

Joint Housing Land Availability Study 2018

Between Neath Port Talbot CBC 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 Homes, Persimmon Homes, Pobl Group,
Savills & St Modwen Developments Ltd**

July 2018



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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 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 2017.

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;
- First Choice Housing Association;
- Linc Cymru;
- Natural Resources Wales;
- NPT Homes;
- Persimmon Homes;
- Pobl Group;
- Savills; and
- St. Modwen Developments Ltd.

1 . Summary

Report Production

1.0.5 Neath Port Talbot CBC issued draft site schedules and site proformas for consultation between 3rd April 2018 and 30th April 2018. Comments were received from the HBF, 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 31st May 2018.

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 20th July 2018, 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	206	3,366	3,932	0	113

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

Private	3,288
Public	0
Housing Association	284
Total	3,572

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

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
39	57	19	12	35	162

2.0.4 The overall **total 5 year land supply** (large + small sites) is **3,572+ 162 = 3,734**

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)	1,827
C	Residual Element (A - B)	5,973
D	5 Year Requirement (C/number of years plan period remaining x 5)	3,733
E	Annual Need (D/5)	746
F	Total 5 Year Land Supply (small and large sites)	3,734
G	Land Supply in years (F/E)	5.0 years

Appendix A: Site Schedules

Appendix A: . Site Schedules

Picture A.1

Neath Spatial Area

Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4
Gorffwysfa Care Home	H1 / 1		15	15		15					
Leiros Park Extension	H1 / 2		200	200		40	45	45	45	25	
Groves Road (Phase 2)	H1 / 3		31	31	20	11					
Dwr Y Felin Lower School	H1 / 5		100	100				30	30	40	
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						150	
Wern Goch	H1 / 10	16	58	10	10						
Neath Road/Fairyland Road	H1 / 11	8	300	292	40	45	45	35	45	82	
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	23	4,000	3,711	25	160	215	250	250	2,811	
Eaglesbush, Melynryddan	H1 / LB / 6		50	50			5	20	25		
Briton Ferry Road	H1 / LB / 8		28	3	3						
Barrons Court	H1 / LB / 10	8	14	1	1						
Bwlch Road, Cimla	Windfall		19	6	2	2	2				
Cartef, Skewen	Windfall		17	17	17						
Caewern House	Windfall		16	16	16						
Neath Spatial Area		55	5309	4848	134	321	392	432	447	3122	0

Appendix A: . Site Schedules

Picture A.2

Port Talbot Spatial Area

Site Location	Community	Complete 2017/18	Capacity	Remaining Units	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Category 3	Category 4
Blaenbaglan School (land to the rear of)	H1 / 12		141	141			20	30	35	56	
Hawthorn Close	H1 / 13		100	100			10	30	30	30	
Western Logs	H1 / 14		130	130				20	30	80	
Neath Port Talbot College (Margam Campus)	H1 / 15		80	80				20	60		
Glanafan Comprehensive School	H1 / 16		47	47	47						
Harbourside	H1 / 17		385	351	20	35	50	50	50	146	
Afan Lido and land to the rear of Tywyn School	H1 / 18		150	150	10	45	45	50			
Purcell Avenue	H1 / 20		115	115		20	35	35	25		
Morfa Afan Care Home	H1 / 21	20	20								
Tir Morfa Road	H1 / 22		75	75			5	35	35		
Blaenbaglan Farm	H1 / LB / 13		160	160			25	35	35	65	
Stycyllwen	H1 / LB / 15	1	88	16	3	3	3	3	4		
Farteg Fawr	H1 / LB / 17	1	25	22	2	3	4	5	5	3	
Forest Lodge Lane	H1 / LB / 19	1	15	10	1	1	2	3	3		
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		23	1612	1478	154	107	209	316	312	380	0

Picture A.3

Dulais Valley Spatial Area

Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4
Glyn Dulais Care Home, Crynant	H1 / LB / 25		22	22	5	5	6	6	6		
Heol Y Waun, Seven Sisters	H1 / LB / 26		68	68						68	
Nant Celyn, Crynant	Windfall	2	34	5	1	1	1	1	1		
Canolfan, Seven Sisters	Windfall		20	20			10	10	10		
Dulais Valley Spatial Area		2	144	115	1	6	6	17	17	68	0

Neath Valley Spatial Area

Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4
Park Avenue, Glynneath	H1 / 23		150	150				20	25	105	
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	248	0	0	17	20	25	186	0

Appendix A: . Site Schedules

Picture A.4

Pontardawe Spatial Area												
Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4	
Ynysymond Road	H1 / 25		50	50			25	25				
Cwmtawe School (Phase 2)	H1 / 26	33	37	0								
Wauon Sterw/ Wauon Penlan, Rhydyfro	H1 / 27		115	115		10	35	35	35			
Bryn Brych Farm	H1 / 28		150	150	10	35	34	30	41			
Parc Ynysydw	H1 / 29		50	50			25	25				
Cwmtawe School (Phase 1)	H1/LB/31		81	72		9						
Holly Street	H1 / LB / 32		45	45						45		
Wauon Penlan, Rhydyfro	H1 / LB / 33		19	19						19		
Alltwen Industrial Estate	Windfall		34	34	10	24						
Wauon Sterw, Rhydyfro	Windfall		20	0	20							
Church Street, Pontardawe	Windfall		10	10	10							
Pontardawe Spatial Area		33	611	545	50	78	119	115	76	64	0	

Swansea Valley Spatial Area												
Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4	
Compair / GMF	H1 / 30		70	70		10	30	30				
Tirbach Washery	H1 / 31		160	160			25	30	35	70		
Samuels Road, Cwmllynfell	Windfall		41	41			15	26				
Swansea Valley Spatial Area		0	271	271	0	10	70	86	35	70	0	

Picture A.5

Amman Valley Spatial Area												
Site Location	Reference	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	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 2017/18	Capacity	Remaining Units	2018/19	2019/20	2020/21	2021/22	2022/23	Category 3	Category 4	
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

Picture A.6

Neath Port Talbot														
Site Location	Community	Complete 2017/18	Capacity	Remaining Units	2018/19	2019/20	2010/21	2021/22	2022/23	Category 3	Category 4			
Neath		55	5,309	4848	134	321	392	432	447	3,122	0			
Port Talbot		23	1,612	1478	154	107	209	316	312	380	0			
Dulais Valley		2	144	115	1	6	6	17	17	68	0			
Neath Valley		0	248	248	0	0	17	20	25	186	0			
Pontardawe		33	611	545	50	78	119	115	76	64	0			
Swansea Valley		0	271	271	0	10	70	86	35	70	0			
Amman Valley		0	25	25	0	0	0	0	0	25	0			
Afan Valley		0	17	17	0	0	0	0	0	17	0			
Neath Port Talbot					113	8,237	7,547	339	522	813	986	912	3,932	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

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
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
2017	61	3,375	5.3	4,164	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 Ifan Gwilym BSc MSc
Swyddog o'r Arolygiaeth Gynllunio
Dyddiad: 20/07/18

Joint Housing Land Availability Study Report

by Ifan Gwilym BSc MSc
an officer of the Planning Inspectorate
Date: 20/07/18

Ref: JHLAS/18/ Y6930/516238

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) 2018.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2018.
-

Recommendation to the Welsh Ministers

1. That the 2018 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 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 is 1 site in dispute. The main issue is whether the units in dispute at the site should count towards the five year housing land supply.

¹ PPW Edition 9 paragraph 9.2.3

JHLAS/18/Y6930/516238

Reasons

6. Coed Darcy Urban Village (Ref: H1/LB/5) (Unspecified number of units in dispute):
The Council considers that 900 units at this site should be included within the five year land supply. HBF uphold a number of their concerns raised in the previous Study, and query whether the build rates forecast by the Council will be achievable on this part of the Coed Darcy Urban Village. However, as in the previous Study, the SoCG does not make it clear by what number HBF consider the units in the land supply should be reduced. HBF's concerns are in relation to ongoing work on the S106 agreement for the site, and also that competition between outlets will reduce the build rate. The Council acknowledges the delays to the S106 agreement due to the complexities of the development. St Modwen have advised of their intention to develop housing to serve different sections of the housing market and therefore the Council argue that it is not envisaged that the competition between outlets would reduce build rates. St. Modwen have provided a trajectory of 1,000 units over the Study period, but the Council have revised the number to 900 in order to provide a more modest estimate for the early part of the Study period. Without any specific evidence to undermine the trajectory proposed by the Council, 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 900 units proposed by the Council should be counted towards the 5 year land supply.
7. For the above reasons, I find that the total number of units in the five year land supply is 3,734 units.

Conclusion

8. 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 2018 is 5.0 years.

Ifan Gwilym

Planning Officer

Appendix D: . Planning Inspectorate's Recommendation



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