

Rhondda Cynon Taf Joint Housing Land Availability Study 2017

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

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

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Contents

		Page
1	Summary	3
2	Housing Land Supply	4
Appendix 1	Sites Schedule	6
Appendix 2	Past Completions Data	17
Appendix 3	Previous Land Supply Data	18

1. Summary

1.1 This is the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) for 2017, which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (Edition 9, November 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 **1.3 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
- Cynon Taf Community Housing Group
- Dwr Cymru Welsh Water
- Hafod Housing Association
- Llanmoor Homes
- Natural Resources Wales
- Newydd Housing Association
- Persimmon Homes
- Rhondda Housing Association
- Trivallis
- United Welsh Housing Association

Report production

1.6 Rhondda Cynon Taf County Borough Council issued draft site schedules and site proformas for consultation between 5th and 20th April 2017. Comments were provided by the HBF, Llanmoor Homes, Persimmon 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 from 12th to 19th May 2017, was submitted to the Welsh Government on 24th May 2017.

1.7 A Study Group meeting was held on 24th April 2017 to try and resolve difference of opinion between the Council and developers. A consensus was achieved on all the disputed matters.

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 2017 to 2022 - 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	10,630	280	1,757	2,300	6,293	603

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

Private	1,812
Public	0
Housing Association	225
Total	2,037

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

2012–2013	2013–2014	2014–2015	2015-16	2016-17	Total
108	107	144	103	113	575

2.5 The overall **total 5 year land supply** (large + small sites) is **2,612 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 1/4/17 (large and small sites)	5,361
C	Residual Requirement for 2017 to 2021 (A-B)	9,024
D	5 Year Requirement (see below)	9,983
E	Annual Need (D/5)	1,997
F	Total 5 Year Land Supply (from para. 2.5)	2,612
G	Land Supply in Years (F/E)	1.3 years

Five Year Requirement 2017-22 (reference: TAN 1, page 28)
Where N = number of years left in Study period after LDP expires:
$(A \times N / 15) + (A - B) =$
$(A \times 1 / 15) + C =$
$(14,385 / 15) + 9,024 =$
9,983 dwellings

Appendix 1 - Sites Schedule

Site No.	Site Name	Completed by April 2016	Completed in 2016-17	Remaining units	Cat 1 UC April 2017	Y1 2017-18	Y2 2018-19	Y3 2019-20	Y4 2020-21	Y5 2021-22	Cat 2 Y1-Y5	Cat 3	Cat 4
Aberdare													
1954	Aberdare Girls Upper School, Cwmbach Road			44			8	10	26		44		
1963	Aberdare High School, Cwmdare Road, Cwmdare			98		23	25	25	25		98		
1100	Aberdare Hospital site, Abernant			500								500	
1106	Aberdare Little Theatre, Gadlys		18										
364	Boot Hotel, Victoria Square			12		12					12		
48	Brickworks site, Llwydcoed Road (Tan y Bryn Gardens)	52	25	3	3								
111	Bronallt Terrace, Abercwmboi			16	5	11					11		
1490	Brynawelon & Bryngolwg, Cwmbach	19	22										
1076	Cefnpennar Road and Phillip Row, Cwmbach			40								40	
1077	Dyffryn Row (Duffryn Road), Cwmbach			25			5	5	5	5	20		5

31	Fforchneol Estate, Heol-y-gelli, Godreaman	33		76									76
1839	Former Infants School, Bridge Rd, Cwmbach			17			5	5	7	17			
33	Gadlys Scrapyard (Afon Dar Close)	17		1	1					1			
1078	Godreaman Street, Godreaman (Maes Fach)			43				3	4	7			36
592	Heol Ty Aberaman 1, Aberaman	25	10										
1375	Heol Ty Aberaman 2, Aberaman			33	5	14	14			33			
1038	Llwydcoed Motors Garage site, Llwydcoed	Permission lapsed 2016											
872	Lower River Level Tips (ex Richmond Gardens), Abernant			61									61
1075	Nant y Wenallt, Abernant			150									150
21	Old Granary & Post House, Aberaman			10									10
1293	Phurnacite site, Abercwmboi			500									500
1074	Rear of Birchwood, Llwydcoed Road			10		8				8			2
1535	Richmond Gardens, Abernant	6	0	1	1					1			
1073	South East of Community Centre, Merthyr Road, Llwydcoed			15									15

129 2	Tegfan Farm, Potters Field, Trecynon			140									140
20	Tirfounder Fields, Aberaman (Coed Dyffryn)	203	12										
120 6	YGG Aberdâr, Cardiff Road, Aberdare		12										
165 0	Ynyscynon Farm, Cwmbach (large area)			77			15	15	15	15	60		17
165 1	Ynyscynon Farm, Cwmbach (small area)	3	1	4	1		1	1	1		3		
Ferndale													
195 1	Chubb site, Maerdy			172				20	20	20	60		112
108 0	Fenwick Street, Pontygwaith			40									40
107 9	Gwernllwyn Terrace, Tylorstown			30								30	
682	Hendrefadog, Tylorstown			110								110	
71	North of Junior School, Maerdy Road, Maerdy			50								50	
155 4	Penrhys Redevelopme nt - Phase 1			107			10	10	10	10	40		67
Hirwaun													
38	Cae Brynhyfryd, Penderyn Road	6											

1108	Elm Grove	2		8	4			2	2		4	
41	Gloucester Railway Wagon Works, Penyard Road			130								130
1987	Hirwaun Nursery School site, Brecon Road			12			12				12	
44	Longmede Park, Heol-y-graig	10		30								30
867	Nidum factory site, Manchester Place / Langland Close			16								16
469	North of Hirwaun Road, Penywaun			18								18
488	Penderyn Road (opp Brecon Close)			10			5	5			10	
1072	Pentwyn Cynon Farm, East of Trenant, Penywaun			100								100
40	Rear of Bute Place, Penderyn Road	Small site from 2017										
1124	Rhombic Farm, Halt Road			31								31
1101	South of Hirwaun			400								400
51	South of Rhigos Road			15								15
45	The Bryn, Heol Pendarren, Rhigos			19		10	9				19	
875	Trewaun, Hirwaun Road			24								24

Llanharan

116	Bethlehem View			82								82	
581	Bryncae Industrial Estate, Bridgend Road		33										
1093	Brynna Road			200									200
115	Brynna Woods	7		22	2	3	5	5	5	2	20		
1376	Llanilid OCC Mine (enabling 1) St Ildid's Meadow	24	32	51	15	18	18					36	
1104	Llanilid Strategic Site (ex enabling)			1777					50	100	150		1627

Llantrisant

1096	Brynteg Court, Beddau (Brynteg Green / Dan y Bryn Gaer)	123	19										
103	Burgesse Crescent, Penygawsi			40									40
1530	Cefn yr Hendy, Mwyndy, Pontyclun			400			30	60	60	60	210		190
1703	Council Depot site, Cowbridge Road, Talbot Green		40										
1102	Cwm Coking Works, Beddau			851					50	100	150		701
128	Elms Farm 1 & Gelli Ddaer Goch [Fforest Road Quarries], Llanharry	75	3										

1827	Elms Farm 2, Llanharry		15	62	18	12	32				44		
1730	Garreg Wen, Castellau Road, Beddau (Cwrt Castellau)		39										
1978	Hand & Squirrel Public House, Talbot Green			18			18				18		
1613	Lanelay Hall, Talbot Green		23	69	24		23	22			45		
1531	Llantrisant New Town Centre, Talbot Green			64									64
1508	Llantrisant School, School Street			10			10				10		
108	Meadow Farm Link Site, Pen-yr-eglwys, Llantwit Fardre			160									160
861	Silverbrook (Nant Seren), Upper Church Village	5	15	30	8	11	11				22		
1788	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 2	34	109	25	25								
1789	South of The Ridings, Duffryn Bach Farm, Church Village, remainder			169									169
1826	Trem-y-Cwm, Forest Road / Hill View, Beddau			32	32								

179 2	Ty Gwyn Road & Manor Court, Church Village		40										
195 5	Ystrad Barwig Isaf			487									487
Mountain Ash													
10	Pavilion Estate, Darran Road			33				17	16			33	
Pontypridd													
183 4	Buildings C & F, Coed-y-lan School site, Tyfica Road, Pontypridd			21	21								
96	Cefn Lane, Glyncoch			30									30
173 4	College car park site, Dyffryn Road, Rhydyfelin			19	19								
18	Gene Metals Srapyard, Treforest			44			22	22				44	
182 5	Glantaff Infants School site, Powys Place, Rhydyfelin (Gerddi Glantaf Gardens)		25										
99	Glyntaff Farm, Rhydyfelin	15		65									65
185 1	Library Close & Rhydyfelin Library, Library Close, Rhydyfelin			32	32								

1855	Ty Gwyn SEN Centre, site of, Seaton Street, Pwllgwaun, Pontypridd			14	14								
1838	56-58 Taff Street, Pontypridd		12										
1746	Cardiff Road, Hawthorn (Dyffryn Glas)	47	23										
1472	Ffordd-y-bedol, Coed-y-cwm	Permissio n lapsed 2016											
Porth													
1917	Appletree Avenue, Dinas			14	2	12						12	
1086	Catherine Crescent, Cymmer			15									15
1085	Dinas Road / Graig Ddu Road, Dinas			25									25
65	Pleasant Heights	31	1	22	1	1	2	3	3	3	12	9	
1989	St Luke's Church, site of, St Luke's Road			10				10			10		
1354	YMCA site, Pontypridd Road			21								21	
Tonypandy													
1771	Former Williamstown Primary School, Arthur Street, Penygraig			25			12	13			25		
75	Llwynypia Hospital site			190									190
1913	Old Town Hall, 15 de Winton Street			18									18

108 4	Park Street, Clydach Vale			30								30	
172 4	Royal Hotel site, Brithweunydd Road, Trealaw		10										
185 6	Workingmens Club site, Howard Street, Clydach Vale			12				6	6		12		
Tonyrefail													
80	Collenna Farm, Heol Capel			25								25	
492	Cresta Service Station & land to rear, Hendreforgan , Gilfach Goch			24			12	12			24		
108 8	East of Mill Street			100									100
108 9	Gwern Heulog extension, Coedely (Highfields)		17	111	18	15	15	15	15	15	75		18
109 2	Hafod Wen / Concorde Drive			100								100	
129	Hillside Club site, Capel Hill			34									34
137 9	Padfield Court, Gilfach Road	58	35	44	15	15	14				29		
594	Parc Eirin			225			45	45	45	45	180		45
197 2	Rhondda Bowl Skittle Alley, Waunrhydd Road			24				12	12		24		
83	St John the Baptist Churchyard			14									14
108 7	Trane Farm 1			700					30	30	60		640

84	Trane Farm 2, Bryngolau			50						25	25		25
109 1	Tylcha Ganol Farm, south of Mill Street			85								85	
109 0	Tylcha Wen Terrace, Coedely			30								30	
Treorchy													
108 3	Cemetery Road			27								27	
9	Druids Close	12		28									28
109 9	Fernhill Colliery site, Blaenrhondda			400								400	
172 9	Infants School site, Cross Brook Street, Blaenrhondda			16								16	
154 2	Land rear of Brynhyfryd Street (Mace Lane), Ynyswen			40								40	
72	Land rear of Delwen Terrace, Blaencwm			27			6	7	7	7	27		
121	Penyreglyn Schools site, Charles Street			18									18
159 2	Red Cow Public House site, 57A High Street		12										
67	Rhigos Road, Treherbert			57								57	
174 8	Treherbert Hospital & School Yard site, Treherbert			43								43	

Ystrad														
1797	Ystrad Depot, former, Trafalgar Terrace, Ystrad			21	21									
Totals														
		807	603	10,630	280	150	387	361	411	448	1,757	2,300	6,293	
Site No.	Site Name	Completed by April 2016	Completed in 2016-17	Remaining units	Cat 1 UC April 2017	Y1 2017-18	Y2 2018-19	Y3 2019-20	Y4 2020-21	Y5 2021-22	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
2016-17	603	113	716

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
01/04/17	280	1,757	1.3	2,300	6,293

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.