Taylor Wimpey
- Trivallis Housing Association
- United Welsh Housing Association

Report production

1.6 Rhondda Cynon Taf County Borough Council issued draft site schedules and site proformas for consultation between 9th and 18th April 2019. Comments were provided by the HBF and Davies Homes within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group from 17th to 24th May 2019, was submitted to the Welsh Government on 31st May 2019.

1.7 A Study Group meeting was not needed as there were no disputed sites.

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 2019 to 2024 - Large Sites

		TAN 1 categories (see page 16 for definitions)				
		5 Year Land Supply		Beyond 5 years		
	Proposed homes	1	2	3	4	Homes completed on large sites since last study
Total	10,408	221	1,987	2,715	5,461	303

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

Private	1,697
Public	0
Housing Association	511
Total	2,208

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

Table 2 - Small Site Completions for previous 5 years

2014–2015	2015–2016	2016-2017	2017-2018	2018-2019	Total
144	103	113	169	83	612

2.5 The overall **total 5 year land supply** (large + small sites) is **2,820 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 1/4/19 (large and small sites)	6,299
C	Residual Requirement for 2019 to 2021 (A-B)	8,086
D	5 Year Requirement (see below)	10,963
E	Annual Need (D/5)	2,193
F	Total 5 Year Land Supply (from para. 2.5)	2,820
G	Land Supply in Years (F/E)	1.3 years

Five Year Requirement 2019-2024 (reference: TAN 1, page 28)
Where N = number of years left in Study period after LDP expires:
$(A \times N / 15) + (A - B) =$
$(A \times 3 / 15) + C =$
$(14,385 \times 3 / 15) + 8,086 =$
10,963 dwellings

Appendix 1 - Sites Schedule

Sites are sorted by: Strategy Area; Settlement; Site Name

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
Northern Strategy Area: Aberdare													
31	Fforchneol Estate, Heol-y-gelli, Godreaman	33		76									76
33	Gadlys Scrapyard (Afon Dar Close)	17		1	0							1	
111	Bronallt Terrace, Abercwmboi (Clos Afon)		14	2	1	1					1		
364	Boot Hotel, Victoria Square			12	12								
872	Lower River Level Tips (ex Richmond Gardens), Abernant			61								61	

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
1073	South East of Community Centre, Merthyr Road, Llwydcoed			15									15
1074	Rear of Birchwood Llwydcoed Road			10									10
1075	Nant y Wenallt, Abernant			150								150	
1076	Cefnpenar Road and Phillip Row, Cwmbach			40					20	20	40		
1077	Dyffryn Row (Duffryn Road), Cwmbach			25				5	5	5	15	10	
1078	Godrean Street, Godrean (Maes Fach)		1	42	0	0	7	7	7	7	28	14	
1100	Aberdar Hospital site, Abernant			500								500	

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
	t												
1292	Tegfan Farm, Potters Field, Trecynon			140									140
1293	Phurnacite site, Abercwmboi			500									500
1375	Heol Ty Aberaman 2, (Aberaman House)	1	19	15	2	8	5				13		
1650	Ynyscynon Farm, Cwmbach (large area)			77				20	20	20	60		17
1651	Ynyscynon Farm, Cwmbach (small area)	4	2	2	2								
1839	Cwmbach Infants School site, Bridge Rd, Cwmbach			17			3	4	5	5	17		
1954	Aberdarre Girls Upper School,			44	26	10	8				18		

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
	Cwmbach Road												
1963	Aberdare High School, Cwmdare (The Meadows)	10	65	24	4	20					20		
2002	Coleg y Cymoedd, Cwmdare Road			87				30	30	27	87		
2048	Maesyffynnon site, Club Street, Aberaman			40	40								
2053	Black Lion Hotel, Wind Street			11		11					11		
2093	Rear of Sion Terrace, Cwmbach			15				5	5	5	15		
2140	Land off B4275, Aberaman, Aberdare			22				7	7	8	22		
Northern Strategy Area: Ferndale													

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
71	North of Junior School, Maerdy Road, Maerdy			50									50
682	Hendref adog, Tylorstown			110								110	
1079	Gwernllwyn Terrace, Tylorstown			30									30
1080	Fenwick Street, Pontygwaith			40									40
1554	Penrhys Redevelopment - Phase 1			107									107
1951	Chubb site, Maerdy			172					20	20	40	132	
Northern Strategy Area: Hirwaun													
41	Gloucester Railway Wagon Works, Penyard Road			130									130
44	Longme de Park, Heol-y-graig	10		30									30

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
45	The Bryn, Heol Pendarr en, Rhigos			19			10	9			19		
51	South of Rhigos Road			15									15
867	Nidum factory site, Manchester Place / Langland Close			22			8	14			22		
875	Trewau n, Hirwaun Road			24									
1072	Pentwyn Cynon Farm, East of Trenant, Penywaun			100					20	20	40	60	
1101	South of Hirwaun			400								400	
1108	Elm Grove	2	4	4	0		2	2			4		
1124	Rhombic Farm, Halt Road			31								31	
1987	Hirwaun Nursery School site, Brecon Road		12	0									

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
Northern Strategy Area: Mountain Ash													
10	Pavilion Estate, Darran Road			33					17	16	33		
2017	Cwm Cynon North (Golwyg y Mynydd)		49	62	31	31					31		
Northern Strategy Area: Porth													
65	Pleasant Heights	33	4	17	5	2	2	2	2	2	10	6	
1085	Dinas Road / Graig Ddu Road, Dinas			25								25	
1086	Catherine Crescent, Cymmer			15								15	
1354	YMCA site, Pontypri dd Road			21								21	
1917	Appletree Avenue, Dinas			14		14					14		
1989	St Luke's Church, site of, St Luke's Road			10	10								

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
Northern Strategy Area: Tonypany													
75	Llwynypia Hospital site			190					0	0	0	190	
1084	Park Street, Clydach Vale			30									30
1771	Former Williamstown Primary School, Arthur Street, Penygrai g			22		11	12				23		
1856	Working mens Club site, Howard Street, Clydach Vale			12				6	6		12		
1913	Old Town Hall, 15 De Winton Street			18		9	9				18		
2145	Former Naval Assoc. Club 232A – 233 Court St, Tonypany			12								12	

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
Northern Strategy Area: Treorchy													
9	Druids Close	12		28									28
72	Land rear of Delwen Terrace, Blaencwm			33			9	8	8	8	33		
121	Penyreglyn Schools site, Charles Street			18								18	
1083	Cemetery Road			27				13	14		27		
1099	Fernhill Colliery site, Blaenrhondda			400								400	
1542	Land rear of Brynhyfryd Street (Mace Lane), Ynyswen			40								40	
1729	Infants School site, Cross Brook Street, Blaenrhondda			16								16	

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
1748	Treherbert Hospital & School Yard site, Treherbert			43								43	
Southern Strategy Area: Llanharan													
115	Brynna Woods (The Green)	7	0	22	5	0	2	4	4	4	14	3	
116	Bethlehem View			82								82	
1093	Brynna Road			200									200
1104	Llanilid Strategic Site (enabling)			1777		50	100	100	100	100	450		1327
1376	Llanilid OCC Mine (enabling 1) St Illid's Meadow	85	22	0									
2122	Innovation House, Bridgend Road, Llanharan			39			39				39		

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
2153	Bryncae Ind Est, Bridgend Road, Llanharan			22			7	7	8		22		
Southern Strategy Area: Llantrisant													
103	Burgess Crescent , Penygawsi			40									40
108	Meadow Farm Link Site, Pen-yr-eglwys, Llantwit Fardre			160									160
861	Silverbrook (Nant Seren), Upper Church Village	41	10	8	5	3					3		
1102	Cwm Coking Works, Beddau			851									851
1508	Llantrisant School, School Street			10			10				10		
1530	Cefn yr Hendy, Mwyndy , Pontyclun			460				55	135	135	325	135	

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
	n												
1531	Llantrisant New Town Centre, Talbot Green			64									64
1613	Lanelay Hall, Talbot Green	68	17	0									
1789	South of The Ridings, Duffryn Bach Farm, Church Village, remainder			169									169
1826	Trem-y-Cwm, Forest Road / Hill View, Beddau		32	0									
1827	Elms Farm 2, Llanharry (Bryn Meurig)	58	17	2	2								
1955	Ystrad Barwig, Crown Hill			487									487
1978	Hand & Squirrel Public House, Talbot	0	18	18									

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
	Green												
2008	Southgate Garage site, Cross Inn Road			26			26				26		
2152	Empire Garage, Lanelay Road, Talbot Green			15				15			15		
Southern Strategy Area: Pontypridd													
18	Gene Metals Scrapyard, Treforest			44	44								
96	Cefn Lane, Glyncloch			30									30
99	Glyntaff Farm, Rhydyfelin	15		65									65
1834	Buildings C & F, Coed-y-lan School site, Tyfica Road, Pontypri	18		3	3								

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
	dd												
2034	Pantygraigwen Road			15				7	8		15		
2044	Griffiths Roofing Yard, Jones Street, Cilfynydd			14					14		14		
2050	Marks & Spencer site, Taff Street			22					11	11	22		
2151	Former Magistrates Court, Union St, Graig, Pontypriod			60			60				60		
Southern Strategy Area: Tonyrefail													
80	Collenna Farm, Heol Capel			25								25	
84	Trane Farm 2, Bryngolau			50									50
129	Hillside Club site, Capel Hill			30			10	10	10		30		

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
492	Cresta Service Station & land to rear, Hendreforgan, Gilfach Goch			20				10	10		20		
594	Parc Eirin			225		20	56	40	52	57	225		0
1087	Trane Farm 1			700									700
1088	East of Mill Street			100									100
1089	Gwern Heulog extension, Coedely (Highfields)	55	36	33	33								
1090	Tylcha Wen Terrace, Coedely			30								30	
1091	Tylcha Ganol Farm, south of Mill Street			85								85	
1092	Hafod Wen / Concord Drive			100								100	
1379	Padfield Court, Gilfach Road	124	13	0									

Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	Cat 2 Y1-Y5	Cat 3	Cat 4
1972	Rhondda Bowl Skittle Alley, Waunrhudd Road			24				12	12		24		
	Dwelling units	593	303	10,408	221	181	385	401	550	470	1,987	2,715	5,461
					5-year supply 2,208 units + 612 units on small sites = 2,820 total								
Site No.	Site Name	Completed by April 2018	Completed in 2018-19	Remaining units	Cat 1 UC April 2019	Y1 2019-2020	Y2 2020-2021	Y3 2021-2022	Y4 2022-2023	Y5 2023-2024	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
2011-2012	283	74	357
2012-2013	306	108	414
2013-2014	426	107	533
2014-2015	409	144	553
2015-2016	467	103	569
2016-2017	603	113	716
2017-2018	383	169	552
2018-2019	303	83	386

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)
01/04/2012	360	4,965	4.5	5,700	7
01/04/2013	390	4,435	3.7	5,960	164
01/04/2014	446	3,320	2.8	6,644	166
	1	2		3	4
01/04/2015	326	3,272	2.4	1,536	5,722
01/04/2016	387	1,955	1.5	1,410	6,641
01/04/2017	280	1,757	1.3	2,300	6,293
01/04/2018	195	2,173	1.4	1,966	5,742
01/04/2019	221	1,987	1.3	2,715	5,461

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.