

Joint Housing Land Availability Study 2017

Between Neath Port Talbot CBC and the Study Group:

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

July 2017



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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 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 2016.

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 5.3 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;
- First Choice Housing Association;
- Linc Cymru;
- Natural Resources Wales;
- NPT Homes;
- Persimmon Homes;
- Pobl Group;
- 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 5th April and 4th May 2017. Comments were received from the HBF, Dwr Cymru Welsh Water and NPT Homes 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 26th May 2017.

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 17th July 2017, 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)⁽¹⁾.

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
Total	7,600	61	3,375	4,164	0	166

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

Private	3,183
Public	0
Housing Association	253
Total	3,436

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

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
44	39	57	19	12	171

2.0.4 The overall **total 5 year land supply** (large + small sites) is **3,436 + 171 = 3,607**

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)	1,679
C	Residual Element (A - B)	6,121
D	5 Year Requirement (C/number of years plan period remaining x 5)	3,400
E	Annual Need (D/5)	680
F	Total 5 Year Land Supply (small and large sites)	3,607
G	Land Supply in years (F/E)	5.3 years

Appendix A: Site Schedules

Neath Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Gorffwysfa Care Home	H1 / 1		15	15				15			
Leiros Park Extension	H1 / 2		200	200		35	35	40	40	50	
Groves Road (Phase 2)	H1 / 3		31	31		20	11				
Dwr Y Felin Lower School	H1 / 5		100	100		10	30	30	30		
Hafof House Care Home	H1 / 6		12	12		12					
Neath Town Centre Redevelopment	H1 / 7		50	50		12	12	12	14		
Crymlyn Grove (Phase 3)	H1 / 9		178	178						178	
Wern Goch	H1 / 10		58	27	20	7					
Neath Road/Fairyland Road	H1 / 11		300	300		30	30	58	20	162	
Elba Crescent	H1 / LB / 3		50	50			25	25			
Area 1, Coed Darcy Urban Village	H1 / LB / 4		195	130		30	40	40	20		
Coed Darcy Urban Village	H1 / LB / 5	53	4,000	3,734	125	150	200	215	220	2,824	
Eaglesbush, Melyncryddan	H1 / LB / 6		50	50				5	25	20	
Garthmor (Phase 2), Melyncryddan	H1 / LB / 7	5	35	0							
Briton Ferry Road	H1 / LB / 8		28	3		3					
Barrons Court	H1 / LB / 10	5	14	9	5	4					
Bwlch Road, Cimla	Windfall	2	19	6	2	2	2				
Evans Road, Melincryddan	Windfall	15	15	0							
Former Special School, Ynysmaerdy Rd	Windfall	18	18	0							
Carterf, Skewen	Windfall		17	17	17						
Neath Spatial Area		98	5385	4912	169	315	385	440	369	3234	0

Appendix A: . Site Schedules

Port Talbot Spatial Area

Site Location	Community	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Blaenbaglan School (land to the rear of)	H1 / 12		141	141			10	30	30	71	
Hawthorn Close	H1 / 13		100	100			20	30	30	20	
Western Logs	H1 / 14		130	130					20	110	
Neath Port Talbot College (Margam Campus)	H1 / 15		70	70				20	50		
Glanafan Comprehensive School	H1 / 16		49	49		49					
Harbourside	H1 / 17	34	385	351		30	35	40	40	206	
Afan Lido and land to the rear of Tywyn School	H1 / 18		150	150		15	45	45	45		
Bay View Social Club	H1 / 19	13	13	0							
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			5	35	35		
Blaenbaglan Farm	H1 / LB / 13		160	160		20	35	35	35	35	
Thorney Road	H1 / LB / 14	1	54	0							
Stycyllwen	H1 / LB / 15		88	17	3	3	4	4	3		
Farteg Fawr	H1 / LB / 17	1	25	23	1	2	3	4	4	9	
Forest Lodge Lane	H1 / LB / 19	1	15	11	1	1	2	3	3	1	
Aberafan House, Port Talbot	Windfall		41	41	41						
Former Police Station	Windfall		30	30	30						
Maes Ty Canol, Baglan	Windfall		10	10				10			
Port Talbot Spatial Area		50	1671	1493	96	120	169	291	330	487	0

Dulais Valley Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
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		31	3	1	1	1				
Canolfan, Seven Sisters	Windfall		20	20		10	10				
Dulais Valley Spatial Area		0	141	113	6	16	17	6	0	68	0

Neath Valley Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Park Avenue, Glynneath	H1 / 23		150	150			5	20	25	100	
Heol Y Glyn, Glynneath	H1 / LB / 27		81	81						81	
Welfare Hall, Glynneath	H1 / LB / 28		17	17			17				
Neath Valley Spatial Area		0	248	246	0	0	22	20	25	181	0

Appendix A: . Site Schedules

Pontardawe Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Bryn Morgrug (Phase 2)	H1 / 24	10	56	0							
Ynysymond Road	H1 / 25		50	50				25	25		
Cwmatawe School (Phase 2)	H1 / 26	4	37	33	30	3					
Waun Stew/ Waun Penlan, Rhydyfro	H1 / 27		115	115		10	35	35	35		
Bryn Brych Farm	H1 / 28		150	150	7	36	36	36	35		
Parc Ynysydw	H1 / 29		50	50				25	25		
Bryn Morgrug (Phase 1)	H1 / LB / 30	4	56	0							
Holly Street	H1 / LB / 32		45	45						45	
Waun Penlan, Rhydyfro	H1 / LB / 33		19	19						19	
Alltween Industrial Estate	Windfall		34	34		10	24				
Waun Stew, Rhydyfro	Windfall		20	20	20						
Church Street, Pontardawe	Windfall		10	10	10						
Pontardawe Spatial Area		18	642	526	67	59	95	121	120	64	0

Swansea Valley Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Compair / GMF	H1 / 30		70	70			10	30	30		
Tirbach Washery	H1 / 31		160	160				25	25	105	
Samuels Road, Cwmllynfell	Windfall		41	41				15	26		
Swansea Valley Spatial Area		0	271	271	0	0	10	70	81	105	0

Amman Valley Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Forge Washery	Windfall		25	25						25	
Amman Valley Spatial Area											
		0	25	25	0	0	0	0	0	25	0

Afan Valley Spatial Area

Site Location	Reference	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Land adj to Tonmawr Sport Centre	Windfall		17	17			5	5	7		
Afan Valley Spatial Area											
		0	17	17	0	0	5	5	7	0	0

Picture A.1

Neath Port Talbot

Site Location	Community	Complete 2016/17	Capacity	Remaining Units	2017/18	2018/19	2019/20	2020/21	2021/22	Category 3	Category 4
Neath		98	5,385	4912	169	315	385	440	369	3,234	0
Port Talbot		50	1,671	1493	96	120	169	291	330	487	0
Dulais Valley		0	141	113	6	16	17	6	0	68	0
Neath Valley		0	248	248	0	0	22	20	25	181	0
Pontardawe		18	642	526	67	59	95	121	120	64	0
Swansea Valley		0	271	271	0	0	10	70	81	105	0
Amman Valley		0	25	25	0	0	0	0	0	25	0
Afan Valley		0	17	17	0	0	5	5	7	0	0
Neath Port Talbot		166	8,400	7,605	338	510	703	953	932	4,164	0

Appendix B: Past Completions Data

Table B.1 Past Completion Data

Number of Homes Completed on			
Year	Large Sites	Small Sites	Total Completions
2012/13	243	44	287
2013/14	262	39	301
2014/15	344	57	401
2015/16	231	19	250
2016/17	166	12	178

Appendix B: . Past Completions Data

Neath Port Talbot CBC - Joint Housing Land Availability Study (JHLAS) 2017

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
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 ⁽¹⁾	2,754		5.5	3,168	0
2016	138	2,825	5.0	4,636	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: 17/07/2017

Joint Housing Land Availability Study Report

by Robert Sparey MPlan

an officer of the Planning Inspectorate

Date: 17/07/2017

Ref: JHLAS/17/ Y6930/516230

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) 2017.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2017.

Recommendation to the Welsh Ministers

1. That the 2017 JHLAS housing land supply figure for the Neath Port Talbot County Borough Council area be determined as **5.3** 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 housing¹. 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 4 sites in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

¹ PPW Edition 9 paragraph 9.2.3

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Reasons

6. Area 1 Coed Darcy Urban Village (Ref: H1/LB/4) (130 units in dispute): This is an allocated site in the recently adopted LDP, which has undergone substantial remediation works. HBF query the commitment to further development on the site on behalf of the housebuilder, as there have been no completions on site for four years. However, in their most recent communication with the LPA, following withdrawal of a planning application in 2016, the developers have reiterated their intention to submit a revised application and complete the site by 2020. The LPA's trajectory indicates final completions in 2021/22, which seems to allow a sensible margin in case of delays. In terms of the presumption to reclassify sites that have been in the land supply in excess of 5 years from paragraph 4.4.5 of TAN 1, whilst I note that the site has been in the land supply since 2004, the fact that there has been activity on the site in that time and there have been completions within the last 5 years, combined with the developer's stated intentions, provides sufficient explanation as to why it would not be appropriate to reclassify the site at this time. I therefore find that these 130 disputed units should be counted towards the 5 year land supply.
7. Coed Darcy Urban Village (Ref: H1/LB/5) (Unspecified number of units in dispute): HBF query whether the build rates forecast by the LPA will be achievable on this part of the Coed Darcy Urban Village. However, the SoCG does not make it clear by what number HBF consider the units in the land supply should be reduced. HBF's concerns appear to centre on the fact that there is ongoing work to renegotiate the S106 agreement for the site. The LPA confirm that the approach being pursued by St. Modwen should enable two to three development outlets to begin on site within 12 to 18 months, thereby justifying the LPA's projected 125 units in year one of the study period. Without any specific evidence to undermine the trajectory provided by the LPA, which is based on their discussions with St. Modwen, and given the apparent market interest in the Coed Darcy scheme, I see no reason to exclude any units from the land supply at this time. I therefore find that all 910 units proposed by the LPA should be counted towards the 5 year land supply.
8. Purcell Avenue (Ref: H1/20) (115 units in dispute): The HBF state that this site should be excluded from the land supply due to the length of time taken to determine the planning application which has been before the LPA since November 2013, and associated delay in signing the S106 agreement. However, whilst bullet point 3 of paragraph 4.3.1 of TAN 1 does include certain caveats regarding inclusion of sites which have a resolution to grant planning permission subject to a S106 agreement, the effect of paragraph 4.3.1 is that those caveats only apply to sites that do not already benefit from either of the other two conditions, i.e. the grant of full planning permission or identification for residential purposes in an adopted LDP. As this site is allocated in the LDP, it satisfies paragraph 4.3.1. The LPA do recognise HBF's concerns about the length of time taken to progress the application on this site, to the extent that they have pushed their original trajectory back one year, reducing the number of units in the land supply from 115 to 80.
9. The pro-forma for this site at Appendix B to the SoCG indicates that this site has been in the land supply consecutively for 9 years, which would indicate that it falls to be considered under the presumption to reclassify in paragraph 4.4.5 of TAN 1. However, this is inconsistent with the information provided in relation to last years' JHLAS; the 2016 Recommendation Report makes specific reference to the fact that the site had been removed from the land supply in the previous JHLAS and reintroduced for the 2016 study period on the basis of the progress with regards to the application for the

JHLAS/17/Y6930/516230

site at that time. Whilst it may have been slower than the LPA would have hoped, it appears from the information before me that progress is ongoing. I consider that the LPA's revised trajectory is appropriate, and therefore find that the 80 disputed units should be counted towards the 5 year land supply.

10. Parc Ynysderw (Ref: H1/29) (50 units in dispute): According to the site pro-forma in Appendix B, this allocated LDP site was first included in the land supply for the 2016 JHLAS, although it appears that this year is the first that it appears as a disputed site. NPT Homes query whether any units are likely to be delivered within the study period, as they state the site has a long established record of disinterest and there is no developer on-board. The LPA state that the site owner's interests have changed since the site was allocated in the LDP, and Lidl UK will now bring the site forward for residential development. The LPA have revised the trajectory in line with NPT Homes' concerns, pushing first completions back from year 3 to year 4. This seems reasonable. However, the LPA also propose altering the trajectory from what they had previously proposed, with the effect of delaying first completions whilst still delivering all units within the land supply. The LPA say this is justified as the site is in a good market area, and is relatively flat, so once completions begin, achieving 25 units per annum for the last two years should be achievable. Whilst this begs the question of why this was not the LPA's original pattern for delivery, there are no comments from any Study Group member which specifically challenge this revised trajectory, and the information before me regarding constraints to development do not warrant any further delay in the projected first completions. I therefore find that these 50 disputed units should be counted towards the 5 year land supply.
11. For the above reasons, I find that the total number of units in the five year land supply is 3,607 units.

Conclusion

12. 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 2017 is 5.3 years.

Rob Sparey

Planning & Environment Manager



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