

# Joint Housing Land Availability Study 2016

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

**Home Builders Federation, Barratt Homes, BJ Group, Coastal  
Housing, Dwr Cymru Welsh Water, FHA Wales,  
Gwalia / Pobl Group, Linc Cymru, Natural Resources Wales,  
NPT Homes, Persimmon Homes, Savills &  
St Modwen Developments Ltd**

**July 2016**





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## 1 Summary

**1.0.1** This is the Neath Port Talbot County Borough Council (CBC) 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 2015.

**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 5.0 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;
- FHA Wales;
- Gwalia / Pobl Group;
- Linc Cymru;
- Natural Resources Wales;
- NPT Homes;
- Persimmon Homes;
- Savills; and
- St. Modwen Developments Ltd.

### Report Production

**1.0.5** Neath Port Talbot CBC issued draft site schedules and site proformas for consultation between 28th April and 13th May 2016. Comments were received from the HBF, Dwr Cymru Welsh Water and Savills on behalf of St Modwen Developments Ltd 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 31st May 2016.

**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 27th June 2016, 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, with relevant amendments made to the site schedules by the Council. 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>7,599</b>   | <b>138</b>                            | <b>2,825</b> | <b>4,636</b>   | <b>0</b> | <b>231</b>                       |

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

|                     |              |
|---------------------|--------------|
| Private             | 2,718        |
| Public              | 0            |
| Housing Association | 245          |
| <b>Total</b>        | <b>2,963</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**

| 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | Total |
|-----------|-----------|-----------|-----------|-----------|-------|
| 31        | 44        | 39        | 57        | 19        | 190   |

**2.0.4** The overall **total 5 year land supply** (large + small sites) is **2,963 + 190 = 3,153**

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) | 1,501            |
| C        | Residual Element (A - B)   | 6,299            |
| D        | 5 Year Requirement (C/number of years plan period remaining x 5)                 | 3,150            |
| E        | Annual Need (D/5)  | 630              |
| F        | Total 5 Year Land Supply (small and large sites)                                 | 3,153            |
| <b>G</b> | <b>Land Supply in years (F/E)</b>  | <b>5.0 years</b> |



Figure A.1 Neath Spatial Area

| Neath Spatial Area                   |              |                  |          |                 |         |         |         |         |         |            |            |  |
|--------------------------------------|--------------|------------------|----------|-----------------|---------|---------|---------|---------|---------|------------|------------|--|
| Site Location                        | Reference    | Complete 2015/16 | Capacity | Remaining Units | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Category 3 | Category 4 |  |
| Gorffwysfa Care Home                 | H1 / 1       |                  | 15       | 15              |         |         |         |         | 15      |            |            |  |
| Leiros Park Extension                | H1 / 2       |                  | 200      | 200             |         | 15      | 35      | 35      | 35      | 80         |            |  |
| Groves Road (Phase 2)                | H1 / 3       |                  | 42       | 42              |         |         | 21      | 21      | 21      |            |            |  |
| Ocean View                           | H1 / 4       | 5                | 81       |                 |         |         |         |         |         |            |            |  |
| Dwr Y Felin Lower School             | H1 / 5       |                  | 100      | 100             |         | 10      | 35      | 35      | 20      |            |            |  |
| Hafod House Care Home                | H1 / 6       |                  | 12       | 12              |         | 12      |         |         |         |            |            |  |
| Neath Town Centre Redevelopment      | H1 / 7       |                  | 50       | 50              |         | 25      | 25      |         |         |            |            |  |
| Crymlyn Grove (Phase 2)              | H1 / 8       | 21               | 75       |                 |         |         |         |         |         |            |            |  |
| Crymlyn Grove (Phase 3)              | H1 / 9       |                  | 150      | 150             |         |         |         | 35      | 35      | 80         |            |  |
| Wern Goch                            | H1 / 10      | 17               | 50       | 19              | 9       | 10      |         |         |         |            |            |  |
| Neath Road/Fairyland Road            | H1 / 11      |                  | 300      | 300             |         | 30      | 30      | 30      | 30      | 180        |            |  |
| Elba Crescent                        | H1 / LB / 3  |                  | 50       | 50              |         |         |         | 25      | 25      |            |            |  |
| Area 1, Coed Darcy Urban Village     | H1 / LB / 4  |                  | 195      | 130             |         | 10      | 35      | 35      | 15      |            |            |  |
| Coed Darcy Urban Village             | H1 / LB / 5  | 62               | 4,000    | 3,787           |         | 80      | 125     | 150     | 200     | 215        | 3,017      |  |
| Eaglesbush, Melincryddan             | H1 / LB / 6  |                  | 50       | 50              |         |         |         |         |         |            | 50         |  |
| Garthmor (Phase 2), Melincryddan     | H1 / LB / 7  |                  | 43       | 13              |         | 3       | 10      |         |         |            |            |  |
| Briton Ferry Road                    | H1 / LB / 8  |                  | 28       | 3               |         | 3       |         |         |         |            |            |  |
| Barrons Court                        | H1 / LB / 10 |                  | 15       | 15              |         | 3       | 3       | 3       | 3       |            |            |  |
| Cardonnel Road                       | H1 / LB / 11 | 17               | 17       |                 |         |         |         |         |         |            |            |  |
| Crymlyn Grove (Phase 1)              | H1 / LB / 12 | 4                |          |                 |         |         |         |         |         |            |            |  |
| Bwiche Road, Cimila                  | Windfall     |                  | 19       | 8               |         | 1       | 2       | 2       | 1       |            |            |  |
| Evans Road, Melincryddan             | Windfall     |                  |          | 15              |         | 15      |         |         |         |            |            |  |
| Former Special School, Ynysnaerdy Rd | Windfall     |                  | 18       | 18              |         | 18      |         |         |         |            |            |  |
| <b>Neath Spatial Area</b>            |              | 126              | 5510     | 4977            | 139     | 280     | 315     | 421     | 415     | 3407       | 0          |  |

## Appendix A: . Site Schedules

Figure A.2 Port Talbot Spatial Area

| Port Talbot Spatial Area                       |            |                  |             |                 |           |            |            |            |            |            |            |  |
|--|------------|------------------|-------------|-----------------|-----------|------------|------------|------------|------------|------------|------------|--|
| Site Location                                  | Community  | Complete 2015/16 | Capacity    | Remaining Units | 2016/17   | 2017/18    | 2018/19    | 2019/20    | 2020/21    | Category 3 | Category 4 |  |
| Blaenbagan School (land to the rear of)        | H1 /12     |                  | 141         | 141             |           |            | 10         | 30         | 30         | 71         |            |  |
| Hawthorn Close                                 | H1 /13     |                  | 100         | 100             |           | 10         | 25         | 25         | 25         | 15         |            |  |
| Western Logs                                   | H1 /14     |                  | 130         | 130             |           |            |            |            |            | 130        |            |  |
| Neath Port Talbot College (Margam Campus)      | H1 /15     |                  | 70          | 70              |           |            |            |            |            | 70         |            |  |
| Glanafan Comprehensive School                  | H1 /16     |                  | 50          | 50              |           | 25         | 25         |            |            |            |            |  |
| Harbourside                                    | H1 /17     |                  | 385         | 385             | 34        | 10         | 35         | 35         | 35         | 236        |            |  |
| Afan Lido and land to the rear of Tywyn School | H1 /18     |                  | 150         | 150             |           | 10         | 35         | 35         | 35         | 35         |            |  |
| Bay View Social Club                           | H1 /19     |                  | 13          | 13              | 13        |            |            |            |            |            |            |  |
| Purcell Avenue                                 | H1 /20     |                  | 115         | 115             |           | 10         | 35         | 35         | 35         |            |            |  |
| Morfa Afan Care Home                           | H1 /21     |                  | 20          | 20              |           | 20         |            |            |            |            |            |  |
| Tir Morfa Road                                 | H1 /22     |                  | 75          | 75              |           |            |            | 15         | 30         | 30         |            |  |
| Blaenbagan Farm                                | H1 /LB /13 |                  | 160         | 160             |           | 20         | 30         | 30         | 30         | 50         |            |  |
| Thorney Road                                   | H1 /LB /14 |                  | 54          | 1               | 1         |            |            |            |            |            |            |  |
| Stycyllwen                                     | H1 /LB /15 | 1                | 88          | 17              | 3         | 3          | 3          | 4          | 4          |            |            |  |
| Farteg Fawr                                    | H1 /LB /17 |                  | 25          | 24              | 2         | 2          | 2          | 2          | 2          | 14         |            |  |
| Copperminers                                   | H1 /LB /18 | 3                | 122         |                 |           |            |            |            |            |            |            |  |
| Forest Lodge Lane                              | H1 /LB /19 |                  | 15          | 12              |           | 1          | 1          | 1          | 1          | 8          |            |  |
| Maesteg Road, Bryn                             | Windfall   |                  | 40          | 40              |           |            |            |            |            | 40         |            |  |
| Pendennis Terrace, Aberavon                    | Windfall   | 12               | 12          |                 |           |            |            |            |            |            |            |  |
| <b>Port Talbot Spatial Area</b>                |            | <b>16</b>        | <b>1765</b> | <b>1503</b>     | <b>53</b> | <b>111</b> | <b>201</b> | <b>212</b> | <b>227</b> | <b>699</b> | <b>0</b>   |  |

Figure A.3 Dulais Valley Spatial Area

| Dulais Valley Spatial Area        |              |                  |            |                 |          |          |           |           |          |            |            |  |
|-----------------------------------|--------------|------------------|------------|-----------------|----------|----------|-----------|-----------|----------|------------|------------|--|
| Site Location                     | Reference    | Complete 2015/16 | Capacity   | Remaining Units | 2016/17  | 2017/18  | 2018/19   | 2019/20   | 2020/21  | Category 3 | Category 4 |  |
| Glyn Dulais Care Home, Crynant    | H1 / LB / 25 |                  | 21         | 21              |          | 5        | 5         | 5         | 6        |            |            |  |
| Heol Y Waun, Seven Sisters        | H1 / LB / 26 |                  | 68         | 68              |          |          |           |           |          | 68         |            |  |
| Nant Celyn, Crynant               | Windfall     | 1                | 31         | 3               |          | 1        | 1         | 1         |          |            |            |  |
| Canolfan, Seven Sisters           | Windfall     |                  | 20         | 20              |          |          | 10        | 10        |          |            |            |  |
| <b>Dulais Valley Spatial Area</b> |              | <b>1</b>         | <b>140</b> | <b>112</b>      | <b>0</b> | <b>6</b> | <b>16</b> | <b>16</b> | <b>6</b> | <b>68</b>  | <b>0</b>   |  |

## Appendix A: . Site Schedules

Figure A.4 Neath Valley Spatial Area

| Neath Valley Spatial Area        |              |                  |            |                 |          |          |          |           |            |            |            |  |
|----------------------------------|--------------|------------------|------------|-----------------|----------|----------|----------|-----------|------------|------------|------------|--|
| Site Location                    | Reference    | Complete 2016/16 | Capacity   | Remaining Units | 2016/17  | 2017/18  | 2018/19  | 2019/20   | 2020/21    | Category 3 | Category 4 |  |
| Park Avenue, Glynneath           | H1 / 23      |                  | 150        | 150             |          |          | 5        | 10        | 135        |            |            |  |
| Heol Y Glyn, Glynneath           | H1 / LB / 27 |                  | 81         | 81              |          |          |          |           | 81         |            |            |  |
| Welfare Hall, Glynneath          | H1 / LB / 28 |                  | 17         | 17              |          |          |          |           | 17         |            |            |  |
| <b>Neath Valley Spatial Area</b> |              | <b>0</b>         | <b>248</b> | <b>248</b>      | <b>0</b> | <b>0</b> | <b>5</b> | <b>10</b> | <b>233</b> | <b>0</b>   |            |  |

Figure A.5 Pontardawe Spatial Area

| Pontardawe Spatial Area           |              |                  |            |                 |           |           |            |            |           |            |            |
|-----------------------------------|--------------|------------------|------------|-----------------|-----------|-----------|------------|------------|-----------|------------|------------|
| Site Location                     | Reference    | Complete 2015/16 | Capacity   | Remaining Units | 2016/17   | 2017/18   | 2018/19    | 2019/20    | 2020/21   | Category 3 | Category 4 |
| Bryn Morgrug (Phase 2)            | H1 / 24      | 38               | 56         | 10              | 10        |           |            |            |           |            |            |
| Ynysmond Road                     | H1 / 25      |                  | 50         | 50              |           |           | 25         | 25         |           |            |            |
| Cwmtawe School (Phase 2)          | H1 / 26      |                  | 32         | 32              |           | 20        | 12         |            |           |            |            |
| Waun Sterw/ Waun Penlan, Rhydyfro | H1 / 27      |                  | 115        | 115             |           | 15        | 25         | 25         | 25        | 25         |            |
| Bryn Brych Farm                   | H1 / 28      |                  | 150        | 150             | 20        | 30        | 30         | 35         | 35        |            |            |
| Parc Ynysydw                      | H1 / 29      |                  | 50         | 50              |           |           | 25         | 25         |           |            |            |
| Bryn Morgrug (Phase 1)            | H1 / LB / 30 | 1                | 56         | 4               | 4         |           |            |            |           |            |            |
| Cwmtawe School (Phase 1)          | H1 / LB / 31 | 27               | 72         |                 |           |           |            |            |           |            |            |
| Holly Street                      | H1 / LB / 32 |                  | 45         | 45              |           |           |            |            |           | 45         |            |
| Waun Penlan, Rhydyfro             | H1 / LB / 33 |                  | 19         | 19              |           |           |            |            |           | 19         |            |
| Thomas Street                     | Windfall     | 3                | 10         |                 |           |           |            |            |           |            |            |
| Alltwean Industrial Estate        | Windfall     |                  | 34         | 34              |           | 10        | 24         |            |           |            |            |
| Waun Sterw, Rhydyfro              | Windfall     |                  | 20         | 20              |           | 20        |            |            |           |            |            |
| <b>Pontardawe Spatial Area</b>    |              | <b>69</b>        | <b>709</b> | <b>529</b>      | <b>34</b> | <b>95</b> | <b>116</b> | <b>110</b> | <b>85</b> | <b>89</b>  | <b>0</b>   |

Appendix A: . Site Schedules

Figure A.6 Swansea Valley Spatial Area

| Swansea Valley Spatial Area        |              |                  |          |                 |           |            |            |          |           |            |            |            |          |
|------------------------------------|--------------|------------------|----------|-----------------|-----------|------------|------------|----------|-----------|------------|------------|------------|----------|
| Site Location                      | Reference    | Complete 2015/16 | Capacity | Remaining Units | 2016/17   | 2017/18    | 2018/19    | 2019/20  | 2020/21   | Category 3 | Category 4 |            |          |
| Compair / GMF                      | H1 / 30      |                  | 70       | 70              |           | 10         | 30         | 30       |           |            |            |            |          |
| Tirbach Washery                    | H1 / 31      |                  | 160      | 160             |           |            |            |          | 20        | 140        |            |            |          |
| Craig Newydd (Phase 2)             | H1 / LB / 37 | 19               | 56       |                 |           |            |            |          |           |            |            |            |          |
| <b>Swansea Valley Spatial Area</b> |              |                  |          |                 | <b>19</b> | <b>286</b> | <b>230</b> | <b>0</b> | <b>10</b> | <b>30</b>  | <b>20</b>  | <b>140</b> | <b>0</b> |

Figure A.7 Neath Port Talbot

| Neath Port Talbot        |           |                  |              |                 |            |            |            |            |            |              |            |
|--------------------------|-----------|------------------|--------------|-----------------|------------|------------|------------|------------|------------|--------------|------------|
| Site Location            | Community | Complete 2015/16 | Capacity     | Remaining Units | 2016/17    | 2017/18    | 2018/19    | 2019/20    | 2020/21    | Category 3   | Category 4 |
| Neath                    |           | 126              | 5,510        | 4977            | 139        | 280        | 315        | 421        | 415        | 3,407        | 0          |
| Port Talbot              |           | 16               | 1,765        | 1503            | 53         | 111        | 201        | 212        | 227        | 699          | 0          |
| Dulais Valley            |           | 1                | 140          | 112             | 0          | 6          | 16         | 16         | 6          | 68           | 0          |
| Neath Valley             |           | 0                | 248          | 248             | 0          | 0          | 0          | 5          | 10         | 233          | 0          |
| Pontardawe               |           | 69               | 709          | 529             | 34         | 95         | 116        | 110        | 85         | 89           | 0          |
| Swansea Valley           |           | 19               | 286          | 230             | 0          | 10         | 30         | 30         | 20         | 140          | 0          |
| <b>Neath Port Talbot</b> |           | <b>231</b>       | <b>8,658</b> | <b>7,599</b>    | <b>226</b> | <b>502</b> | <b>678</b> | <b>794</b> | <b>763</b> | <b>4,636</b> | <b>0</b>   |

# Appendix A: . Site Schedules



## Appendix B: Past Completions Data

Table B.1 Past Completion Data

| Number of Homes Completed on |             |             |                   |
|------------------------------|-------------|-------------|-------------------|
| Year                         | Large Sites | Small Sites | Total Completions |
| 2011/12                      | 231         | 31          | 262               |
| 2012/13                      | 243         | 44          | 287               |
| 2013/14                      | 262         | 39          | 301               |
| 2014/15                      | 344         | 57          | 401               |
| 2015/16                      | 231         | 19          | 250               |

# 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 |
| 2011                | 334  | 1,289 | 5.8                    | 5,226                                   | 0 |
| 2012                | 319  | 1,303 | 6.0                    | 5,178                                   | 0 |
| 2013                | 312  | 1,129 | 2.6                    | 5,094                                   | 0 |
| 2014                | 349  | 962   | 2.5                    | 4,874                                   | 0 |
| 2015 <sup>(1)</sup> | 2,754  |       | 5.5                    | 3,168                                   | 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



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

gan Robert Sparey MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 27/06/2016

### **Joint Housing Land Availability Study Report**

by Robert Sparey MPlan

an officer of the Planning Inspectorate

Date: 27/06/2016

**Ref: JHLAS/16/ Y6930/516205**

**Local Planning Authority: Neath Port Talbot County Borough Council**

- This report concerns the Neath Port Talbot County Borough Council 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 Neath Port Talbot County Borough Council area be determined as 5.0 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 housing<sup>1</sup>. 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.
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 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.

#### **Main Issue**

5. The SoCG confirms that there are 12 sites in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

<sup>1</sup> PPW Edition 8 paragraph 9.2.3

## Appendix D: . Planning Inspectorate's Recommendation

JHLAS/16/Y6930/516205

### Reasons

6. Leiros Park Extension (Ref: H1/2) (35 units in dispute): This site is allocated in the Neath Port Talbot Local Development Plan (LDP), which was adopted in January 2016. The Home Builders Federation (HBF) considers that the Local Planning Authority (LPA) trajectory should be amended, due to the fact that there are off site highways improvements needed to facilitate development. The HBF asserts that the trajectory should be pushed back by a year, removing 35 units of the total 120 for this site from the land supply. The LPA consider that their trajectory is sound, and that this is supported by the evidence put forward as part of the site selection process for the LDP. In the absence of any specific evidence as to the contrary, I see no reason to doubt the LPA's projection of first completions in 2017/18. I therefore find that these 35 disputed units should be counted towards the 5 year land supply for this study period.
7. Area 1 Coed Darcy Urban Village (Ref: H1/LB/4) (15 units in dispute): This site is allocated in the LDP, and has undergone extensive remediation works to facilitate development. The HBF consider that the trajectory should be pushed back by a year, as the developer has confirmed they are seeking a new planning permission, and this would account for the time it is likely to take to get that permission granted. However, the developers have confirmed that they intend to complete all units by 2019/20. The LPA trajectory allows for slippage of a year, which seems to be a realistic approach. I consider that the LPA trajectory is reasonable, given the developer's stated intentions. I therefore find that these 15 disputed units should be counted towards the 5 year land supply.
8. Coed Darcy Urban Village (Ref: H1/LB/5) (216 units in dispute): The LPA have modified their trajectory for this site based on updated information from S.t Modwen. However, HBF still consider that the LPA's updated trajectory is overly ambitious and suggest an amended trajectory that reduces the number of units in the 5 year supply by 216. The HBF's trajectory is based on information about completions on the adjacent Area 1 site provided by Persimmon and HBF's view as to the likelihood of up to 4 different house builders delivering at the rates the LPA suggest. There is also some uncertainty over when S106 agreements relating to planning permissions on site will be finalised. Whilst I appreciate the HBF's concerns, the information provided by St. Modwen shows a strong commitment to facilitating development in the near future, along with expressions of interest from the market. In the absence of any specific information as to why it will not be possible for St. Modwen to secure multiple outlets on site, I see no reason to amend the revised trajectory they and the LPA have agreed. I therefore find that these 216 disputed units should be counted towards the 5 year land supply.
9. Land to the Rear of Blaenbaglan School (Ref: H1/12) (70 units in dispute): This adopted LDP allocation is subject to a constraint in the form of an extant agricultural tenancy. Paragraph 4.4.3 of TAN1 makes it clear that one of the criteria for a site to be considered as genuinely available is that "there is a reasonable prospect of any legal or ownership problems being resolved". Details of the tenancy agreement and the related negotiations in this case are not available but given the landowner's assurances that this matter can be resolved, I am minded to include it. However, I recommend that the situation be closely monitored, and that if the tenancy issue is not resolved by the base date of the next study the Study Group carefully consider whether it would warrant inclusion in the next JHLAS. I therefore find that these 70 disputed units should be counted towards the 5 year land supply for this study period.

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10. Hawthorn Close (Ref: H1/13) (25 units in dispute): The HBF raise the issue of constraints on this greenfield site, but the site is allocated in the adopted LDP and the nature of the constraints described appear to be of the type that are routinely dealt with in planning applications. The LPA's projected first completions in 2017/18 do not seem unrealistic. I therefore find that these 25 disputed units should be counted towards the 5 year land supply.
11. Harbourside (Ref:H1:17) (35 units in dispute): This large brownfield site is constrained by C1 and C2 flood zones and by contaminated land. I note that at the LDP examination, the LPA demonstrated that they could deliver the requisite residential development on site without implementing a comprehensive flood alleviation scheme for Port Talbot. The LPA confirms that there are 34 units under construction and projects 10 units next year and 35 units per annum for the last three years of the study period. The HBF raise queries regarding the timetable, but in the absence of any specific evidence to undermine the LPA's forecast, I find no reason to exclude any of these units at this time. I therefore find that these 35 disputed units should be counted towards the 5 year land supply.
12. Afan Lido and Land to the Rear of Tywyn School (Ref: H1/18) (35 units in dispute): The landowner has reported that there are no significant constraints on this brownfield allocation. The LPA have confirmed that clearance of the old Lido buildings has been carried out. This appears to me to answer the concerns raised by the HBF which led to their suggestion that first completions should be moved back from 2017/18 to 2018/19. Whilst there is no way of being certain as to when this site will be sold, there appears to be interest in it, and the LPA describe the location as being in a good market area. I therefore find that these 35 disputed units should be counted towards the 5 year land supply.
13. Purcell Avenue (Ref: H1/20) (115 units in dispute): The HBF query why this site has been brought back into the land supply, as in last year's study it was not included. The LPA refer to the ongoing negotiations with the landowner over a S106 agreement for an application that is currently before them, and the reassuring information provided by the owner about mitigation measures for the various constraints on site. As the landowner is clearly making efforts to bring the site forward, and it seems that the constraints can be overcome, I see no reason to exclude the site from the supply. The HBF state that if the site is to be included, the first completions should be pushed back by a year to account for the time it will take to secure permission. The LPA indicate that they are close to agreeing heads of terms on the S106 with the applicant. Without any specific information to substantiate an argument to the contrary I have no evidence before me to lead me to question the LPA's forecast. I therefore find that these 115 disputed units should be counted towards the 5 year land supply.
14. Blaenbaglan Farm (Ref: H1/LB/13) (60 units in dispute): The access to this greenfield site requires substantial works and an agreement with the Council. The LPA indicate that the negotiations around this agreement are progressing, so this seems to satisfy the relevant criteria in TAN1. The HBF consider that first completions should be pushed back to account for the time needed to create the access. However, the LPA are clearly aware of the extent of the works involved, and are best placed to know how the negotiations over access are progressing. I am satisfied that the LPA's suggested trajectory is a realistic one. I therefore find that these 60 disputed units should be counted towards the 5 year land supply.
15. Ynysymond Road (Ref: H1/25) (50 units in dispute): The HBF query the inclusion of this site due to the need for improvements to the water mains and gas network. The

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LPA state that the owner was aware of these matters whilst promoting the site for inclusion in the adopted LDP, and that the projected year for first completions (2019/20) allows adequate time for these works to be undertaken. Dwr Cymru also confirms that the requisition needed for the off-site mains is typical part of development of such a site. I am satisfied that the LPA's trajectory is realistic. I therefore find that these 50 disputed units should be counted towards the 5 year land supply.

16. Waun Sterw / Waun Penlan, Rhydyfro (Ref: H1/27) (25 units in dispute): The LPA project first completions in 2016/17, whilst the HBF argue that, as no permission has been granted and there is no developer on board, this should be delayed by a year. The main constraints on this site seem to relate to biodiversity with mitigation and compensation measures being necessary. The landowners confirm that there has been developer interest in the site and support the LPA's trajectory. In light of this I see no reason to amend the trajectory. I therefore find that these 25 disputed units should be counted towards the 5 year land supply figure.
17. Bryn Brych Farm (Ref: H1/28) (35 units in dispute): HBF query the trajectory for this site, and whether planning permission has yet been granted. The LPA confirm that there is an application before them, which shows that there is interest in this allocated site. The LPA confirms that, even with negotiation of a S106 agreement, they are confident that delivery by the end of 2016/17 is possible. In the absence of any evidence to the contrary, I see no reason to amend the trajectory for this site. I therefore find that these 35 disputed units should be counted towards the 5 year land supply figure.
18. For the above reasons, I find that the total number of units in the five year land supply is 3,153 units.

### Conclusion

19. 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 2016 is 5.0 years.

*Rob Sparey*

**Planning Officer**







**Neath Port Talbot**  
**Castell-nedd Port Talbot**  
County Borough Council Cyngor Bwrdeistref Sirol