

Rhondda Cynon Taf Joint Housing Land Availability Study 2018

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

Publication Date: 29 June 2018

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

Contents

		Page
1	Summary	3
2	Housing Land Supply	4
Appendix 1	Sites Schedule	6
Appendix 2	Past Completions Data	16
Appendix 3	Previous Land Supply Data	17

1. Summary

1.1 This is the Rhondda Cynon Taf Joint Housing Land Availability Study (JHLAS) for 2018, which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 1st April 2017.

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 **1.4 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 4th and 17th April 2018. Comments were provided by the HBF and Llanmoor Homes within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group from 2nd to 18th May 2018, was submitted to the Welsh Government on 30th May 2018.

1.7 A Study Group meeting was held on 19th April 2018 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 2018 to 2023 - 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	10,076	195	2,173	1,966	5,742	383

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

Private	2,088
Public	0
Housing Association	280
Total	2,368

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

2013–2014	2014–2015	2015-16	2016-17	2017-18	Total
107	144	103	113	169	636

2.5 The overall **total 5 year land supply** (large + small sites) is **3,004 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 1/4/18 (large and small sites)	5,913
C	Residual Requirement for 2018 to 2021 (A-B)	8,472
D	5 Year Requirement (see below)	10,390
E	Annual Need (D/5)	2,078
F	Total 5 Year Land Supply (from para. 2.5)	3,004
G	Land Supply in Years (F/E)	1.4 years

Five Year Requirement 2018-23 (reference: TAN 1, page 28)
Where N = number of years left in Study period after LDP expires:
$(A \times N / 15) + (A - B) =$
$(A \times 1 / 15) + C =$
$(14,385 / 15) + 8,472 =$
10,390 dwellings

Appendix 1 - Sites Schedule

Sites are sorted by: strategy area; town; site name

Site No.	Site Name	Completed by April 2017	Completed in 2017-18	Remaining units	Cat 1 UC April 2018	Y1 2018-9	Y2 2019-20	Y3 2020-1	Y4 2021-2	Y5 2022-3	Cat 2 Y1-Y5	Cat 3	Cat 4
Northern strategy area: Aberdare													
1954	Aberdare Girls Upper School, Cwmbach Road			44		8	10	26			44		
1963	Aberdare High School, Cwmdare (The Meadows)		10	88	37	21	30				51		
1100	Aberdare Hospital site, Abernant			500								500	
2053	Black Lion Hotel, Wind Street			11			11				11		
364	Boot Hotel, Victoria Square			12	12								
48	Brickworks site, Llwydcoed (Tan y Bryn Gardens)	77	3	0									
111	Bronallt Terrace, Abercwmboi (Clos Afon)			16	16								
1076	Cefnpennar Road and Phillip Row, Cwmbach			40					20	20	40		
2002	Coleg y Cymoedd, Cwmdare Road			110				30	30	30	90		20
1839	Cwmbach Infants School site, Bridge Rd, Cwmbach			17			3	4	5	5	17		

107 7	Dyffryn Row (Duffryn Road), Cwmbach			25			5	5	5	5	20		5
31	Fforchneol Estate, Heol-y-gelli, Godreaman	33		76									76
33	Gadlys Scrapyard (Afon Dar Close)	17		1	1								
107 8	Godreaman Street, Godreaman (Maes Fach)			43	1	2	3	2	3		10		32
137 5	Heol Ty Aberaman 2, (Aberaman House)		1	32	6	6	10	10			26		
872	Lower River Level Tips (ex Richmond Gardens), Abernant			61									61
204 8	Maesyffynn on site, Club Street, Aberaman			40		40					40		
107 5	Nant y Wenallt, Abernant			150									150
21	Old Granary & Post House, Aberaman			10									10
129 3	Phurnacite site, Abercwmbai			500									500
107 4	Rear of Birchwood, Llwydcoed Road			10									10
153 5	Richmond Gardens, Abernant	6	0	1		1					1		
107 3	South East of Community Centre, Merthyr Road, Llwydcoed			15									15

129 2	Tegfan Farm, Potters Field, Trecynon			140									140
165 0	Ynyscynon Farm, Cwmbach (large area)			77			20	20	20	60			17
165 1	Ynyscynon Farm, Cwmbach (small area)	4	0	4	2		1	1			2		
Northern strategy area: 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	Hendrefado g, Tylorstown			110							110		
71	North of Junior School, Maerdy Road, Maerdy			50									50
155 4	Penrhys Redevelopment - Phase 1			107									107
Northern strategy area: Hirwaun													
110 8	Elm Grove	2	0	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					20	20	40		60
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			0									
Northern strategy area: Mountain Ash													
2017	Cwm Cynon North (Golwyg y Mynydd)			110		45	45	20			110		
10	Pavilion Estate, Darran Road			33					17	16	33		

Northern strategy area: Porth

1917	Appletree Avenue, Dinas			14		14					14		
1086	Catherine Crescent, Cymmer			15								15	
1085	Dinas Road / Graig Ddu Road, Dinas			25								25	
65	Pleasant Heights	32	1	21	5	0	2	2	2	1	7	9	
1989	St Luke's Church, site of, St Luke's Road			10	10								
1354	YMCA site, Pontypridd Road			21								21	

Northern strategy area: Tonypanydy

596	Blaenclydach School site, Bryn Terrace, Clydach Vale			13				2	2	2	6		7
1771	Former Williamstown Primary School, Arthur Street, Penygraig			22		11	11				22		
75	Llwynypia Hospital site			190					20	20	40		150
1913	Old Town Hall, 15 De Winton Street			18		9	9				18		
1084	Park Street, Clydach Vale			30									30
1856	Workingmen's Club site, Howard Street, Clydach Vale			12				6	6		12		
1797	Ystrad Depot, former, Trafalgar Terrace, Ystrad		21	0									

Northern strategy area: Treorchy

108 3	Cemetery Road			27					13	14	27		
9	Druids Close	12		28									28
109 9	Fernhill Colliery site, Blaenrhonda			400								400	
172 9	Infants School site, Cross Brook Street, Blaenrhonda			16								16	
154 2	Land rear of Brynhyfryd Street (Mace Lane), Ynyswen			40								40	
72	Land rear of Delwen Terrace, Blaencwm			33			9	8	8	8	33		
121	Penyreglyn Schools site, Charles Street			0									
67	Rhigos Road, Treherbert			0									
174 8	Treherbert Hospital & School Yard site, Treherbert			43								43	

Southern strategy area: Llanharan

116	Bethlehem View			82								82	
109 3	Brynna Road			200									200
115	Brynna Woods (The Green)	7	0	22	3	2	5	5	5	2	19		
137 6	Llanilid OCC Mine (enabling 1) St Ilid's Meadow	56	29	22	10	12					12		

1104	Llanilid Strategic Site (enabling)			1777			75	100	100	100	375		1402
Southern strategy area: Llantrisant													
103	Burgesse Crescent, Penygawsi			40									40
1530	Cefn yr Hendy, Mwyndy, Pontyclun			460			55	135	135	135	460		
1102	Cwm Coking Works, Beddau			851									851
1827	Elms Farm 2, Llanharry (Bryn Meurig)	15	43	19	10	9					9		
1978	Hand & Squirrel Public House, Talbot Green			18	18								
1613	Lanelay Hall, Talbot Green	23	45	24	17								7
1531	Llantrisant New Town Centre, Talbot Green			64									64
1508	Llantrisant School, School Street			10			10				10		
108	Meadow Farm Link Site, Pen-y-eglwys, Llantwit Fardre			160									160
861	Silverbrook (Nant Seren), Upper Church Village	20	21	18	5	13					13		

1788	South of The Ridings, Duffryn Bach Farm, Church Village, Phase 2 (Chapel Gate II & Bishop's Wood)	143	25	0								
1789	South of The Ridings, Duffryn Bach Farm, Church Village, remainder			169								169
2008	Southgate Garage site, Cross Inn Road			26		26				26		
1826	Trem-y-Cwm, Forest Road / Hill View, Beddau		32	0								
Southern strategy area: Pontypridd												
1834	Buildings C & F, Coed-y-lan School site, Tyfica Road, Pontypridd		18	3	3							
96	Cefn Lane, Glyncoch			30								30
1734	College car park site, Dyffryn Road, Rhydyfelin		19	0								
18	Gene Metals Scrapyard, Treforest			44		22	22			44		
99	Glyntaff Farm, Rhydyfelin	15		65								65
2044	Griffiths Roofing Yard, Jones Street, Cilfynydd			14				14		14		

1851	Library Close & Rhydyfelin Library, Rhydyfelin		32	0									
2050	Marks & Spencer site, Taff Street			22		11	11				22		
2034	Pantygraigwen Road			15				7	8		15		
1855	Ty Gwyn SEN Centre, site of, Seaton Street, Pwllgwaun		14	0									
Southern strategy area: Tonyrefail													
80	Collenna Farm, Heol Capel			25								25	
492	Cresta Service Station & land to rear, Hendreforgan, Gilfach Goch			24			12	12			24		
1088	East of Mill Street			100									100
1089	Gwern Heulog extension, Coedely (Highfields)	17	38	69	24	15	15	15			45		
1092	Hafod Wen / Concorde Drive			100								100	
129	Hillside Club site, Capel Hill			34									34
1379	Padfield Court, Gilfach Road	93	31	13	11	2					2		
594	Parc Eirin			225			45	45	45	45	180		45
1972	Rhondda Bowl Skittle Alley, Waunrhydd Road			24				12	12		24		
83	St John the Baptist Churchyard			0									
1087	Trane Farm 1			700									700

84	Trane Farm 2, Bryngolau			50									50
109 1	Tylcha Ganol Farm, south of Mill Street			85								85	
109 0	Tylcha Wen Terrace, Coedely			30								30	
		582	383	10,076	195	265	441	494	510	463	2,173	1,966	5,742
					5 year supply 2,368 units								
Site No.	Site Name	Comple ted by April 2017	Compl eted in 2017- 18	Remainin g units	Ca t 1 UC Apr il 201 8	Y1 201 8-9	Y2 201 9-20	Y3 202 0-1	Y4 202 1-2	Y5 202 2-3	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	103	569
2016-17	603	113	716
2017-18	383	169	552

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
01/04/18	195	2,173	1.4	1,966	5,742

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.