



Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council

# **Joint Housing Land Availability Study 2019**

**Between Neath Port Talbot Council and the Study Group:**

**Home Builders Federation, Barratt Homes, BJ Group, Coastal Housing, Dwr Cymru Welsh Water, First Choice Housing Association, Linc Cymru, Natural Resources Wales, NPT Estates, Neath Port Talbot Housing, Persimmon Homes, Pobl Group, Savills, St Modwen Developments Ltd and Tai Tarian**

**August 2019**



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## 1 Summary

**1.0.1** This is the Neath Port Talbot Council 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 2018.

**1.0.2** The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) [PPW](#) and Technical Advice Note 1 (TAN 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 JHLAS.

**1.0.3** Section 2 of this document 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, the Council has 4.5 years housing land supply.

### Involvement

**1.0.4** The Council's housing land supply has been assessed in consultation with:

- Home Builders Federation (HBF);
- Barratt Homes;
- BJ Group;
- Coastal Housing;
- Dwr Cymru Welsh Water;
- First Choice Housing Association;
- Linc Cymru;
- Natural Resources Wales;
- Neath Port Talbot Estates;
- Neath Port Talbot Housing;
- Persimmon Homes;
- Pobl Group;
- Savills;
- St. Modwen Developments Ltd; and
- Tai Tarian

# 1 . Summary

## Report Production

**1.0.5** Neath Port Talbot Council issued draft site schedules and site proformas for consultation between 3rd April 2019 and 30th April 2019. Comments were received from the HBF, Boyer Planning, Barratt David Wilson Homes, Tai Tarian and Dwr Cymru Welsh Water within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following further consultation with the Study Group, the SoCG was submitted to the Welsh Government on 30th May 2019.

**1.0.6** As consensus was not reached on all the disputed matters, it was necessary for the Planning Inspectorate to review these matters.

**1.0.7** On 31st July 2019, the Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (refer to Appendix D), which included recommendations on each of the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, and this information has been incorporated into this report.

### 2 Housing Land Supply

**2.0.1** As prescribed in TAN1, the five year land supply comprises sites with outline or full permission, sites with a resolution to grant planning permission subject to signing of a Section 106 agreement and sites allocated for housing in the adopted Local Development Plan (LDP)<sup>(1)</sup>.

**2.0.2** The land supply has been calculated using the residual methodology.

**Table 2.1 Identified Housing Land Supply (NPT)**

Housing Land Supply (base date to base date plus 5 years) - Large Sites						
		5 Year Land Supply (TAN 1 Categories)		Beyond 5 Years		
	Proposed Homes	1	2	3	4	Homes Completed since last study
<b>Total</b>	<b>7,600</b>	88	3,363	3,731	<b>0</b>	<b>245</b>

**Table 2.2 Five Year Land Supply Breakdown (i.e. Categories 1 & 2)**

Private	3,320
Public	0
Housing Association	131
<b>Total</b>	<b>3,451</b>

#### Small Site Supply

**2.0.3** The contribution from small sites of less than 10 dwellings is based on the completions for the last 5 years.

**Table 2.3 Small Site Completions for previous 5 years**

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
57	19	12	35	54	<b>177</b>

**2.0.4** The overall **total 5 year land supply** (large + small sites) is **3,451+ 177 = 3,628**

1 Neath Port Talbot County Borough Council Local Development Plan (2011-2026) Adopted January 2016.

## 2 . Housing Land Supply

**Table 2.4 Neath Port Talbot CBC 5 Year Land Supply Calculation**

A	Total Housing Requirement (as set out in the adopted LDP)	7,800
B	Completions from start of Plan period to JHLAS base date (large and small sites)	2,126
C	Residual Element (A - B)	5,674
D	5 Year Requirement (C/number of years plan period remaining x 5)	4,052
E	Annual Need (D/5)	810
F	Total 5 Year Land Supply (small and large sites)	3,628
<b>G</b>	<b>Land Supply in years (F/E)</b>	<b>4.5 years</b>



## Appendix A: Site Schedules

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
<b>Neath Spatial Area</b>											
Gorffwysfa Care Home	H1 / 1		15	15		3	3	4	5		
Leiros Park Extension	H1 / 2		200	200		20	45	45	45		
Groves Road (Phase 2)	H1 / 3	10	31	21	21						
Dwr Y Felin Lower School	H1 / 5		20	20						20	
Hafod House Care Home	H1 / 6		16	16	16						
Neath Town Centre Redevelopment	H1 / 7		50	50		12	12	12	14		
Crymlyn Grove (Phase 3)	H1 / 9		150	150		20	30	30	30	40	
Wern Goch	H1 / 10	10	57	0							
Neath Road/Fairyland Road	H1 / 11	55	300	237	55	32	0	0	0	150	
Elba Crescent	H1 / LB / 3		50	50		25	25				
Area 1, Coed Darcy Urban Village	H1 / LB / 4		195	130		10	40	40	40		
Coed Darcy Urban Village	H1 / LB / 5	2	4,000	3,709	20	180	200	250	250	2,809	
Eaglesbush, Melyncryddan	H1 / LB / 6		50	50			5	20	25		
Briton Ferry Road	H1 / LB / 8	3	28	0							
Barrons Court	H1 / LB / 10	1	14	0							
Bwlch Road, Cimla	Windfall		19	6	2	2	2				
Cartef, Skewen	Windfall	17	17	0							
<b>Neath Spatial Area</b>		<b>98</b>	<b>5212</b>	<b>4654</b>	<b>114</b>	<b>304</b>	<b>362</b>	<b>401</b>	<b>409</b>	<b>3064</b>	<b>0</b>

# Appendix A: . Site Schedules

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
<b>Port Talbot Spatial Area</b>											
Blaenbaglan School (land to the rear of)	H1 / 12		141	141		23	33	40	45		
Hawthorn Close	H1 / 13		100	100			10	30	30	30	
Western Logs	H1 / 14		130	130			20	35	40	35	
Neath Port Talbot College (Margam Campus)	H1 / 15		80	80				25	55		
Glanafan Comprehensive School	H1 / 16	47	47	0							
Harbourside	H1 / 17		385	351			35	50	50	216	
Afan Lido and land to the rear of Tywyn School	H1 / 18		150	150		10	45	45	50		
Purcell Avenue	H1 / 20		115	115		10	35	35	35		
Tir Morfa Road	H1 / 22		75	75			35	40			
Blaenbaglan Farm	H1 / LB / 13		160	160						160	
Stycyllwen	H1 / LB / 15	1	88	15	5	3	3	4			
Farteg Fawr	H1 / LB / 17	1	25	21	3	4	5	5	4		
Forest Lodge Lane	H1 / LB / 19		15	10	2	2	3	3			
Aberafan House, Port Talbot	Windfall	41	41	0							
Former Police Station	Windfall	30	30	0							
Maes Ty Canol, Baglan	Windfall		10	10	10						
Water Street, Margam	Windfall	3	10	7	7						
Evelyn Terrace, Port Talbot	Windfall		10	10	10						
<b>Port Talbot Spatial Area</b>		<b>123</b>	<b>1612</b>	<b>1375</b>	<b>17</b>	<b>72</b>	<b>224</b>	<b>312</b>	<b>309</b>	<b>441</b>	<b>0</b>

## Appendix A: . Site Schedules

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
<b>Dulais Valley Spatial Area</b>											
Glyn Dulais Care Home, Crynant	H1 / LB / 25		22	22		5	5	6	6		
Heol Y Waun, Seven Sisters	H1 / LB / 26		68	68						68	
Nant Celyn, Crynant	Windfall		34	5	2	1	1	1			
Canolfan, Seven Sisters	Windfall		20	20			10	10			
<b>Dulais Valley Spatial Area</b>											
		0	144	115	2	6	16	17	6	68	0

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
<b>Neath Valley Spatial Area</b>											
Park Avenue, Glynneath	H1 / 23		150	150			5	30	30		85
Heol Y Glyn, Glynneath	H1 / LB / 27		81	81				10	25		46
Welfare Hall, Glynneath	H1 / LB / 28		17	17		17					
<b>Neath Valley Spatial Area</b>											
		0	248	248	0	17	5	40	55	131	0

# Appendix A: . Site Schedules

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
<b>Pontardawe Spatial Area</b>											
Ynysymond Road	H1 / 25		50	50			25	25	0		
Waun Sterw/ Waun Penlan, Rhydyfro	H1 / 27		115	115		10	35	35	35		
Bryn Brych Farm	H1 / 28	4	150	146	35	34	30	41	6		
Parc Ynysydwyr	H1 / 29		50	50				25	25		
Cwmtawe School (Phase 1)	H1/LB/31		80	8	8						
Holly Street	H1 / LB / 32		45	45		20	25				
Waun Penlan, Rhydyfro	H1 / LB / 33		19	19				9	10		
Alltwen Industrial Estate	Windfall		34	34	34						
Waun Sterw, Rhydyfro	Windfall	20	20	0							
Church Street, Pontardawe	Windfall		10	10	5	5					
<b>Pontardawe Spatial Area</b>		<b>24</b>	<b>573</b>	<b>477</b>	<b>82</b>	<b>69</b>	<b>115</b>	<b>135</b>	<b>76</b>	<b>0</b>	<b>0</b>

## Appendix A: . Site Schedules

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
Swansea Valley Spatial Area											
Compair / GMF	H1 / 30		70	70		10	30	30			
Tirbach Washery	H1 / 31		160	160			40	55	55	10	
Samuels Road, Cwmllynfell	Windfall		41	41		15	26				
Swansea Valley Spatial Area		0	271	271	0	25	96	85	55	10	0

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
Amman Valley Spatial Area											
Forge Washery	Windfall		25	25				10	15		
Amman Valley Spatial Area		0	25	25	0	0	0	10	15	0	0

Site Location	Reference	Complete 2018/19	Capacity	Remaining Units	2019/20	2020/21	2021/22	2022/23	2023/24	Category 3	Category 4
Afan Valley Spatial Area											
Land adj to Tonmawr Sport Centre	Windfall		17	17						17	
Afan Valley Spatial Area		0	17	17	0	0	0	0	0	17	0

## Appendix A: . Site Schedules

## Neath Port Talbot

Site Location	Community	Complete 2018/19	Capacity	Remaining Units	2019/20	2010/21	2021/22	2022/23	2023/24	Category 3	Category 4
Neath		98	5,212	4654	114	304	362	401	409	3,064	0
Port Talbot		123	1,612	1375	17	72	224	312	309	441	0
Dulais Valley		0	144	115	2	6	16	17	6	68	0
Neath Valley		0	248	248	0	17	5	40	55	131	0
Pontardawe		24	573	477	82	69	115	135	76	0	0
Swansea Valley		0	271	271	0	25	96	85	55	10	0
Amman Valley		0	25	25	0	0	0	10	15	0	0
Afan Valley		0	17	17	0	0	0	0	0	17	0
Neath Port Talbot		245	8,102	7,182	215	493	818	1000	925	3,731	0

## Appendix B: Past Completions Data

**Table B.1 Past Completion Data**

Number of Homes Completed on			
Year	Large Sites	Small Sites	Total Completions
2013/14	262	39	301
2014/15	344	57	401
2015/16	231	19	250
2016/17	166	12	178
2017/18	113	35	148
2018/19	245	54	299

# Appendix B: . Past Completions Data



## Appendix C: Previous Land Supply Data

**Table C.1 Previous Land Supply Data**

Year	5 year supply - Number of homes (TAN 1 categories)		Number of Years Supply	Supply beyond 5 years - Number of homes	
	1	2		3	4
2014	349	962	2.5	4,874	0
2015 <sup>(1)</sup>	2,754		5.5	3,168	0
2016	138	2,825	5.0	4,636	0
2017	61	3,375	5.3	4,164	0
2018	88	3,363	4.5	3,731	0

1. JHLAS Report for 2015 was not progressed due to the LDP Examination. The Authority evidenced a land supply figure of 5.5 years at the Examination

# Appendix C: . Previous Land Supply Data

## Appendix D: Planning Inspectorate's Recommendation



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

### Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Robert Sparey MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 31/07/2019

### Joint Housing Land Availability Study Report

by Robert Sparey MPlan

an officer of the Planning Inspectorate

Date: 31/07/2019

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Ref: JHLAS/19/ Y6930/516243

Local Planning Authority: Neath Port Talbot County Borough Council

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- This report concerns the Neath Port Talbot County Borough Council Joint Housing Land Availability Study (JHLAS) 2018.
  - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in May 2019.
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#### Recommendation to the Welsh Ministers

1. That the 2019 JHLAS housing land supply figure for the Neath Port Talbot County Borough Council area be determined as **4.5** years.

#### Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that must ensure that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing judged against the general objectives, scale and location of development required in the development plan.<sup>1</sup>
3. The purpose of preparing a JHLAS is to:
  - 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 (LDP).
4. The Local Planning Authority (LPA) 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).
5. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers in respect of the Neath Port Talbot 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.

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<sup>1</sup> PPW Edition 10 paragraph 4.2.15

## Appendix D: . Planning Inspectorate's Recommendation

JHLAS/19/Y6930/516243

### Main Issue

6. The SoCG confirms that there are 7 sites in dispute. The main issue is whether the units in dispute at these sites should count towards the five-year housing land supply.

### Reasons

7. Crymlyn Grove (Phase 3) (Ref H1/9) (20 units in dispute): This site was placed in Category 3 in last year's JHLAS, by agreement of the Study Group. It is an allocated site in the LDP that was adopted in January 2016. It does not therefore meet the criteria for the presumption to reclassify in paragraph 4.4.5 of TAN 1. Barratt David Wilson Homes and the Home Builders Federation (HBF) suggest that the LPA's proposed delivery rates should be pushed back by one year to account for likely lead-in time; effectively removing 20 units from the five-year housing land supply. They do not provide any evidence to support this position, which appears to be contrary to the latest stated position from the site owner. I do not consider that there is sufficient justification to exclude these units from the land supply at this time. I therefore find that all 20 disputed units should be counted towards the five-year land supply.
8. Neath Road / Fairyland Road, Tonna (Ref H1/11) (150 units in dispute): This allocated site has seen delivery of units over the past two years. However, the current stated position of the land owner is that they no longer wish to develop the site beyond the areas subject to extant planning permission P2015/0011 for 138 units. Barratt David Wilson Homes therefore state that units not yet subject to planning permission should be removed from the five-year supply. The LPA resists this on the basis that this could be a negotiating tactic on behalf of the land owner. However, the stated intentions of the land owner are a material consideration in determining the status of a site, and one to which I attribute significant weight. I therefore find that these 150 disputed units should not be counted towards the five-year land supply.
9. Coed Darcy Urban Village (Ref H1/LB/5) (480 units in dispute): The LPA propose including 950 units within the five-year supply, based on their discussions with the master developer of the site. HBF maintain that the trajectory in this study period should be consistent with that arrived at by the appointed officer in last year's JHLAS Report from the Inspectorate, i.e. 900 units within the five-year housing land supply. Barratt David Wilson Homes question the likelihood of the site delivering five outlets of 50 dwellings per year, as identified by the LPA and suggest that 480 units should be removed from the supply. No party has provided any evidence as to why the delivery rate which was found to be appropriate in last year's study period should be varied. I therefore find that 50 of the disputed units should not be counted towards the five-year land supply.
10. Land to the rear of Blaenbaglan School (Ref H1/12) (81 units in dispute): The Council's property department have confirmed that this site had not yet been advertised at the time of submission of the SoCG. For this reason, HBF and Barratt David Wilson Homes consider that the trajectory should be pushed back by one year, removing 23 units from the five-year supply. Boyer Planning go further, suggesting that completions are unlikely to take place prior to 2022/23, and that 81 units should be removed from the five-year land supply. However, the reported intention is to market the site this summer, and the location appears to be one that is likely to result in strong delivery. I have no evidence before me to show that the LPA's trajectory is unattainable. I therefore find that these 81 disputed units should be counted towards the five-year land supply.

JHLAS/19/Y6930/516243

11. Afan Lido and land to the rear of Tywyn School, Sandfields (Ref H1/18) (10 units in dispute): This Council owned site is allocated in the LDP and has been cleared ready for development. HBF and Barratt David Wilson Homes express similar concerns to those raised in respect of site Ref H1/12, i.e. that the likely lead in time should result in the trajectory being pushed back by one year, resulting in 10 units being excluded from the supply in this instance. As with site H1/12, I do not have anything before me that shows the LPA's trajectory to be unattainable. I therefore find that these 10 disputed units should be counted towards the five-year land supply.
12. Purcell Avenue, Sandfields (Ref H1/20) (115 units in dispute): HBF suggest that this site should be reclassified as there is an undetermined planning application before the LPA that was submitted in 2013. However, the site was first brought into the JHLAS land supply when the LDP was adopted in 2016. I am satisfied that due to its status as an allocated site and the fact that it has not been in the land supply for over 5 years, it does not meet the criteria for the presumption to reclassify. Barratt David Wilson Homes suggest that delivery on 2020/21 is unlikely due to likely lead in times, and that the LPA trajectory should be amended with 20 units being removed from the five-year land supply. However, I have nothing beyond the assertion of Barratt David Wilson Homes to show that the LPA's projection is unattainable. For the foregoing reasons I find that these 115 units should be counted towards the five-year land supply.
13. Tirbach Washery, Ystalyfera (Ref H1/31) (60 units in dispute): HBF refer to the fact that in last year's JHLAS SoCG it was agreed by the Study Group that a lower number<sup>2</sup> was the appropriate figure to include in the five-year land supply for that study period. However, The LPA indicate that the higher number of 150 units they propose this year is in line with progress made by the site owner, who has agreed the delivery rate. While I acknowledge that this represents an increase over last year there is no evidence before me to indicate that the trajectory agreed by the LPA and site owner is unattainable. I therefore find that these 60 disputed units should be counted towards the five-year land supply.
14. For the above reasons, I find that the total number of units in the five-year land supply is 3,628 units.

## Conclusion

15. Based on the foregoing analysis I recommend that the five-year housing land supply for the Neath Port Talbot County Borough Council planning area as at 1 April 2019 is 4.5 years.

*Robert Sparey*

**Planning Officer**

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<sup>2</sup> 90 units at that time according to the [Neath Port Talbot CBC JHLAS 2018](#)

# Appendix D: . Planning Inspectorate's Recommendation





Cyngor Castell-nedd Port Talbot  
Neath Port Talbot Council