

CYNGOR BWRDEISTREF SIROL PEN-Y-BONT AR OGWR
BRIDGEND COUNTY BOROUGH COUNCIL

CYD-ASTUDIAETH ARGAELEDD TIR AR GYFER TAI 2018
JOINT HOUSING LAND AVAILABILITY STUDY 2018

FFURFLENNI SAFLE DRAFFT
DRAFTSITE PROFORMAS

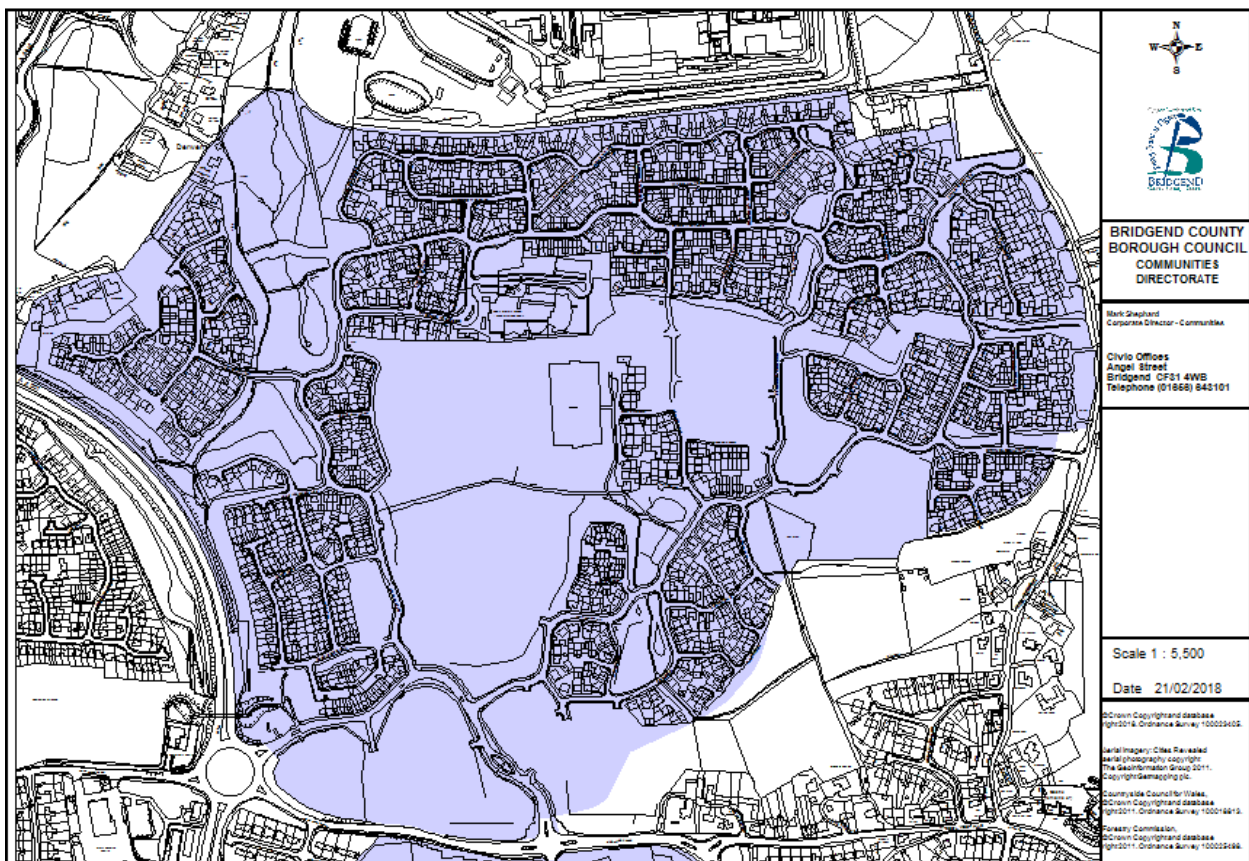
**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME:	North East Bridgend (Parc Derwen)	LPA Ref No: 37
Area or Zone:	Bridgend	Grid Ref: 291610 181900
Major Settlement:	Bridgend	
Market:	Private / Affordable	
Description:	Mixed-Use Residential development	
Owner:	Consortium	
Developer:	Taylor Wimpey (UK) Ltd. Per Asbri Planning Ltd Persimmon Homes East Wales Limited. Per WYG Planning and Design Limited Charles Church Llanmoor Homes LTD	

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM1(1)



Planning consent for site:

Application_No	P/00/288/OUT
Applicant	Welsh Development Agency, Land Division, Principality House, The Friary, Cardiff. CF10 3FE
Location	Parc Derwen, (land at), North East Bridgend
Description	Residential development, district centre, primary school, community facility and open space
Decision	Conditional Consent
Decision_Date	14/11/2007

Application_No	P/12/805/RES
Applicant	Persimmon Homes Ltd - East Wales. Per Barton Wilmore (c/o Miss Tracy Ford), 101 Victoria Street, Bristol. BS1 6PU
Location	Parc Derwen, Land Parcel R9, Bridgend
Description	Reserved matters for 54 new dwellings
Decision	Conditional Consent
Decision_Date	07/01/2013

Application_No	P/12/836/RES
Applicant	Persimmon Homes East Wales. Per Barton Willmore (c/o Mr Sam Poole), 101 Victoria Street, Bristol. BS1 6PU
Location	Parc Derwen, Parcel R4-2, Bridgend
Description	Reserved matters application for 2 units and associated road, landscape and parking
Decision	Conditional Consent
Decision_Date	16/01/2013

Application_No	P/12/802/RES
Applicant	Persimmon Homes Ltd - East Wales. Per Barton Wilmore (c/o Miss Tracy Ford), 101 Victoria Street, Bristol. BS1 6PU
Location	Parc Derwen, Land Parcel R23/R24
Description	Reserved matters for 41 new dwellings
Decision	Conditional Consent
Decision_Date	25/01/2013

Application_No	P/12/801/RES
Applicant	Persimmon Homes Ltd - East Wales. Per Barton Wilmore (c/o Miss Tracy Ford), 101 Victoria Street, Bristol. BS1 6PU
Location	Parc Derwen Land Parcel R8, Bridgend
Description	Reserved matters for 38 new dwellings
Decision	Conditional Consent
Decision_Date	18/02/2013

Application_No	P/12/803/RES
Applicant	Persimmon Homes Ltd - East Wales. Per Barton Wilmore (c/o Miss Tracy Ford), 101 Victoria Street, Bristol. BS1 6PU
Location	Parc Derwen, Land Parcel R14, Bridgend
Description	Reserved matters for 4 new dwellings
Decision	Conditional Consent
Decision_Date	28/12/2012

Application_No	P/13/400/OUT
Applicant	Persimmon Homes Ltd
Location	Land parcel R/C3 Parc Derwen
Description	Erect 14 dwellings with associated access, landscaping & engineering works
Decision	Pending
Decision_Date	

Application_No	P/14/73/BCB
Applicant	BCBC Children's Directorate (School)
Location	Land parcel R/C3 Parc Derwen
Description	Land at Parc Derwen
Decision	Decided
Decision_Date	02/05/2014

Application_No	P/15/569/RES
Applicant	PERSIMMON HOMES WEST WALES
Location	PARCELS R21 & R22 PARC DERWEN
Description	RESERVED MATTERS FOR 143 RESIDENTIAL DWELLINGS
Decision	Granted with Conditions
Decision_Date	05/02/2016

Application_No	P/15/165/RES
Applicant	PERSIMMON HOMES WEST WALES
Location	PARCEL R9
Description	Residential Development of 39 dwellings
Decision	Conditional Consent
Decision_Date	15/06/2015

Application_No	P/16/227/RES
Applicant	Persimmon Homes West Wales
Location	Parcels R21 & R22 Parc Derwen, Bridgend
Description	Reserved matters for 23 dwellings
Decision	Granted with Conditions
Decision_Date	24/05/2016

Application_No	P/16/257/RES
Applicant	Persimmon Homes West Wales
Location	Parcels R14 & R15 Parc Derwen, Bridgend
Description	Approval of reserved matters for residential development of 126 dwellings
Decision	Granted with conditions
Decision_Date	22/08/2016

Application_No	P/16/605/RES
Applicant	Llanmoor Development Co. Ltd
Location	Parcel R26, Parc Derwen, Bridgend
Description	Reserved matters for erection of 6 dwellings and associated engineering works and landscaping
Decision	Granted with conditions
Decision_Date	06/12/2016

Application_No	P/17/271/RES
Applicant	Persimmon Homes West Wales
Location	Parcel R12, Parc Derwen, Bridgend
Description	Reserved matters to P/00/288/OUT for 47 dwellings
Decision	Granted with conditions
Decision_Date	22/06/2017

Application_No	P/17/398/RES
Applicant	Persimmon Homes West Wales
Location	Parcel R19, Parc Derwen, Bridgend
Description	Reserved matters for residential development of 77 dwellings
Decision	Granted with conditions
Decision_Date	24/01/2018

SITE:

Development is ongoing, only 2 developers are currently active on site including Persimmon Homes / Charles Church and Llanmoor.

Detailed planning application for parcel R16 expected imminently and commercial area. Development parcels currently consented under original outline / built out are programmed to take the capacity up to the original capacity of 1515 units with a number of parcels remaining. A full application for a further 140 units from Persimmon is also expected shortly.

It should be noted that Persimmon Homes have been solely responsible for the completion of 168 new dwellings in 2017/2018.

SITE AREA (Ha) – 84.6

Greenfield: Total Remaining – 13.74 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
150	93	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
1515	999	186	330	87	150	93	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: North East Brackla Regeneration Area **LPA Ref No:** 45 / 1000

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private / Affordable

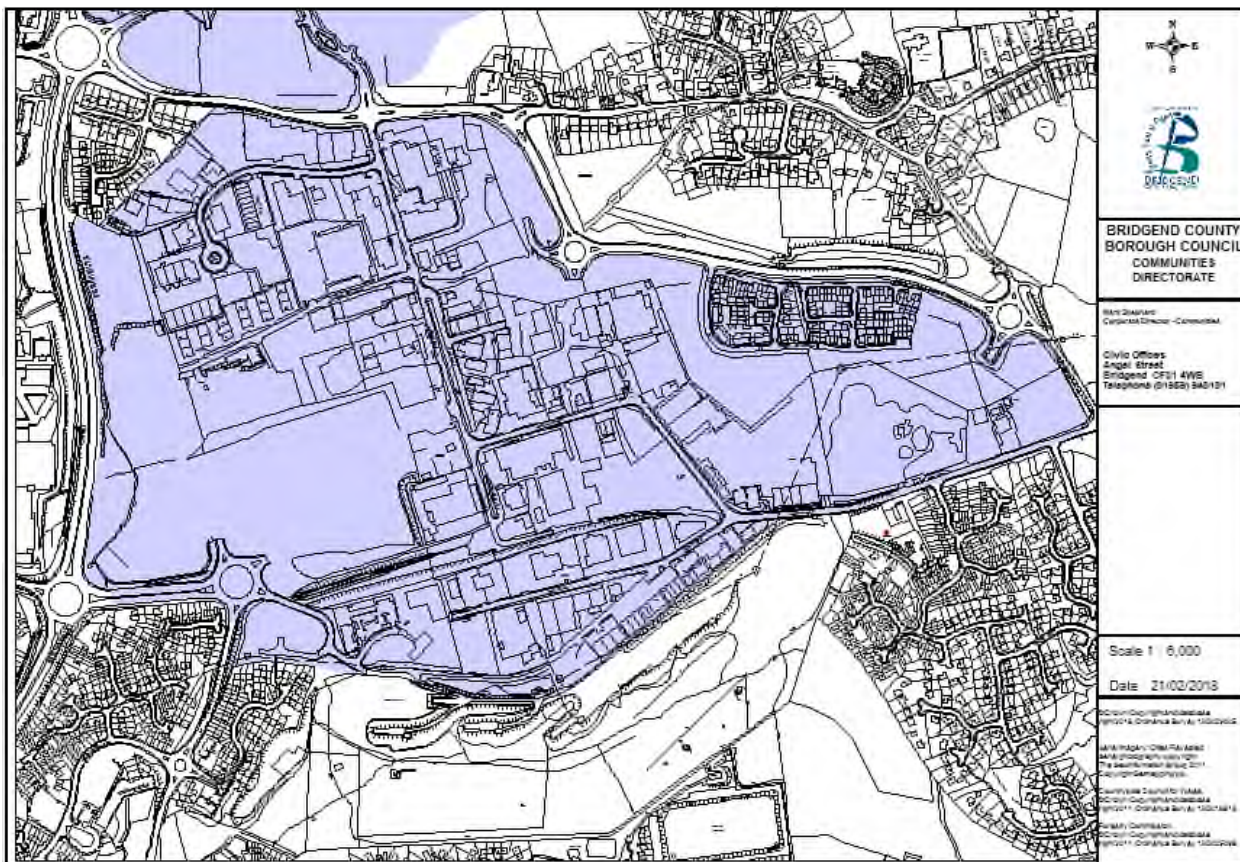
Description: Mixed-use residential development

Owner: South Wales Land Developments Ltd

Developer: **South Wales Land Development Ltd**

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(2)



Planning consent for site:

Application_No	P/11/355/FUL
Applicant	Lovell partnerships ltd
Location	Land adj Coity bypass, Bridgend, CF31 2AN
Description	Development of res. Scheme of 99 units with parking, assoc. Highways & drainage works
Decision	11/03/2013

Application_No	P/13/246/OUT
Applicant	S. Wales Land Developments Ltd. Per Lambert Smith Hampton, C/O Mr Damian Barry, 3 Callaghan Square, Cardiff.
Location	Brackla Industrial Estate, Land at. Brackla, Bridgend, CF31 2AN.
Description	Development of up to 230 dwellings and 0.3 hectares of mixed use centre (Use classes A1, A3 and C3).
Decision	07/11/2014

Application_No	P/14/464/OUT
Applicant	S. Wales Land Developments Ltd. Per Lambert Smith Hampton, C/O Mr Damian Barry, 3 Callaghan Square, Cardiff.
Location	LAND EAST OF A4061 (BNDR), CF31 2AN
Description	Outline Application for 220 dwellings
Decision	09/03/2016

Application_No	P/16/420/RES
Applicant	Persimmon Homes West Wales
Location	A4061 (land to east), Bridgend Northern Distributor Road, Coity, Bridgend, CF31 2AN
Description	Reserved matters 220 dwellings with associated vehicular and pedestrian access, parking (affecting footpath No 04, Coity)
Decision	06/03/2017

Application_No	P/16/337/RES
Applicant	Taylor Wimpey South Wales. Per LRM Planning Ltd, Sophia House, 28 Cathedral Road, Cardiff
Location	Wyndham Close (land adjacent), Brackla Industrial Estate, Bridgend. CF31 2AN
Description	Erection of 252 units, public open space, landscaping, pedestrian and cycle link and associated works
Decision	13/10/2016

SITE:

The Site forms part of the North East Brackla Regeneration Area which is allocated as a mixed-use regeneration scheme accommodating an estimated 550 new dwellings together with commercial and recreation facilities to serve the new community, the industrial estate, the village of Coity and the wider residential community of Brackla to the south. A Development Brief has been approved to provide a planning policy document to guide a phased development of the land.

Lovell Partnership have already completed 99 affordable housing units on the eastern part of the site.

The western portion of the site benefits from a recent consent for 220 units, (12 of which will be affordable) being developed by Persimmon and is currently under construction.

The eastern part of the site also benefits from consent for 239 dwellings being developed by Taylor Wimpey and is also under construction.

SITE AREA (Ha) – 16.76

Total Remaining – 12.24 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
100	100	100	71	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
558	99	22	437	66	100	271	0	0

**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Parc Afon Ewenni **LPA Ref No:** 871

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

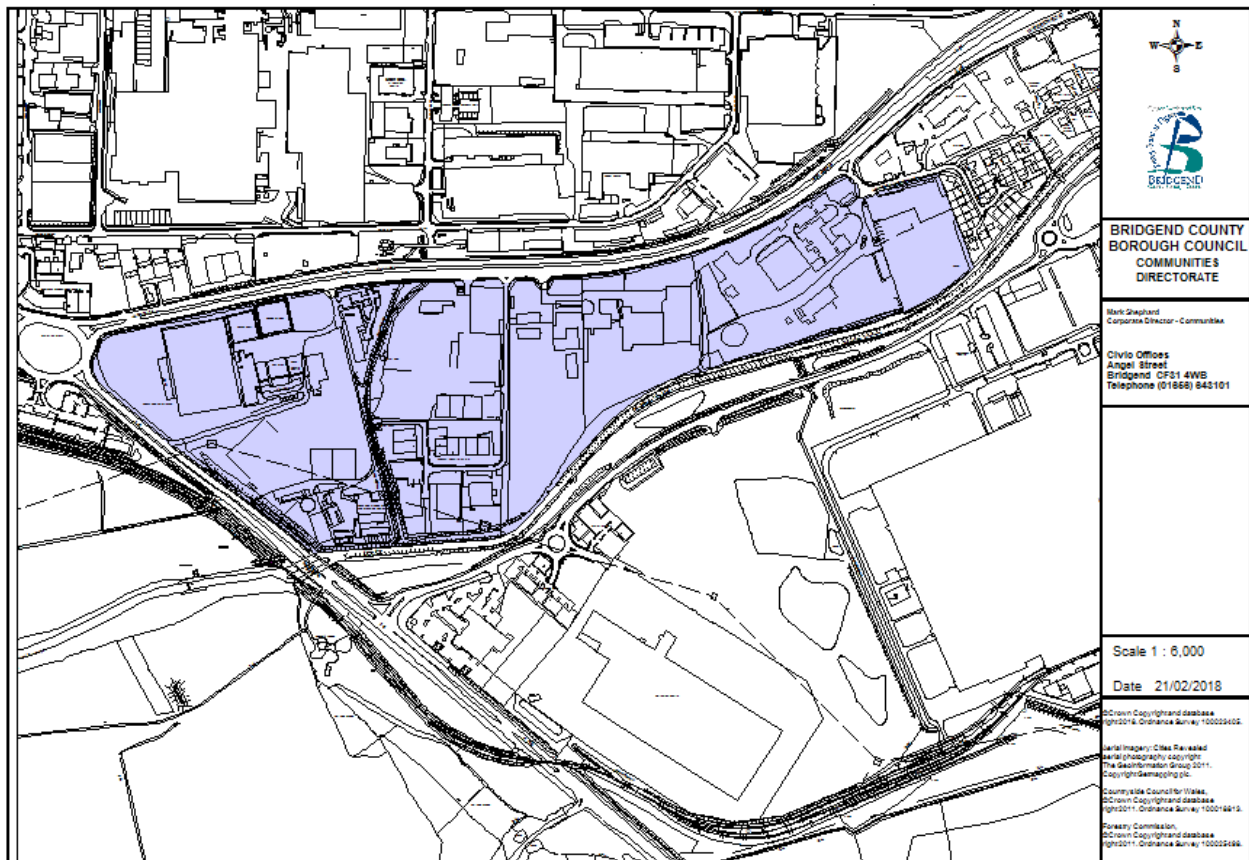
Description: Residential-led mixed-use

Owner: Bridgend County Borough Council, South Wales Police, Dovey Holdings

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(3)



Planning consent for site:

Application_No	P/16/464/DPN
Applicant	Bridgend County Borough Council
Location	BCBC County Supplies Building, Waterton, Bridgend. CF31 3YR
Description	Prior notification for demolition of 2 storey flat roofed building, single storey storage buildings and detached single storey garage block
Decision	14/07/2016

Application_No	P/16/764/DPN
Applicant	Bridgend County Borough Council
Location	BCBC County Supplies Building, Waterton, Bridgend. CF31 3YR
Description	Prior notification for demolition of pitched roof single storey building and offices, 2 storey & single storey building and offices, single storey flat roof wheelie bin store, single storey pitched roof training school building
Decision	19/10/2016

Application_No	P/15/368/OUT
Applicant	JRT, Mardan (Stevenage) Ltd. Per C2J Architects, Unit 1a, Compass Business Park, Pacific Road, Ocean Park, Cardiff
Location	Ewenny Industrial Estate (land at), Bridgend. CF31 3EX
Post_Code	CF31 3EX
Description	Construction of up to 240 residential units, 1123 sq m of A1/A2/A3/D1/D2 development, public open space and highway works
Decision	02/03/2018

SITE:

A multi directional traffic light controlled junction has been approved as part of planning application P/15/368/OUT to serve the site.

The Section 106 Agreement relating to Planning application P./15/368/OUT was signed 2nd March 2018 for up to 240 dwellings.

Given the recent sign-off of the Section 106 Agreement, relating to the central part of the site, a Development Brief for the Council owned land in the eastern most part of the site is being finalised (being undertaken by GVA). Marketing of the Council owned part of the site will follow later this year by E.J. Hales (likely to be in September). Additional SI work & CCTV drainage survey have been undertaken to support the sale.

The central part of the site is currently out to tender, with closing bids at the end of April 2018. There remains 7 interested parties in the bidding process. A start on site is anticipated early 2019 by agents.

The development of the western portion of the site, in SW Police ownership is proposed to follow from 2020

onwards in order to fund their ongoing rationalisation programme at their HQ Site.

There is considerable developer interest in the site and it is expected that the 3 portions of the site will be developed out concurrently, with 3 developers active on the site by 2020.

SITE AREA (Ha) – 16.30

Brownfield (prev. developed): Total Remaining – 16.30 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
20	100	150	150	200

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
650	0	0	650	0	20	600	0	30

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Coity Road Sidings **LPA Ref No:** 38

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

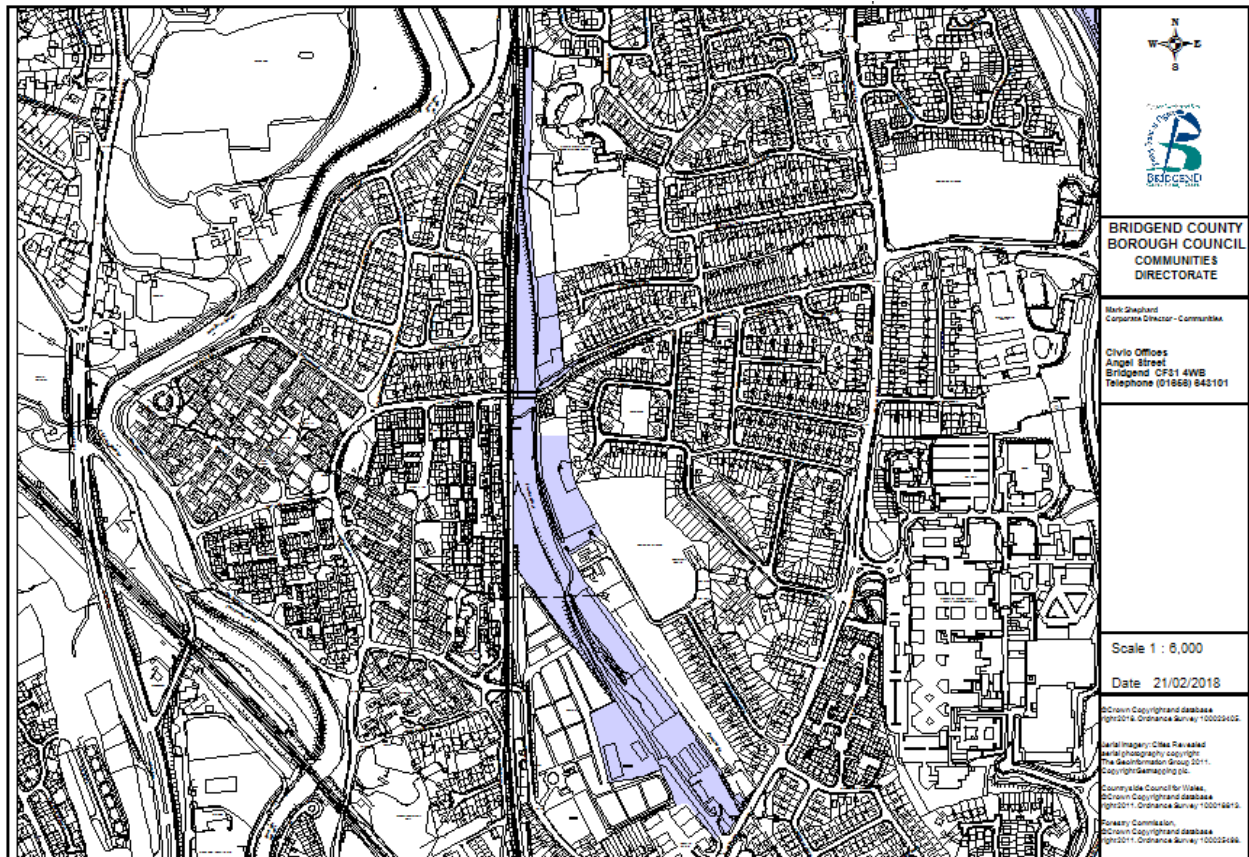
Description: Mixed-use development

Owner: Dainton Group / other private

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP COM 1(4)



Planning consent for site:

Application_No	P/12/807/FUL
Applicant	Dainton Group Services Ltd. c/o Mr Shaun Duncan, Dainton Business Park, Heathfield, Devon. TQ12 6RG
Location	Coity Road, Coity Road Sidings, Bridgend
Post_Code	CF31 1LT
Description	Change of use to B1/B8 mainly containerised storage
Decision	Unconditional Consent
Decision_Date	20/12/2012

Application_No	P/13/534/FUL
Applicant	Dainton Group Services Ltd. c/o Mr Shaun Duncan, Dainton Business Park, Heathfield, Devon. TQ12 6RG
Location	Coity Road, Coity Road Sidings, Bridgend
Post_Code	CF31 1LT
Description	Develop site for use as self storage, open storage, offices, warehousing & portable building sales
Decision	Unconditional Consent
Decision_Date	16/01/2014

Application_No	P/14/326/RLX
Applicant	Dainton Group Services Ltd. c/o Mr Shaun Duncan, Dainton Business Park, Heathfield, Devon. TQ12 6RG
Location	Coity Road, Coity Road Sidings, Bridgend
Description	Relax Condition 1 Of P/13/534/Ful With Regards To Site Levels
Decision	Conditional Consent
Decision_Date	26/06/2014

Application_No	P/15/279/FUL
Applicant	UK Power Reserve Ltd. 6th Floor, Radcliffe House, Solihull
Location	Coity Road, Coity Road Sidings, Bridgend
Description	A small scale standby electricity generation plant in individual soundproof containers
Decision	Refused (Appeal Dismissed)
Decision_Date	17/07/2015

SITE:

A small part of this mixed-use site has planning consent for a self-storage facility. The residential element and implementation of the proposed park & ride facility is likely to come forward during the latter part of the five year period. Uncertainty regarding the site in terms of whether the part landowner Dainton may expand their commercial operations on the site has been clarified by an appeal decision which upheld the Council's

decision to refuse an incompatible energy use and underlined the site's suitability for housing purposes, within the medium term.

The site is in a highly sustainable location, close to the town centre and also benefits from a railway station. It is reasonable to assume that the delivery rate and demand will be high, similar to those achieved at Parc Derwen, especially given that delivery is forecast in the latter part of the 5 year period when housing market recovery is expected to be sustained.

SITE AREA (Ha) – 5.47

Brownfield (prev. developed): Total Remaining – 5.47 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	30	40

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
140	0	0	140	0	0	70	0	70

**Joint Housing Land Availability Study
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Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Land at Waterton Lane **LPA Ref No:** 873

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

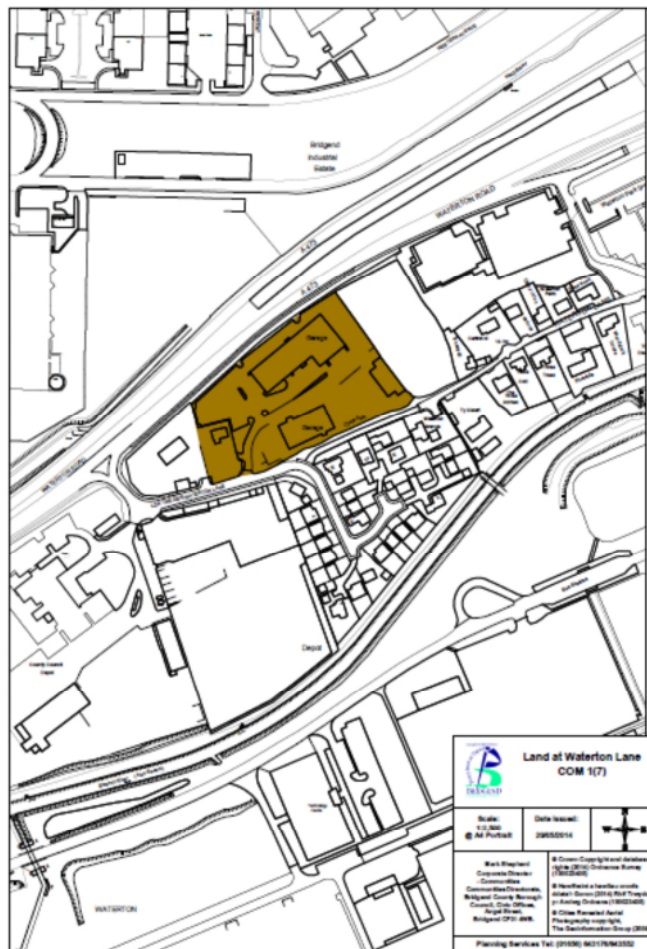
Description: Residential

Owner: Wick Van Hire (Lease to Lee & Turner)

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(7)



Planning consent for site: None

SITE:

Pre-application meetings and design parameter advice have taken place with Development Control Officers and agents representing the land-owner, on the basis of developer interest in the site from a volume house builder. The land has recently changed hands and is now in the ownership of Phillip Jenkins (Wick Van Hire).

Adjacent site for 8 dwellings under construction. Further discussions with the land-owner show that he is still open to negotiation and discussions on future disposal and is looking to the development of the adjacent Parc Afon Ewenni as a guide to potential timing of release.

SITE AREA (Ha) – 1.20

Brownfield (prev. developed) : Total Remaining – 1.20 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	42	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
42	0	0	42	0	0	42	0	0

**Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Jubilee Crescent **LPA Ref No:** 11

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Housing Association (Hafod Housing)

Description: Residential Development of former Bridgend AFC Ground

Owner: Bridgend County Borough Council
(Fiona James: Development Surveyor, Property Services, Ravens Court,
Brewery Lane, Bridgend, CF31 4AP
Tel No: 01656 642716
Email:helen.jones1@bridgend.gov.uk)

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(8)



Planning consent for site:

Application_No	P/15/379/FUL
Applicant	Hafod Housing Association Ltd. Per Asbri Planning Ltd, Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff
Location	Coychurch Road (land adjacent to), Bridgend
Description	Construction of 48 dwellings and associated works
Decision	Granted with Conditions
Decision_Date	27 th May 2016

SITE:

Planning permission for 48 dwellings to Hafod Housing Association was approved by Development Control Committee on the 7th January 2016. Development is currently ongoing.

SITE AREA (Ha) – 1.31 Ha

Greenfield: Total Remaining – 0.25 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
9	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
48	0	0	48	39	9	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Brocastle Estate, Bridgend, CF35 5AU **LPA Ref No:** 402

Area or Zone: Bridgend **Grid Ref:** 293599 177152

Major Settlement: Bridgend

Market: Private

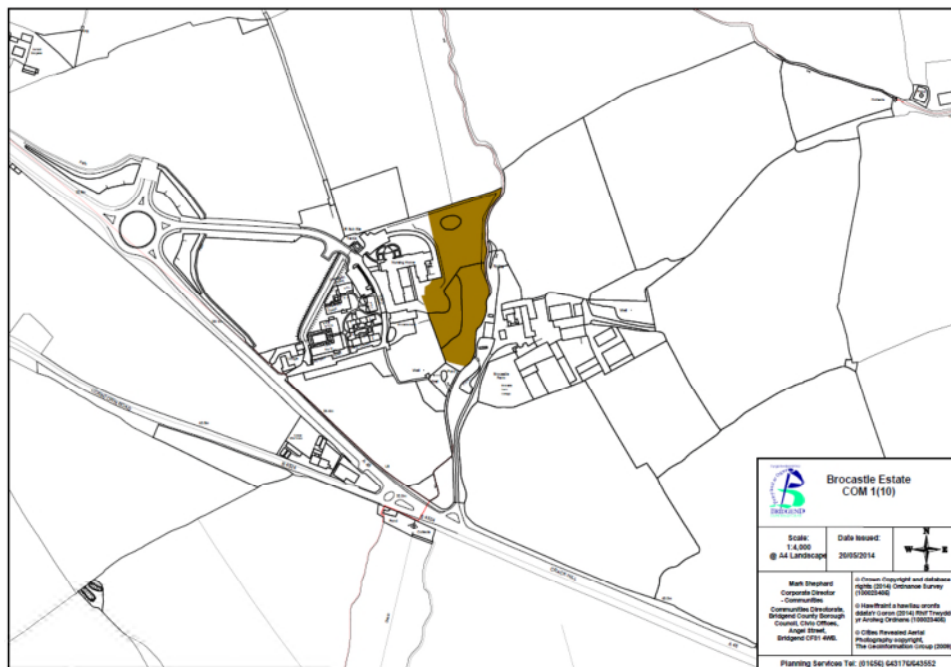
Description: 78 bed nursing home, convert Grade 2 Manor House, conversion of agricultural buildings and new assisted living units

Owner: Hafod Care Association Ltd

Developer: Hafod Care Association Ltd
(Mr Robert Wathen: Managing Director of Hafod Care,
Hafod Care Association Ltd, St Hilary Court, Copthorne Way, Culverhouse
Cross, Cardiff,

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(10)



Planning consent for site:

Application_No	P/05/933/FUL
Applicant	Hafod Care Association Ltd. Per Wigley Fox Partnership PLC, The Chapel, Churchhill Way, cardiff, CF10 2WF.
Location	Brocastle Estate, Bridgend, CF35 5AU.
Description	78 bed nursing home, convert Grade 2 Manor House, Dom. and Agri. buildings to 30 Ass. living units and Assoc. works.
Decision	Conditional Consent
Decision_Date	04/10/2005

Application_No	P/06/1275/FUL
Applicant	Hendre Housing Association Ltd. Per Wigley Fox Partnership PLC, the Chapel, Churchhill Way, Cardiff, CF10 2WF.
Location	The Brocastle Estate, Brocastle, Bridgend, CF35 5AU.
Description	30 2-bed Apts over 2 floors, walkways, stairs, lifts, car parking, landscaping, amenity and outdoor leisure facilities.
Decision	Refused (Allowed on Appeal)
Decision_Date	15/11/2007

Application_No	P/12/763/RLX
Applicant	Hafod Care Association Ltd. Per Asbri Planning Ltd (c/o Miss L Hughson-Smith), 1st Floor, Westview House, Oak Tree Court, Cardiff Gate Business Park,
Location	The Brocastle Estate, Brocastle, Bridgend, CF35 5AU.
Description	Relax condition 1 of consent P/06/1275/FUL to extend the time period for commencement of works for a further 5 years
Decision	Conditional Consent
Decision_Date	27/11/2012 (Expires 27/11/2017)

Application_No	P/17/575/RLX
Applicant	Hafod Care Association Ltd. Per Asbri Planning Ltd (c/o Miss L Hughson-Smith), 1st Floor, Westview House, Oak Tree Court, Cardiff Gate Business Park,
Location	The Brocastle Estate, Brocastle, Bridgend, CF35 5AU.
Description	Further extend the time period for commencement of works to P/12/763/RLX for a further 5 years (30no. assisted living units with assoc. works ref: P/06/1275/FUL)
Decision	Conditional Consent
Decision_Date	14/08/2017

SITE:

The site is being developed by Hafod Care Association for assisted living units for the elderly in conjunction with the 78 bed nursing home. The remaining 30 units represent the second phase of the development project and involves the construction of an articulated row of units located to the east of the existing new

buildings. No issues have been raised in respect of the proposed architecture, ecological matters or other technical matters.

Development Manager of Hafod Care Association continues to advise that they are going to bring forward the remaining 30 units within the five year period. Hafod have confirmed that they will be seeking to renew their existing consent this year.

SITE AREA (Ha) – 5.5

Greenfield: Total Remaining – 2.29 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	30	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
72	42	0	30	0	0	30	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: South Wales Police Cowbridge Road **LPA Ref No:** 872

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

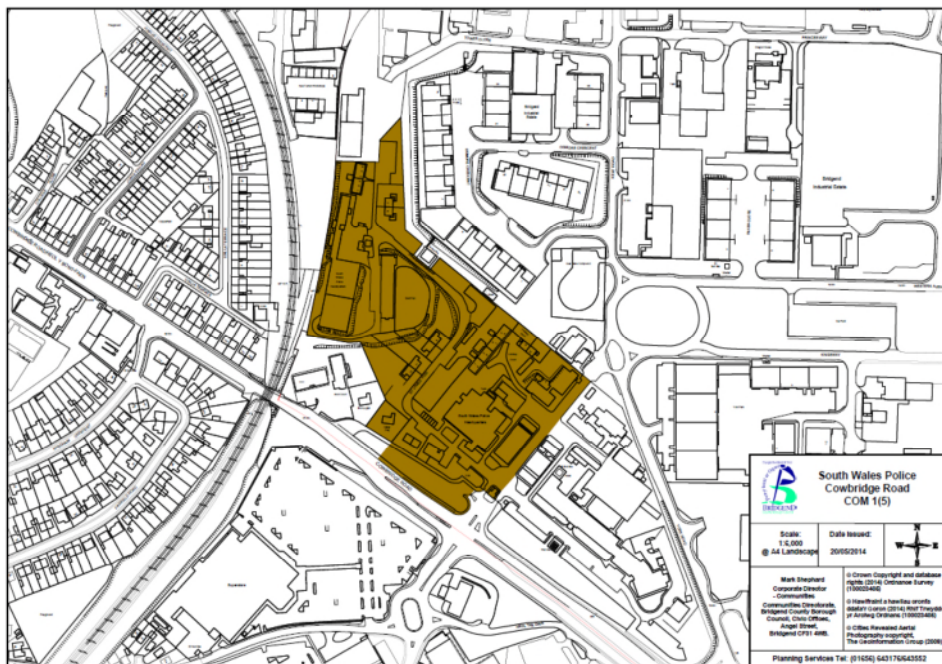
Description: Residential

Owner: South Wales Police

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(5)



Planning consent for site: None

SITE:

Recent discussions with the Police has revealed that the site now forms a critical part of their rationalisation programme and will be retained for Police operations and as such will not be released for residential purposes.

SITE AREA (Ha) – 4

Brownfield (prev. developed): Total Remaining – 4 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
138	0	0	138	0	0	0	0	138

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Land at Waterton Manor And Waterton Lane **LPA Ref No:** 874 & 705

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Housing Association / Private

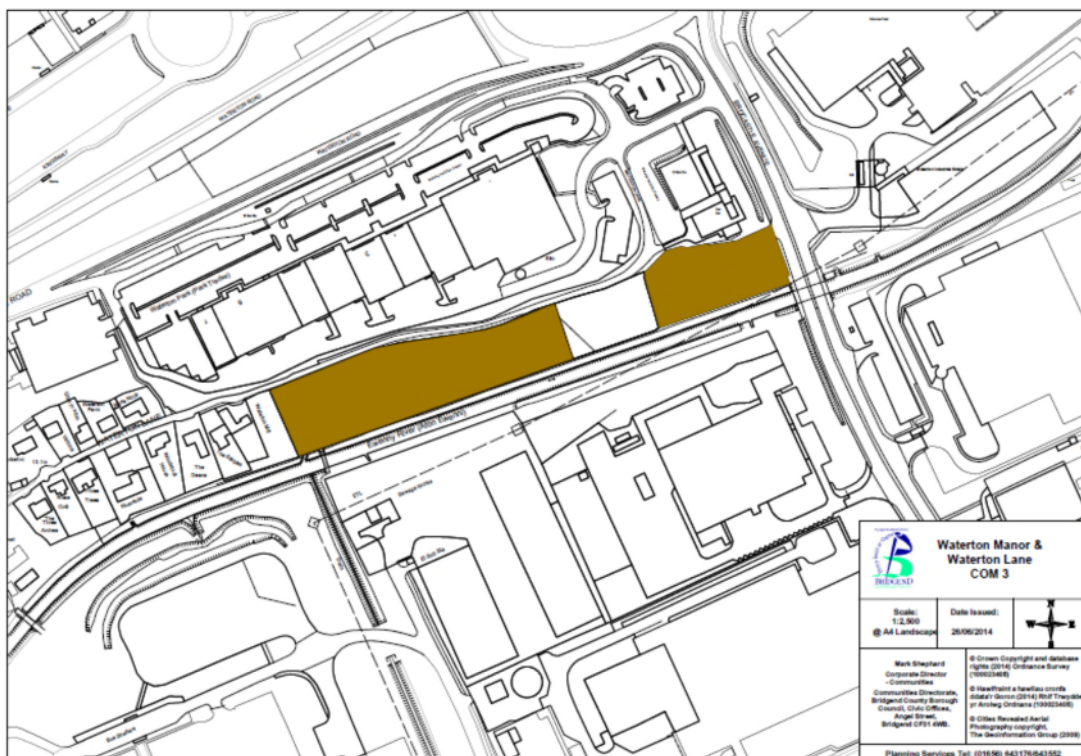
Description:

Owner: V2C / Windsor Property Ltd

Developer:

PLANNING STATUS Planning applications pending

Current LPA Status: Bridgend LDP Policy COM 1(11) & COM 1(14)



Planning Consent for Site

Application_No	P/08/776/OUT
Applicant	Mr D J Davies. Per Harmers Limited. 39 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff
Location	Waterton Lane, (land at) Waterton, Bridgend
Description	Residential development and 8 detached houses
Decision	Conditional Consent.
Decision_Date	18/09/2009

Application_No	P/10/296/OUT
Applicant	Mr D J Davies. Per Harmers Limited, 9 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF14 5GG
Location	Waterton Lane (land at), Waterton, Bridgend. CF31 3YW
Description	Outline application for 3 dwellings (1 detached and a pair of semi-detached)
Decision	Conditional Consent
Decision_Date	20/07/2011

Application_No	P/14/185/FUL
Applicant	MESSRS R DAVID, J DAVID & P POOK
Location	Waterton Lane, (land at) Waterton, Bridgend
Description	Residential development of 39 dwellings, new access road & assoc parking & demolition of existing building
Decision	Conditional Consent
Decision_Date	09/11/2016

SITE:

The most recent planning application for 39 dwellings was approved at development control committee of 3rd September 2015. The permission combines housing allocations. The Section 106 agreement was signed on the 9 November 2016. Part of the site has been acquired by V2C and they are in the process of resolving a number of technical issues with their partner before proceeding with development.

SITE AREA (Ha) – 1.46 Ha

Brownfield (prev. developed) : Total Remaining – 0.37 Ha

Greenfield: Total Remaining - 1.09 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	19	20	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
39	0	0	39	0	0	39	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Town Centre
Rhiw / Brackla Street **LPA Ref No: 755 / 1100**

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Housing Association

Description: Vibrant and Viable Places Regeneration
Replacement Car Park and Residential Development

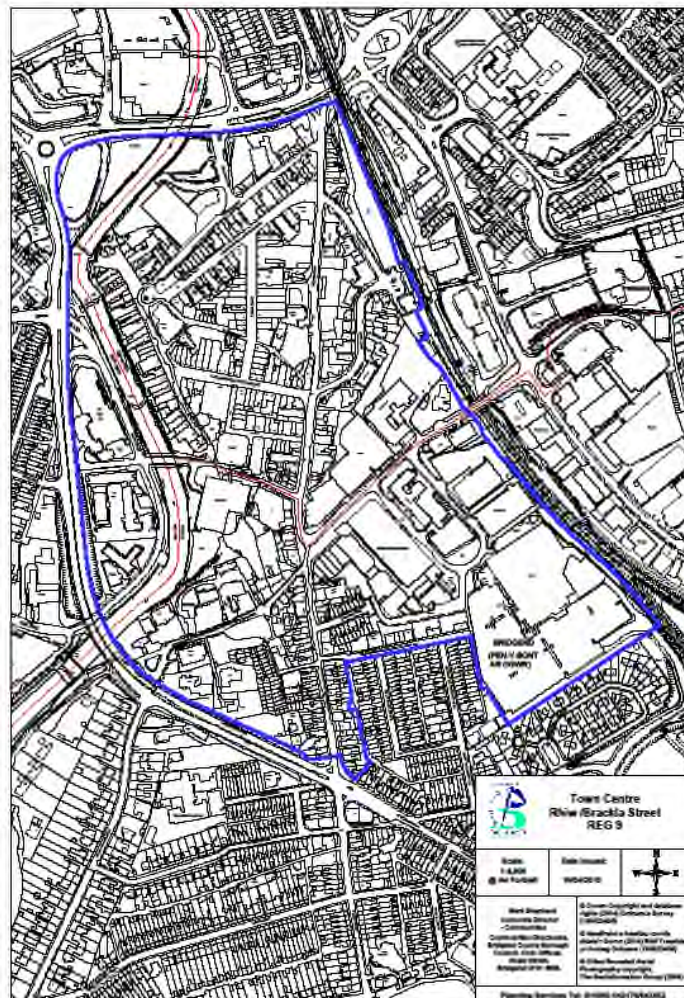
Owner:

Developer: Coastal Housing

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy REG 9

Planning consent for site:



Application_No	P/06/1127/FUL
Applicant	Hawkstone Properties, Bridgend. Per Wigley Fox Partnership PLC, The Chapel, Churchill Way, Cardiff, CF10 2WF.
Location	Brackla Street, Brackla Street Shopping Centre. Bridgend.
Description	Part demolition of existing shopping centre and construct new retail and residential accommodation (19 No. units).
Decision	Conditional Consent
Decision_Date	19/09/2007

Application_No	P/15/60/FUL
Applicant	Coastal Housing Group & Bcbc
Location	Land At The Rhiw Multi Storey Car Park
Description	Demolish & Rebuild Car Park: Erect 5 Storey Residential/Commercial Block (Class A1/A2/A3 & 28 Dwellings With Parking)
Decision	Conditional Consent
Decision_Date	24/07/2015

Application_No	P/17/433/FUL
Applicant	Coastal Housing Group. Per Asbri Planning, Suite 4, The J Shed, SA1 Swansea Waterfront, Swansea, SA1 8BJ
Location	Nolton Street 11 (former McDonalds restaurant), Bridgend, CF31 1BX
Description	Demolition of existing building to be replaced by a three storey mixed use development comprising 2no. ground floor commercial units & 10no. residential apartments above.
Decision	Conditional Consent
Decision_Date	26/01/2018

SITE:

The development represents part of a wider regeneration initiative for Bridgend Town.

Twenty eight affordable homes have recently been completed at the Riverside Regeneration Site and a further 10 units are proposed on Nolton Street as part of the Vibrant and Viable Places Regeneration initiative and are being developed by Coastal Housing. Other schemes in the town centre are to follow.

SITE AREA (Ha) – 3.1

Brownfield (prev. developed): Total Remaining – 0.04 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
10	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
38	0	28	10	0	10	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Parc Farm
North East of Parc Derwen
LPA Ref No: 878

Area or Zone: Bridgend
Grid Ref:

Major Settlement: Bridgend

Market: Housing Association

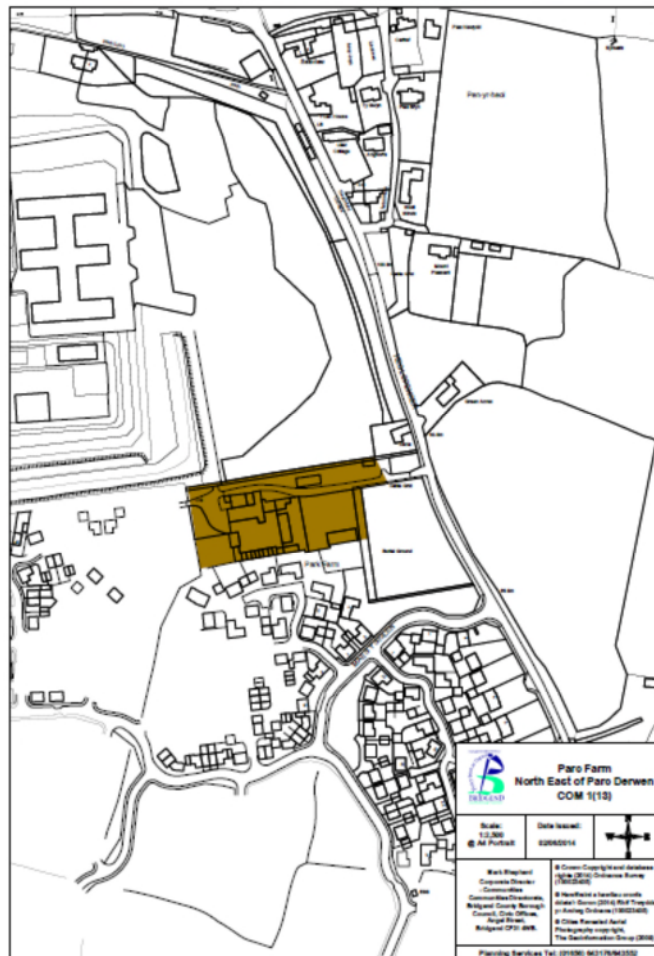
Description: Residential

Owner: Wales & West Housing Association

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(13)



Planning consent for site:

Application_No P/11/881/OUT

Applicant M & R Phipps

Location Former Parc Farm Buildings, Heol Spencer, Coity

Description Outline application for 14 residential units accessed from heol spencer, coity

Decision Conditional Outline Consent

Decision_Date 08/01/2014

Application_No P/15/542/DPN

Applicant Mr M Phipps. Per Harmers Limited, 39 Lambourne Crescent, Cardiff Business Park, Ilanishen

Location Heol Spencer, former Parc Farm Buildings, Coity, Bridgend. CF35 6AS

Description Prior notification for demolition of former farm buildings and former dwelling

Decision No Objection

Decision_Date 23/09/2015

Application_No P/16/985/FUL

Applicant Wales and west Housing Association

Location Heol Spencer, former Parc Farm Buildings, Coity, Bridgend. CF35 6AS

Description Residential development of 24 x affordable dwellings comprising 20 x houses and 4 x flats

Decision Conditional Consent

Decision_Date 31/08/2017

SITE:

Ongoing development. Development likely to be ahead of programme with expected completion of the site in July.

SITE AREA (Ha) – 0.42 Ha

Brownfield (prev. developed): Total Remaining – 0.42 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
13	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
24	0	0	24	11	13	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Queen Street 6-10 **LPA Ref No:** 757

Area or Zone: Bridgend **Grid Ref:** 290507 179705

Major Settlement: Bridgend

Market: Private

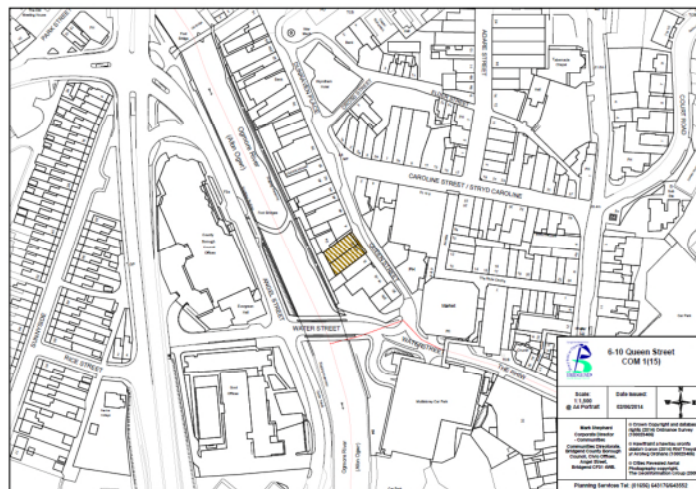
Description: Re-model front and rear elevations, erect partial 3rd floor and convert floors 1 to 3 into 10 self contained flats

Owner: Starmore Estates Ltd

Developer: Starmore Estates Ltd. Per Barley Wood Planning

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(15)



Planning consent for site:

Application_No	P/09/342/FUL
Applicant	Starmore Estates Ltd. Per Barley Wood Planning, Wills Moor, Gorran Haven, Cornwall. PL26 6JE
Location	Queen Street 6-10, Bridgend. CF31 1HX
Description	Re-model front and rear elevations, erect partial 3rd floor and convert floors 1 to 3 into 10 self contained flats
Decision	Conditional Consent
Decision_Date	24/06/2009

SITE:

Planning permission was previously granted to the property owner who had expressed intention to undertake the work as part of comprehensive re-model. Contact has been made to landowner Starmore Estates by the Council's Regeneration team for grant assistance for refurbishment, however the landowner is reluctant to engage with the Council at the current time.

SITE AREA (Ha) – 0.04

Brownfield (prev. developed): Total Remaining – 0.04 Ha

-

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	0	0	10	0	0	0	0	10

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Land at Llangewydd Road/Barnes Avenue Cefn Glas **LPA Ref No:** 914

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

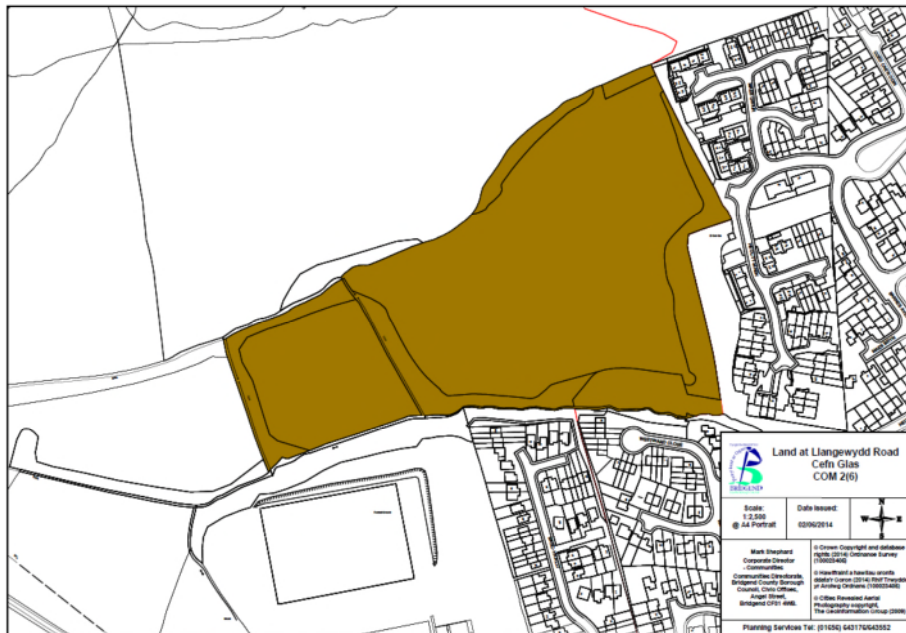
Description: Residential

Owner: Mr Phipps (Agents Harmers Ltd)

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 2(6)



Planning consent for site:

Application_No P/13/779/SOR
Applicant Harmers
Location Land At Llangewydd Road
Description Screening Opinion For Residential Development
Decision Decided – EIA not required
Decision_Date 30/12/2013

Application_No P/15/358/OUT
Applicant The Phipps Family. Per Harmers Limited, 39 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff
Location Heol Ty Maen (land to west of), Cefn Glas, Bridgend. CF31 4QF
Description Residential development with vehicular access point from Heol Ty Maen
Decision Conditional Consent
Decision_Date 30/11/2017

Application_No P/17/1043/RLX
Applicant Barratt Homes. Oak House, Village Way, Tongwynlais, Cardiff. CF15 7NE
Location Heol Ty Maen (land to west of), Cefn Glas, Bridgend. CF31 4QF
Description Variation of condition 14 of P/15/358/OUT to increase the number of residential units to 200.
Decision Conditional Consent
Decision_Date 03/04/2018

Application_No P/18/145/RES
Applicant Barratt Homes. Oak House, Village Way, Tongwynlais, Cardiff. CF15 7NE
Location Heol Ty Maen (land to west of), Cefn Glas, Bridgend. CF31 4QF
Description Reserved matters for 194 Units
Decision Pending
Decision_Date

SITE:

The site was promoted by Redrow Homes at the LDP Examination which included the submission of a conceptual masterplan for the site.

The landowner's agent has submitted a request for a screening opinion (reference No. P/13/779/SOR refers), the results of which are that an EIA is not required.

Outline planning application for 165 units has been granted, subject to resolution of S106 agreement.

SITE AREA (Ha) – 6.5

Greenfield: Total Remaining – 6.5 Ha

FORECAST COMPLETIONS:

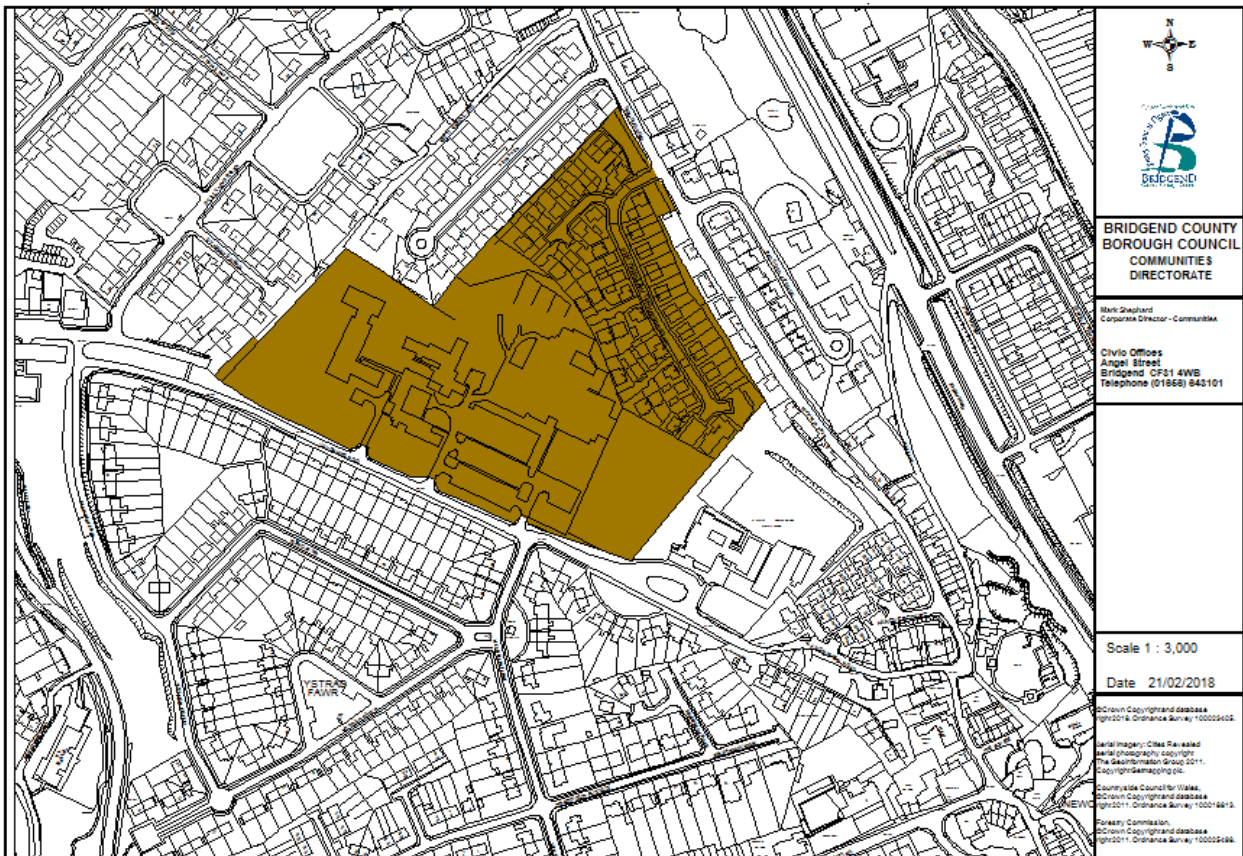
2018-19	2019-20	2020-2021	2021-2022	2022-2023
50	50	50	44	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
194	0	0	194	0	50	144	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME:	Ysgol Bryn Castell	LPA Ref No: 915
Area or Zone:	Bridgend	Grid Ref:
Major Settlement:	Bridgend	
Market:	Private / Affordable	
Description:	Residential	
Owner:	Bridgend County Borough Council	
Developer:	Barratt S.W. and United Welsh Housing Assoc.	
PLANNING STATUS:		
Current LPA Status:	Bridgend LDP Policy COM 2(7)	



Planning consent for site:

Application_No P/15/25/FUL

Applicant Barratt S.W. & United Welsh H. Assoc.

Location Playing Field At Ysgol Bryn Castell

Description Erection Of 67 Dwellings, New Access, Car Parking, Open Space, Landscaping & Associated Works

Decision Conditional Consent

Decision_Date 01/09/2015

Application_No P/15/457/DPN

Applicant BCBC Property Services. Per BCBC Transportation and Engineering (c/o Gethin Morris), Level 3, Civic Offices, Angel Street, Bridgend

Location Llangwydd Road, Ysgol Bryn Castell, Bryntirion, Bridgend. CF31 4JP

Description Demolition of all buildings within the school site

Decision Granted

Decision_Date 01/09/2015

SITE:

Planning application from Barratt Homes for Phase 1 of the site for 67 dwellings, accessed off Cefn Glas Road was approved in September 2015 and development has commenced.

GVA Grimley have produced a Development and Planning Brief for Phase 2 of the site which identifies capacity for 130 dwellings supported by an access appraisal undertaken by Vectos. The Council is in the final stages of exchanging contracts with a volume builder.

The site is scheduled for disposal in the summer.

SITE AREA (Ha) – 5.49

Brownfield (prev. developed): Total Remaining – 1.81 Ha

Greenfield: Total Remaining – 1.81 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
50	50	30	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
197	46	21	130	0	50	80	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME Cefn Glas Road **LPA Ref No:** 30

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market Private

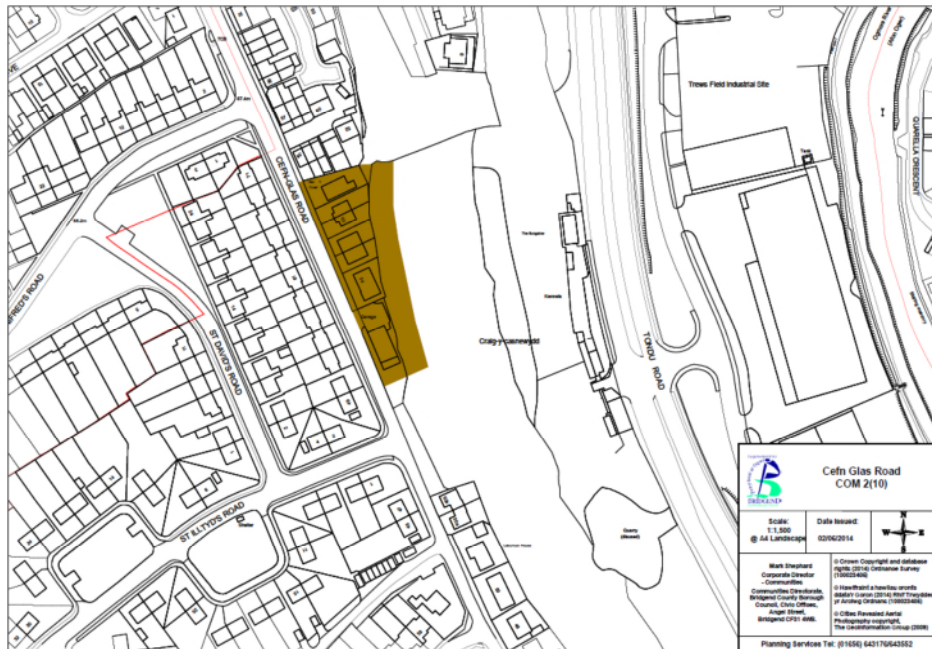
Description: Residential development

Owner:

Developer: Developments Limited. Per Jenkins Gould Partnership
J P Property Maintenance. Per Allan D Shaw

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(10)



Planning consent for site:

Application_No P/07/1159/OUT
Applicant Fairfield Properties (Bridgend). Per Jenkins Gould Partnership, Union Offices, Quarella Road, Bridgend, CF31 1JW.
Location Cefn Glas Road, Land at. Cefn Glas, Bridgend.
Description Residential Development.
Decision Conditional Consent
Decision Date 27/12/2007

Application_No P/08/522/FUL
Applicant Developments Limited. Per Jenkins Gould Partnership, Union Offices, Quarella Road, Bridgend, CF31 1JW.
Location Cefn Glas Road, (land at) Cefn Glas, Bridgend.
Description Erection of 1 detached dwelling, 2 semi-detached dwellings and 6 apartments.
Decision Conditional Consent
Decision_Date 03/09/2008

Application_No P/09/50/FUL
Applicant J P Property Maintenance. Per Allan D Shaw, 4 Lock's Court, Porthcawl. CF36 3JJ
Location Cefn Glas Road (land at), Cefn Glas, Bridgend
Description Proposed residential development (2no semi-detached bungalow & 1 detached bungalow)
Decision Conditional Consent
Decision_Date 13/03/2009

Application_No P/12/785/OUT
Applicant Davies Evans Partnership. Kingsway House, Bank Buildings, Bridgend Industrial Estate, Bridgend
Location Cefn Glas Road, Cefn Glas Filling Station, Bridgend. CF31 4PJ
Post_Code CF31 4PJ
Description Demolish existing commercial garage and erect two detached dwellings
Decision Conditional Consent
Decision_Date 23/05/2013

SITE:

No major constraints. Tree Preservation Order located to the rear of the site. Lies adjacent to the Cefn Glas

Wood (Graig-y-Casnewydd) SINC. Remaining plots are located at the southern end of the site.

SITE AREA (Ha) – 0.3

Greenfield: Total Remaining – 0.12 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	6	0	4	0	0	0	0	4

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Coed Parc **LPA Ref No:** 916

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

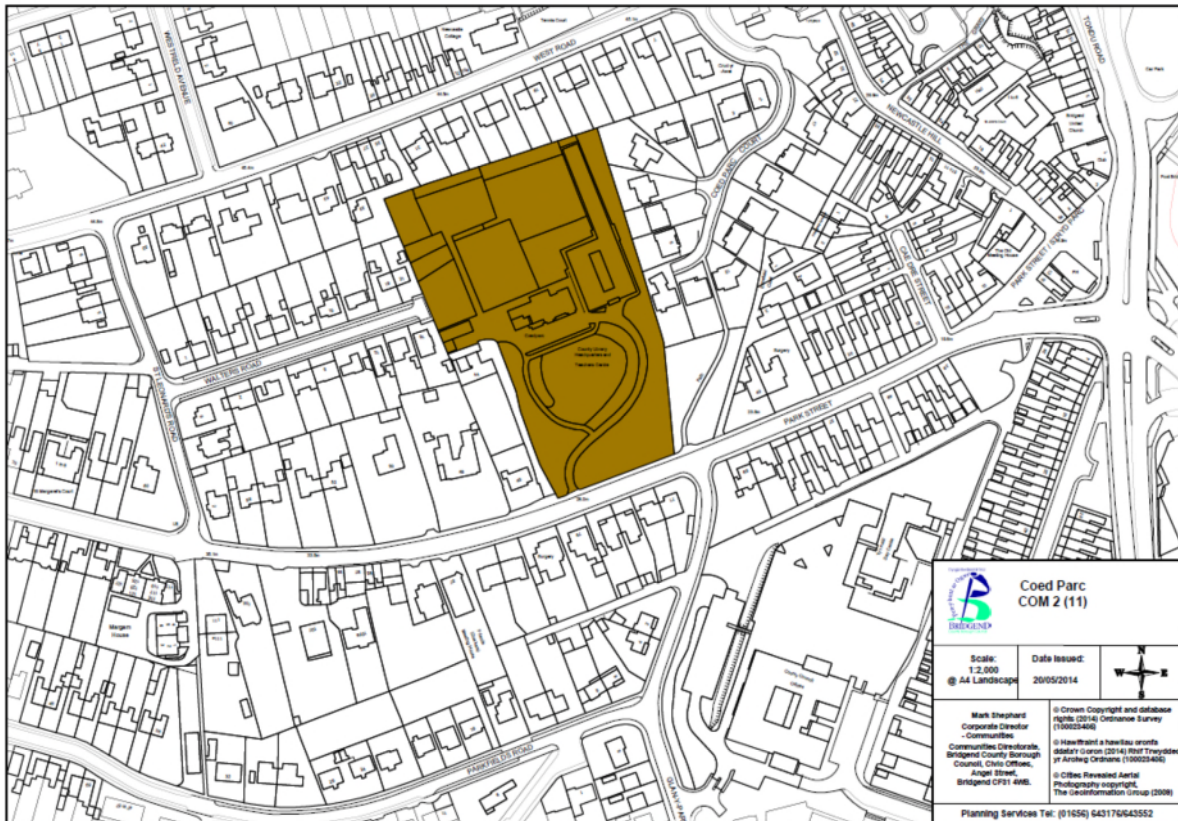
Description: Residential

Owner: Castell Homes

Developer: Castell Homes

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 2(11)



Planning consent for site:

Application_No	P/16/610/FUL
Applicant	Castell Homes
Location	Park Street, Coed Parc, Bridgend. CF31 4BA
Description	Convert/renovate 2 x residential dwellings and 13 x new residential dwellings with new access, landscaping, parking and associated works
Decision	Appeal Allowed (15/12/2017)
Decision_Date	Subject to unilateral undertaking

SITE:

A listed building application (application P/13/279/LIS refers) was submitted and approved on 15th January 2013 for alteration to the listed building on part of the site. This proposal ensures the buildings' future integrity as part of a wider scheme by Wales and West Housing Association.

Wales and West Housing Association submitted a planning application to provide an open market scheme under their private arm Castell Homes. This application is for 13 new dwellings and conversion of the listed building to 2 units – the application was recently allowed on appeal.

SITE AREA (Ha) – 1.43

Greenfield: Total Remaining – 1.43 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
10	5	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
15	0	0	15	0	10	5	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Oystercatcher Public House, Car Park and land behind **LPA Ref No:** 869

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

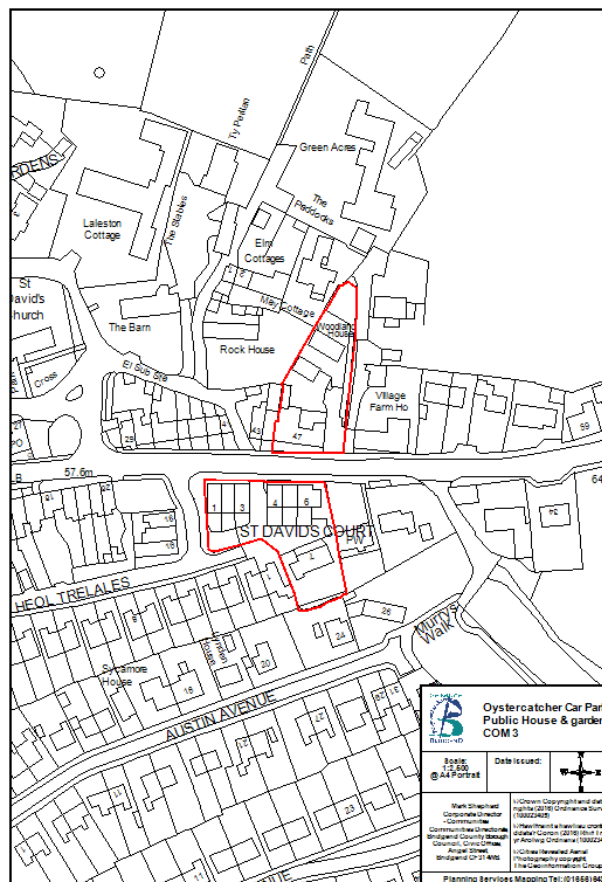
Description:

Owner: Trelalas Ltd (c/o CW Architects)

Developer: Valentine Homes

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No P/12/476/FUL

Applicant Trelales Ltd

Location Oystercatcher Car Park, High Street, Laleston

Description 7 new dwellings

Decision Conditional Consent

Decision_Date 18/10/2013

Application_No P/13/354/FUL

Applicant Trelales Ltd

Location Oystercatcher Public House, High Street, Laleston

Description C/u of public house to 2 dwellings, alts inc demolish eastern annexe & alts to rear annexes

Decision Conditional Consent

Decision_Date 22/11/2013

Application_No P/13/357/FUL

Applicant Trelales Ltd

Location Oystercatcher Public House (Land behind), High Street, Laleston

Description Proposed single dwelling house on land at the rear of the public house

Decision Conditional Consent

Decision_Date 18/10/2013

SITE:

Former public house and associated car park within the village of Laleston and within Laleston Conservation Area, on the outskirts of Bridgend. The scheme involves part conversion of existing buildings and new build by Valentine Homes. The site was sold at Auction by Watts & Morgan on the 22 March 2017.

SITE AREA (Ha) – 0.32

Brownfield (prev. developed): Total Remaining – 0 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	7	1	2	2	0	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Sunnyside Road **LPA Ref No:** 990

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

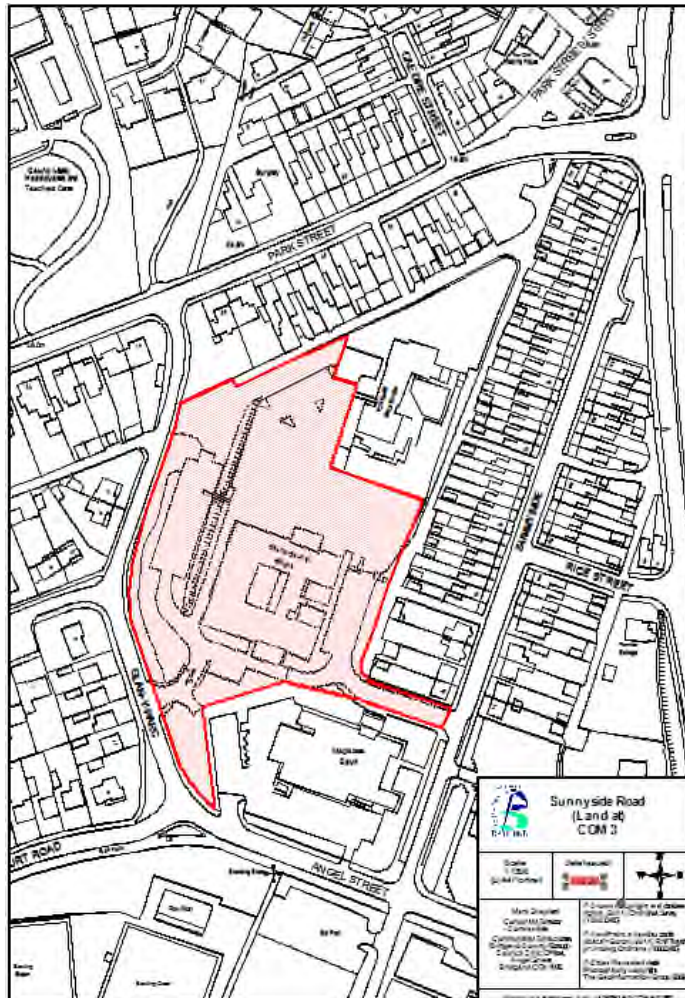
Description: Residential

Owner: G J & A Edwards

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No	P/15/104/FUL
Applicant	G J & A Edwards
Location	Sunnyside Offices, Sunnyside Road, Bridgend
Description	Demolish Existing Offices & Replace With Care Home / Extra Care & Associated Works
Decision	Conditional Consent
Decision_Date	21/05/2015

SITE:

Demolition of the former Sunnyside Offices has taken place and the site benefits from a consent for an eighty bed care home with a Phase 2 proposal is for 40 Extra Care Apartments.

The details associated with P/15/104/FUL relate specifically to an 80 bed care home. However, the planning application boundary is inclusive of the whole site, part of which clearly references Phase 2 land for future development (See Design and Access Statement para. 6.1.2 Site Layout Plan) for future extra-care residential development. Paragraphs 3.3 of the supporting FCA also clearly references that the proposed development is for an 80 bed care home and 40 extra care apartments.

The site has been acquired by Linc Cymru who have also acquired the adjacent Magistrates Court and a full design team has been assembled with Austin Smith engaged. Pre-application discussions are ongoing for a mixed-use Health Village incorporating medical, extra-care and general housing elements.

SITE AREA (Ha) – 1.31

Brownfield: Total Remaining – 1.31 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	20	20	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
40	0	0	40	0	0	40	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Cowbridge Road (rear of) **LPA Ref No:** 1025

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

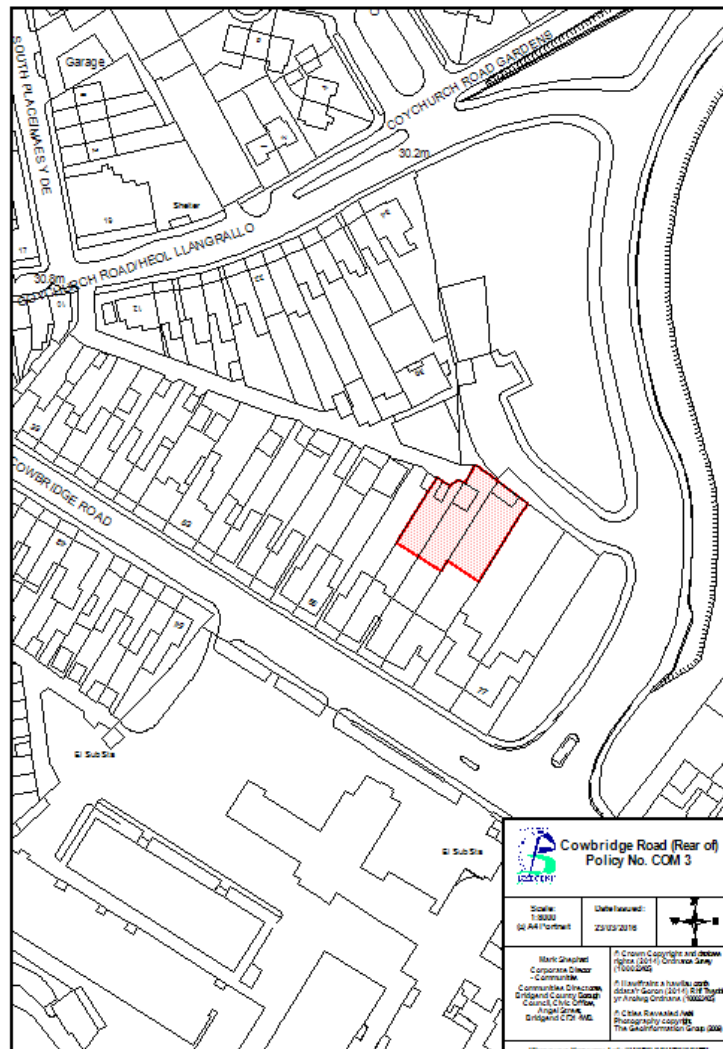
Description: Residential

Owner: Mrs Juliette Keogh

Developer: A J Design Associate

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No	P/15/693/FUL
Applicant	Mr Julian Keogh
Location	Cowbridge Road (Rear of)
Description	10 Apartments
Decision	Granted Pending Section 106
Decision_Date	

SITE:

The development represents a residential windfall on the edge of Bridgend Town Centre. Contact with the landowner regarding the progression of the S106. The landowner wishes to progress with the agreement as drafted and says the delay has been with her solicitor. A new Solicitor has been instructed.

SITE AREA (Ha) – 0.06

Brownfield: Total Remaining – 0.06 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	10	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	0	0	10	0	0	10	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: 11 Court Road, Gaylard Buildings **LPA Ref No:** 1064

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Private

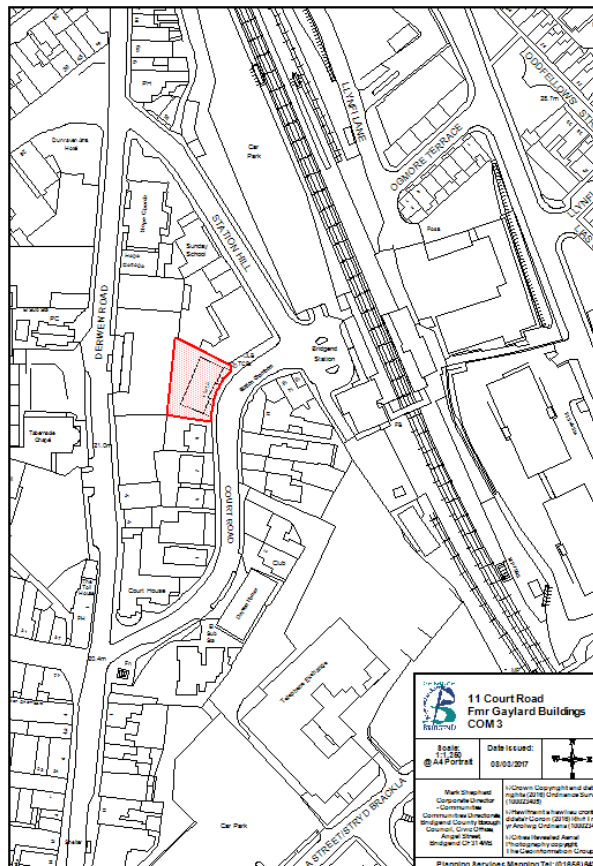
Description: Residential

Owner: Mr M Russell per P J Lee Architect

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No P/16/111/FUL
Applicant Mr M Russell
Location Court Road 11, Gaylard Building, Bridgend. CF31 1BD
Description Change of use from office and day centre to 15 x one bedroom apartments
Decision Conditional Consent
Decision_Date 21/02/2017

Application_No P/18/64/FUL
Applicant Mr M Russell
Location Court Road 11, Gaylard Building, Bridgend. CF31 1BD
Description Proposed third floor roof extension to create 2 No. 2 bed 3 person apartments
Decision Pending
Decision_Date

SITE:

The development represents a residential windfall within Bridgend Town Centre.

SITE AREA (Ha) – 0.05

Brownfield: Total Remaining – 0.00 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
2	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
17	0	0	17	15	2	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Elm Crescent, former OCLP clubhouse **LPA Ref No:** 1064
Bryntirion

Area or Zone: Bridgend **Grid Ref:**

Major Settlement: Bridgend

Market: Affordable Housing

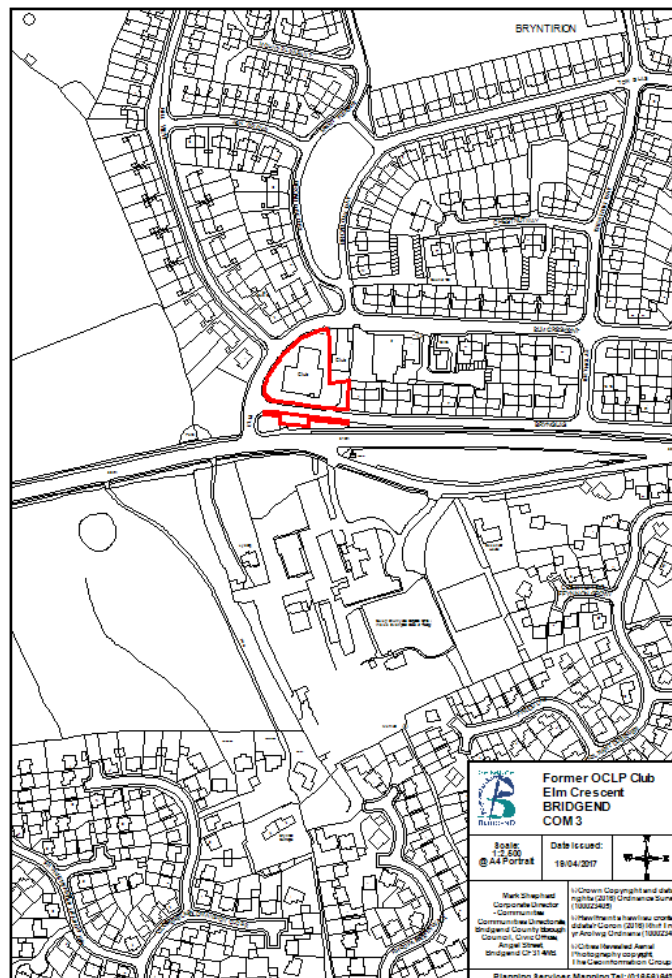
Description: Residential

Owner: Waterstone Estates Ltd. Per Geraint John Planning Ltd

Developer: Hafod

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No	P/16/606/FUL
Applicant	Waterstone Estates Ltd.
Location	Elm Crescent, former OCLP clubhouse, Bryntirion, Bridgend, CF32 4EA
Description	Demolition of existing buildings and construct mixed use development, 1 x A1 retail unit, 1 x A1/A2/A3 retail unit, 18 x affordable housing units with associated highway, access, parking, landscaping improvements
Decision	Conditional Consent
Decision_Date	25/05/2017

SITE:

Brownfield site in prominent location on the edge of Bridgend, approved subject to signing of S106 for 2 retail units and 18 affordable apartments. Development currently being built out by Waterstone Homes on behalf of Hafod Housing Association.

SITE AREA (Ha) – 0.23 Ha

Brownfield: Total Remaining – 0.00 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
18	0	0	0	18	0	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

BRIDGEND

SITE NAME: Bryn Bragl (Land to the west of) **LPA Ref No:** 1108

Area or Zone: Brackla **Grid Ref:**

Major Settlement: Bridgend

Market: Affordable Housing

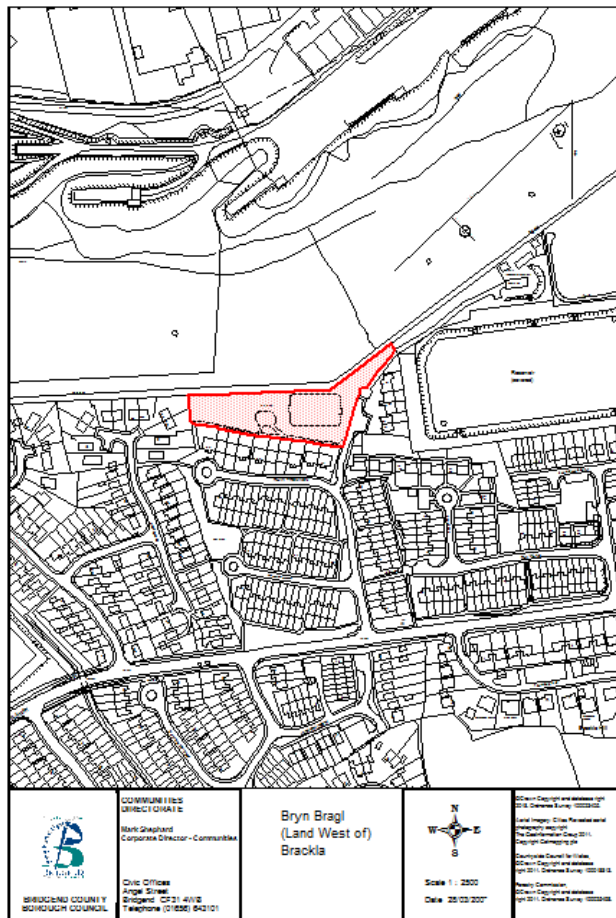
Description: Residential

Owner: Wales and West Housing Association

Developer: Wales and West Housing Association

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No	P/17/393/FUL
Applicant	Wales and West Housing Association
Location	Bryn Bragl (Land to the west of)
Description	Residential development of 10 affordable housing units, car parking, access, open space and associated works
Decision	Granted subject to signing of S106 Agreement
Decision_Date	

SITE:

Former disused recreational area. Proposed development of 10 affordable housing units (to high specification eco-design), car parking, access, open space and associated works.

SITE AREA (Ha) – 0.46

Brownfield: Total Remaining – 0.46 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	10	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	0	0	10	0	0	10	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Former Washery Site, Maesteg **LPA Ref No:** 3

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

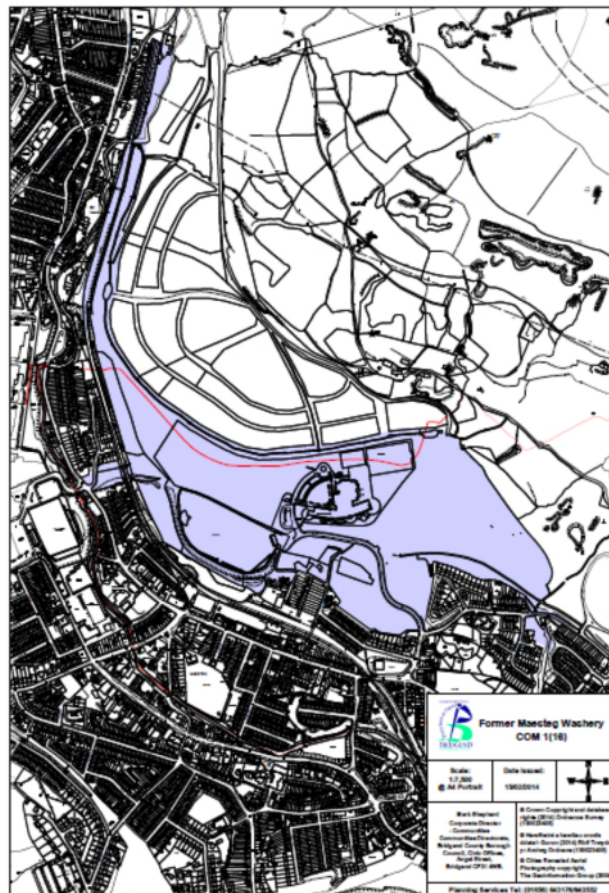
Market: Private

Description: MIXED USE REGENERATION SCHEME (RESIDENTIAL ELEMENT)

Owner: Bridgend County Borough Council
(Fiona James: Development Surveyor, Property Services, Ravens Court,
Brewery Lane, Bridgend, CF31 4AP
Tel No: 01656 642708 - Email:fiona.james@bridgend.gov.uk)

Developer:

PLANNING STATUS



Current LPA Status: Bridgend LDP Policy COM 1(16)

Planning consent for site

Application_No	P/04/1327/FUL
Applicant	Balfour Beatty Construction Ltd. Per Aedas architects Ltd, 21 St Mary street, Shrewsbury. SY1 1ED
Location	Maesteg Washery Land Reclamation
Description	Comprehensive School (affecting Maesteg Footpaths 23 and 57)
Decision	Conditional Consent
Decision_Date	02/02/2005
Application_No	P/04/1327/FUL

SITE

The site is located immediately north-east of the town centre and comprises of mixed-use development including educational, residential and recreational uses. Part remediation of the wider Washery site has resulted in the construction of the new Maesteg Comprehensive School and three development plateaux are earmarked for residential development. Two of these areas (as well as land at Llwynderw off Bridgend Road) already benefit from access arrangements but require an element of additional remediation to make them suitable for development. Welsh Government Land Reclamation monies of £2.5m have been approved and drawn down to enable the required remediation and development, (as well as land at Llwynderw off Bridgend Road) and implementation of the land envisaged within 3 years.

ARUP have been engaged to design a detailed scheme for remediation and will oversee the SI works. The remediation scheme will provide an 'oven-ready'.

A revised business case to convert the 'loan' to a grant, with BCBC working in partnership with a RSL is currently with Welsh Government for approval.

SITE AREA (Ha) – 5

Brownfield (prev. developed): Total Remaining – 5 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	20	40	40

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
135	0	0	135	0	0	100	0	35

**Joint Housing Land Availability Study
Site Proforma
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Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Ewenny Road **LPA Ref No:** 921

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

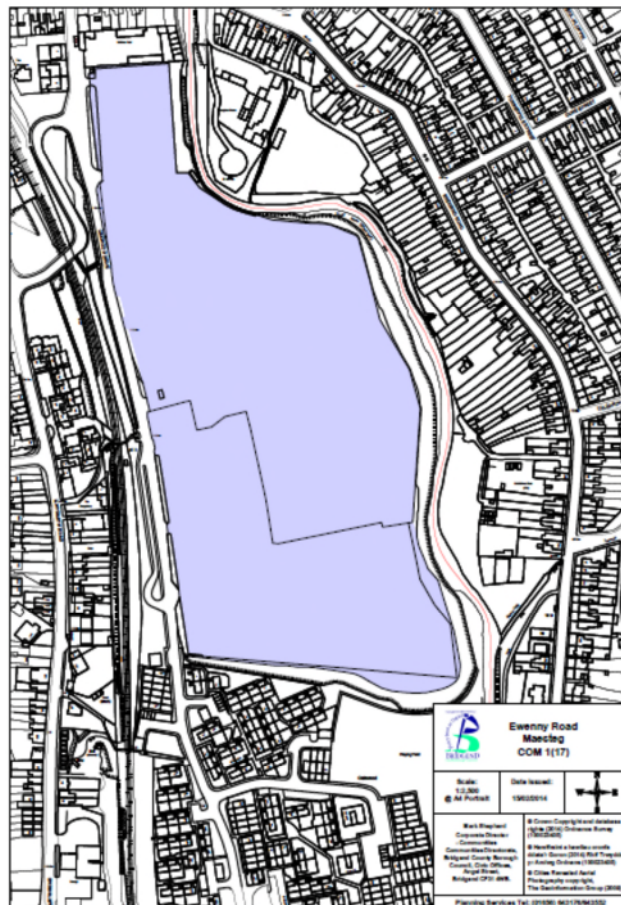
Description:

Owner: Joint Ownership:-
Bridgend County Borough Council / Pontardawe Coal and Metals Co.

Developer:

PLANNING STATUS: P/13/808/OUT - Pending

Current LPA Status: Bridgend LDP Policy COM 1(17)



Planning consent for site: Pending

Application_No	P/13/808/OUT
Applicant	Pontardawe Coal & Metals Co. Ltd
Location	Land off Oakwood Drive
Description	Mixed-use dev. Inc. Employment , extra care res. (50 beds), public house & restaurants, retail & 115 res. Dwellings
Decision	Pending, subject to signing of S106
Decision_Date	

SITE:

Outline planning application P/13/808/OUT for a mixed use development, including 115 dwellings and a 50 unit residential extra-care facility (165 units total) was presented to Development Control Committee in June 2014. This has been amended to 138 dwellings.

This revision of the Masterplan and the Heads of Terms of the Section 106 Agreement was presented to Committee in May 2016 and the S106 is nearing completion with final signing to coincide with disposal of the Council owned part of the site to Clowes.

Clowes intend to dispose of the housing element immediately but retain the commercial element and build this out themselves. Volume builders are showing active interest in acquiring the site.

SITE AREA (Ha) – 4.0 ha

Brownfield (prev. developed): Total Remaining – 4.0 ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	20	40	40	38

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
138	0	0	138	0	0	138	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Coegnant Reclamation Scheme **LPA Ref No:** 922

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

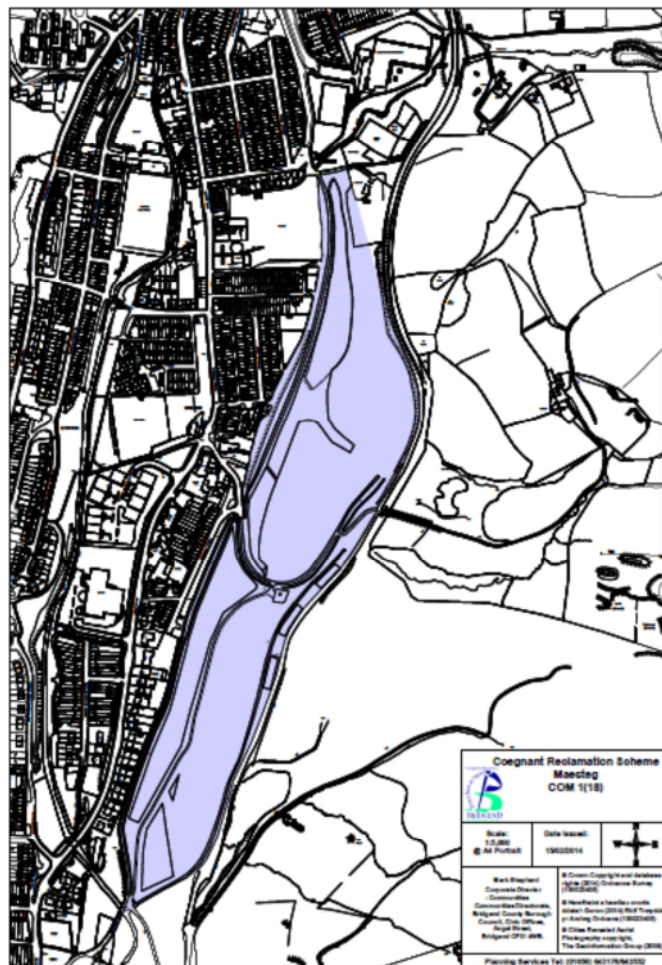
Description:

Owner: Bridgend County Borough Council

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 1(18)



Planning consent for site: None

SITE:

Site is seen as having scope for development in the latter part of the five year period as market sentiment and land values improve in the upper valley areas.

SITE AREA (Ha) – 3

Brownfield (prev. developed): Total Remaining – 3 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
100	0	0	100	0	0	0	0	100

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Crown Road, Maesteg **LPA Ref No:** 1

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

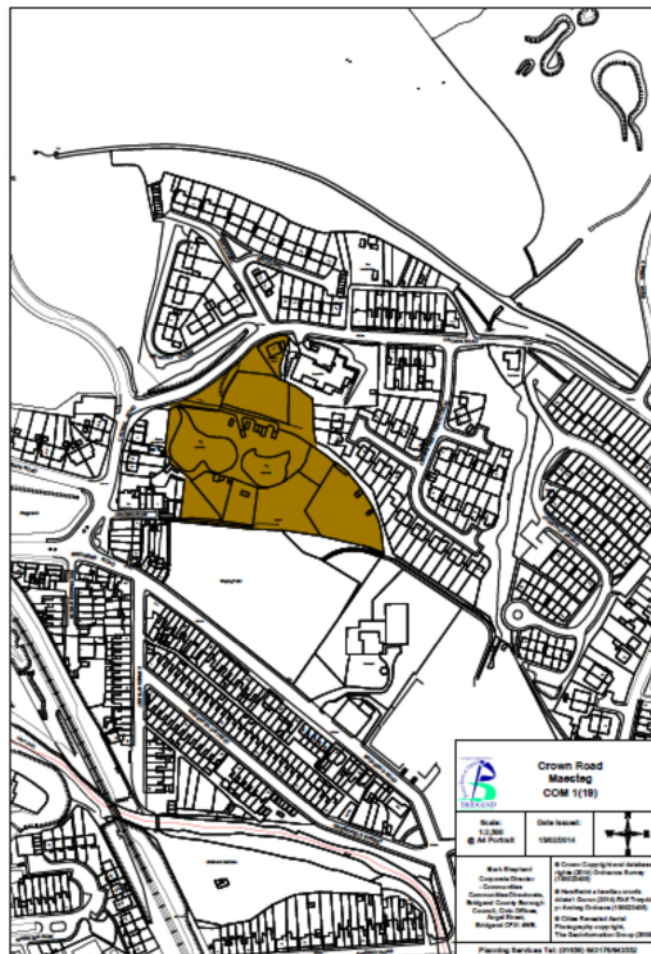
Description: Residential Development

Owner: Mr P. Harris & Mr M.Howe

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(19)



Planning consent for site: None

SITE:

Meeting and subsequent discussions have taken place with landowners where they indicated that they intend to either develop the site themselves on a plot by plot basis but may release to local developer. 10 units are anticipated to be delivered in 2019 and 2020 with the remaining units post 2020. No significant known site constraints. The adjacent Bryneithin Home site has been sold to a developer and the Prior Notification of the demolition of the former care home was approved in July 2015 and demolition has been carried out, which provides an additional incentive for development.

SITE AREA (Ha) – 1.37

Brownfield (prev. developed): Total Remaining – 1.37 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
40	0	0	40	0	0	0	0	40

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Former Blaencaerau Junior School **LPA Ref No:** 923

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

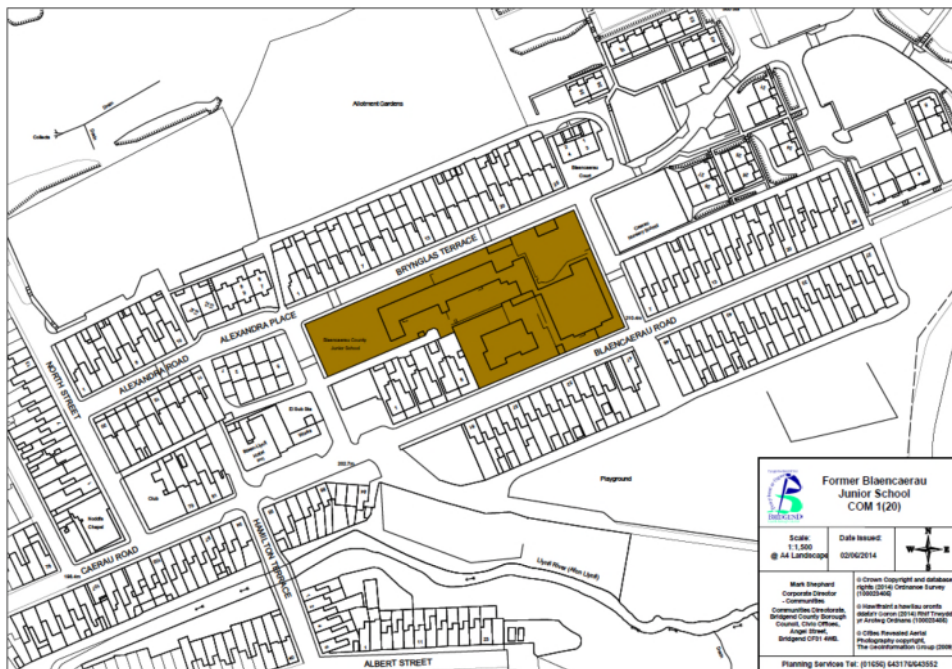
Description:

Owner: Bridgend County Borough Council

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 1(20)



Planning consent for site: None

SITE:

Existing buildings have been demolished presenting a clear site with access to services for development.

Disposal programme anticipates the site is released towards the latter part of the five year period as market sentiment and land values in the upper valley area improves.

SITE AREA (Ha) – 0.55

Brownfield (prev. developed): Total Remaining – 0.55 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
35	0	0	35	0	0	0	0	35

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Y Parc **LPA Ref No:** 875

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

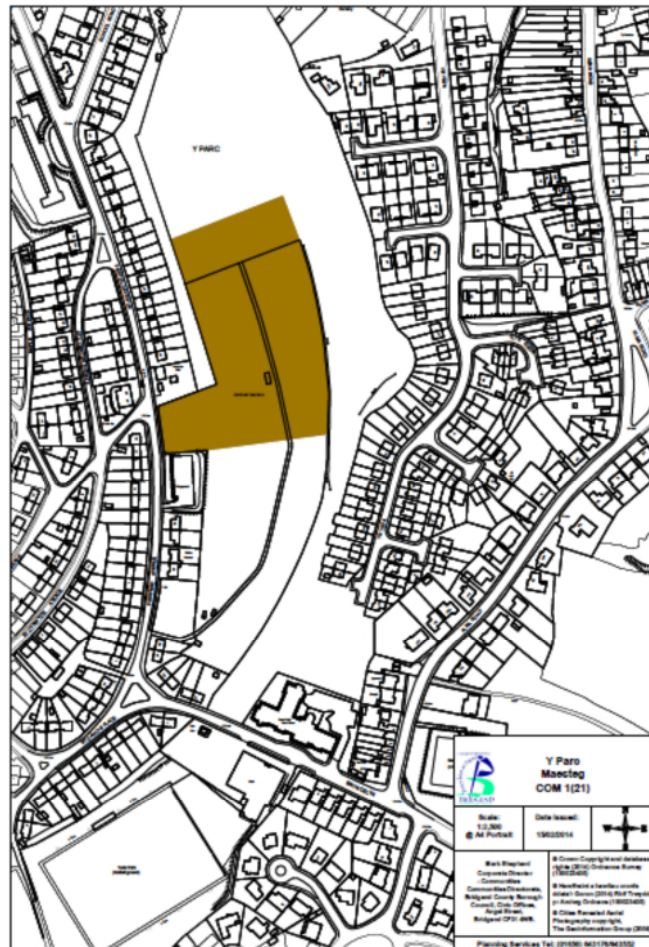
Description:

Owner: Mr Patel

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 1(21)



Planning consent for site: None

SITE:

Sustainably located and relatively flat development site within walking distance of Maesteg Town Centre.

The site was sold by Cooke & Arkwright in an auction (21st April 2016) to a Mr Patel. Discussion with Mr Patel has shown that he intends to develop the site within the next 5 years and is in the process of engaging consultants to progress the site and undertake pre-application discussions with the Council.

SITE AREA (Ha) – 1.6

Greenfield: Total Remaining – 1.6 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	20	31

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
51	0	0	51	0	0	51	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Land S. of Cwmfelin Primary
Maesteg Road, Cwmfelin **LPA Ref No:** 924

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

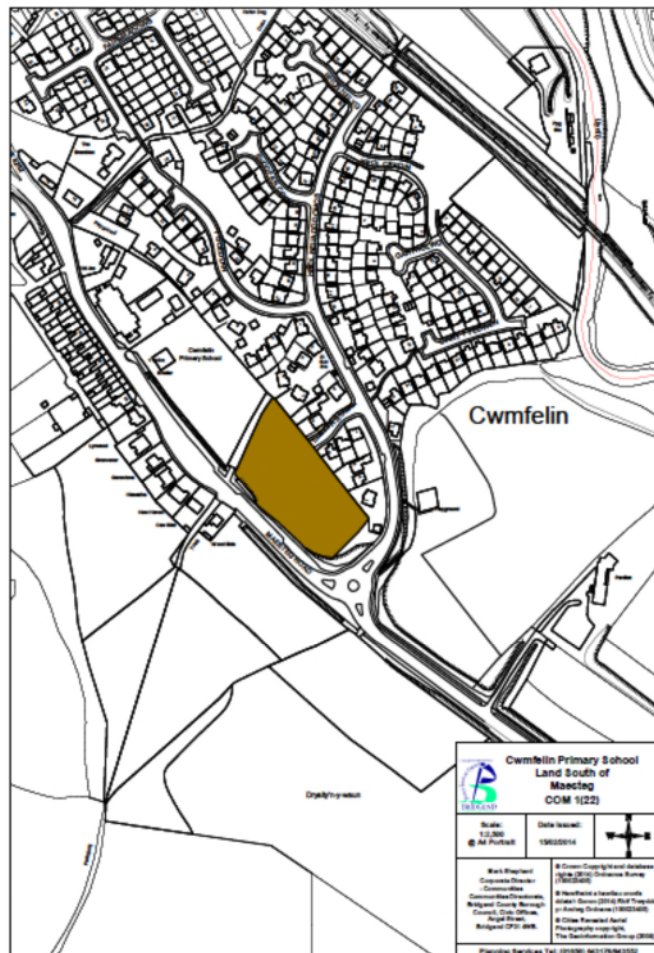
Description:

Owner: Mrs Catherine Roberts c/o Cooke & Arkwright

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 1(22)



Planning consent for site: None

SITE:

Attractive greenfield development site located within Cwmfelin, south of Cwmfelin Primary School and adjacent to a former 'Westbury' development.

SITE AREA (Ha) – 0.56

Greenfield: Total Remaining – 0.56 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	20	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
20	0	0	20	0	0	20	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / MAESTEG

SITE NAME: Llynfi Lodge **LPA Ref No:** 501

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Private

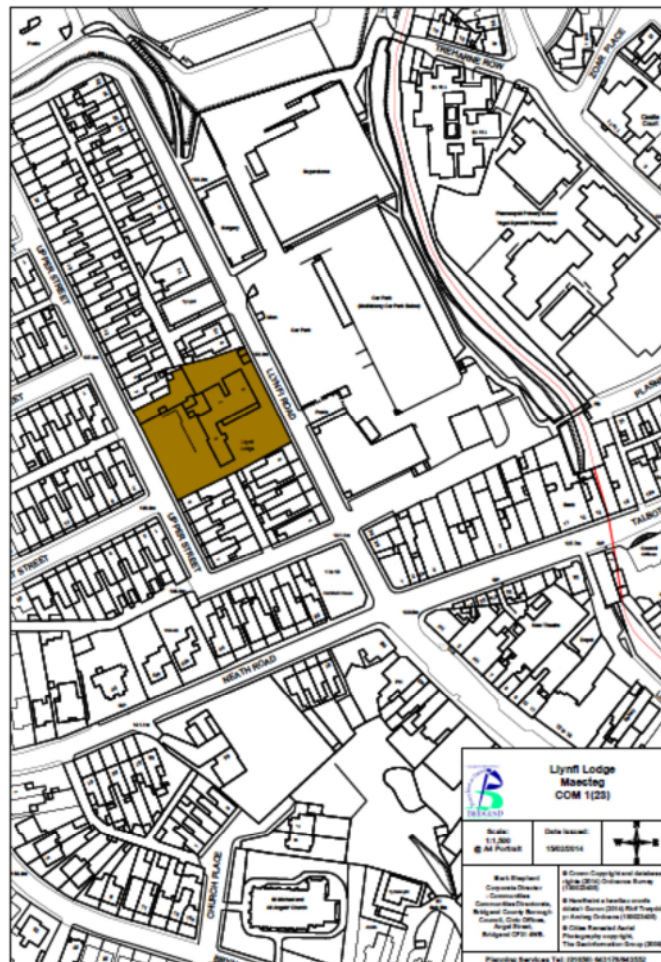
Description: Residential

Owner: Mr Gregory

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 1(23)



Planning consent for site:

Application_No	P/11/422/FUL
Applicant	Mr P Gregory
Location	Llynfi lodge 8 Llynfi Road
Description	Convert & extend existing residential property to form 2no. Dwellings & 4no. Flats, assoc. Parking & landscaping
Decision	Conditional Consent
Decision_Date	02/08/2011

Application_No	P/06/1392/FUL
Applicant	Mr D Grafton
Location	Llynfi lodge
Description	Conversion of existing dwelling to 10 flats & construct further 4 flats
Decision	Conditional Consent
Decision_Date	26/02/2013

SITE:

A large house and plot, immediately adjacent to Maesteg town centre and public transport facilities representing an ideal opportunity for conversion / redevelopment to accommodate the local requirement for 1 and 2 bed accommodation in the Llynfi Valley. Recent communications with Planning Officers indicates that the development is unlikely to come forward until the latter part of the five year period.

SITE AREA (Ha) – 0.26

Brownfield (prev. developed): Total Remaining – 0.26 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	0	0	14	0	0	0	0	14

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / NANTYFYLLON

SITE NAME: Land adj to 50 Heol Tywith **LPA Ref No:** 9

Area or Zone: Llynfi Valley **Grid Ref:** 285291 192899

Major Settlement: Nantfyllon

Market: Private

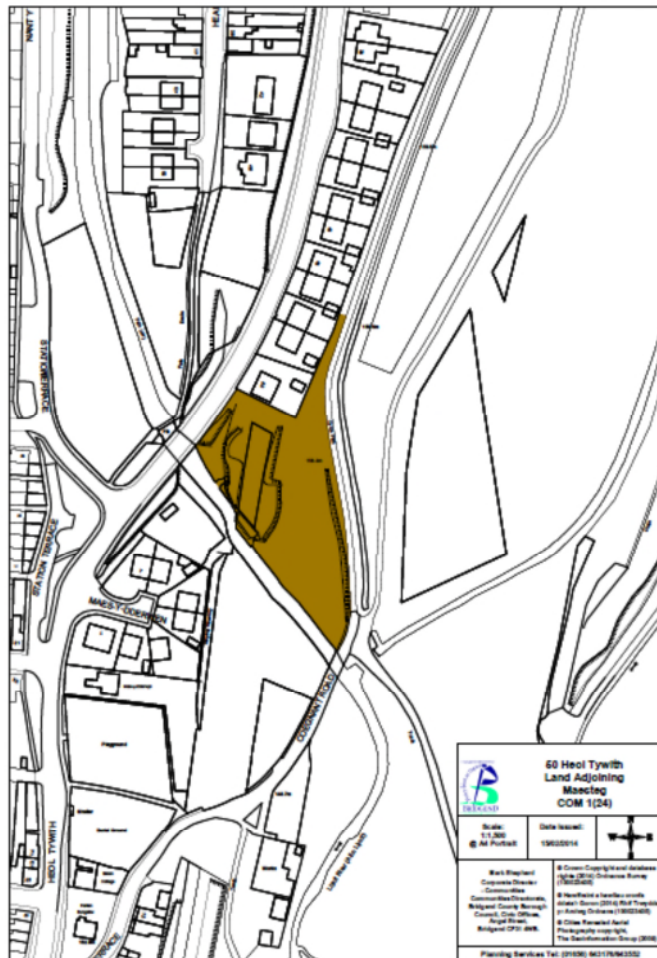
Description: Residential development consisting of 13 dwellings

Owner: Mr D J Davies

Developer: J & S Developments

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM1(24)



Planning consent for site

Application_No	P/08/175/FUL
Applicant	J and S Developments Ltd. PerJohn Gould Architecture Ltd.
Location	Heol Tywith (land alongside), Nantyllyllon, Maesteg. CF34 0TL
Description	Residential development consisting of 13 dwellings
Decision	Conditional Consent
Decision_Date	14/04/2008

SITE:

The site is allocated in the LDP and was granted full permission in April 2008. There was a flooding issue relating to the site which has now been resolved by the removal of development from the floodzone. No other significant site constraints. Site had been cleared ready for development to commence.

SITE AREA (Ha) – 0.4

Brownfield (prev. developed): Total Remaining – 0.4 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
13	0	0	13	0	0	0	0	13

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

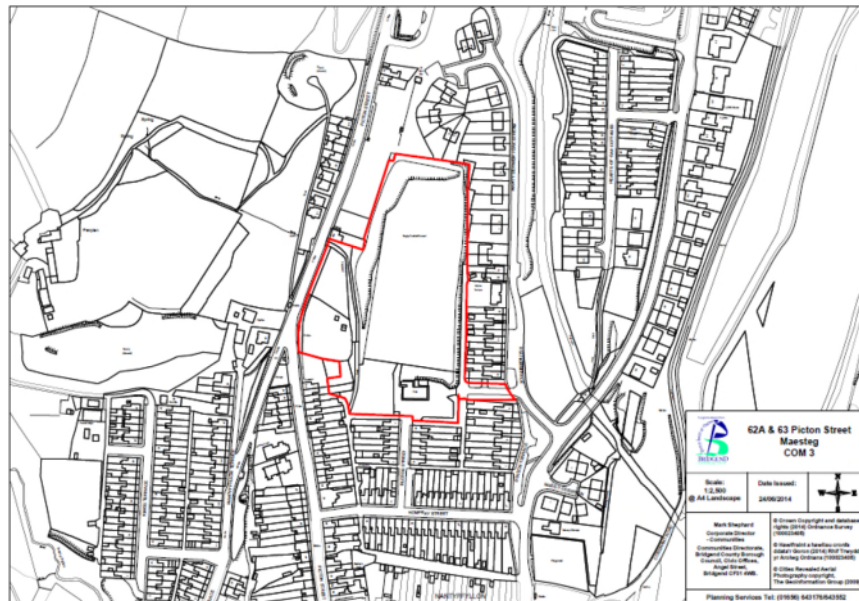
LLYNFI VALLEY / NANTYFFYLLON

SITE NAME: 62A & 63 Picton Street **LPA Ref No:** 8
Area or Zone: Llynfi Valley **Grid Ref:**
Major Settlement: Nantuffyllon
Market: Private
Description: Residential Development
Owner: Nantuffyllon Rugby Football Club
Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3

Planning consent for site



Application_No P/07/1439/OUT
Applicant Nantuffyllon RFC. Per RR Architects Ltd, 105 Talbot Road, Talbot Green, Pontyclun, RCT
Location Blossie Street, Nantuffyllon RFC (land at), Maesteg, Bridgend. CF34 0HP
Description Outline For Proposed Redev. Of Clubhouse & Provision Of All Weather Training Facility
Decision Conditional Consent
Decision_Date 06/03/2008

Application_No	P/12/728/FUL
Applicant	Nantylfyllon RFC. Per RR Architects Ltd, 105 Talbot Road, Talbot Green, Pontyclun, RCT
Location	Blosse Street, Nantylfyllon RFC (land at), Maesteg, Bridgend. CF34 0HP
Description	New Clubhouse & All Weather Pitch
Decision	Conditional Consent
Decision_Date	08/02/2013

Application_No	P/12/730/OUT
Applicant	Nantylfyllon RFC. Per RR Architects Ltd, 105 Talbot Road, Talbot Green, Pontyclun, RCT
Location	Blosse Street, Nantylfyllon RFC (land at), Maesteg, Bridgend. CF34 0HP
Description	Proposed residential development
Decision	Withdrawn
Decision_Date	

Application_No	P/14/390/FUL
Applicant	AROC Per DARLOW LLOYD CONSTRUCTION, 8 VILLAGE FARM ROAD, VILLAGE FARM IND ESTATE, Pyle
Location	Land At Nantylfyllon Rfc Blosse Street
Description	Residential Development For 36 Houses & Retain Existing House At 62a Picton Street
Decision	Conditional Consent (S106 Agreement)
Decision_Date	06/07/2016

SITE

Site owned by Nantylfyllon Rugby Football Club and being redeveloped for part housing as an enabling development for new facilities. Site is being developed in partnership with Darlow Lloyd Construction Ltd who gained planning consent for 36 dwellings in June 2016. Site is currently on hold.

SITE AREA (Ha) – 1.13 ha

Greenfield: Total Remaining – 0.28 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	11	11	12

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
36	0	0	36	2	0	34	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / NANTYFYLLON

SITE NAME: Heol Gelli Lenor / Lansbury Close **LPA Ref No:** 798

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Affordable Housing

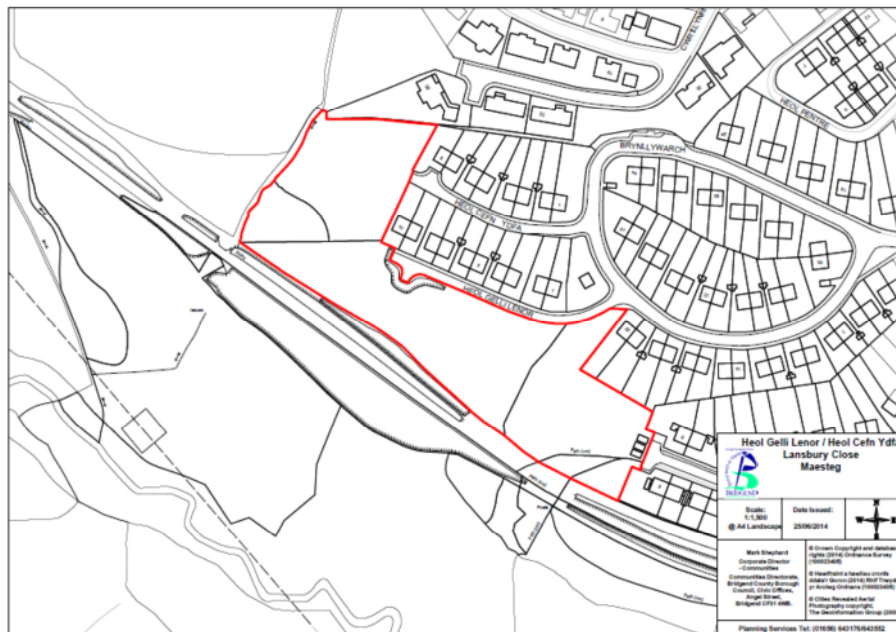
Description: Residential Development

Owner: Valleys to Coast Housing

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site

Application_No P/11/199/FUL

Applicant V2c Housing Association

Location Heol Gelli Lenor

Description Construct 2 No.4+1 Residential Supported Housing Scheme

Decision Conditional Consent

Decision_Date 18/05/2011

Application_No P/12/335/FUL
Applicant V2C Housing Association
Location Heol Gelli Lenor
Description Construct 2 No. 5+1 Residential Supported Housing Schemes
Decision Conditional Consent
Decision_Date 28/06/2012

Application_No P/14/421/FUL
Applicant V2C Housing Association
Location Land Off Lansbury Close
Description Erect 4no. 2-Bed Semi-Detached Dwellings & 8no. 1-Bedroom Flats
Decision Withdrawn
Decision_Date

Application_No P/15/845/FUL
Applicant Valleys to Coast Housing Ltd. Per asbri Planning Ltd, Unit 9, Oak Tree Court, Cardiff Business Park, Cardiff
Location Land Off Lansbury Close
Description 12 dwellings and associated works
Decision Pending signing of S106
Decision_Date

SITE

Land within the development site boundary associated with planning application P/12/335/FUL was to be developed in phases by V2C. However V2C's latest information is that there are no current plans to develop the remainder of the site other than for the current proposal for 12 dwellings. The layout of this scheme is currently being amended due to landownership issues before the S106 can be signed off.

SITE AREA (Ha) – 1.20 ha

Greenfield: Total Remaining – 1.03 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	12	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	2	0	12	0	0	12	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / NANTYFYLLON

SITE NAME: Former Blaenllynfi Infants School
Caerau **LPA Ref No:** 1059

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Open Market / Affordable Housing

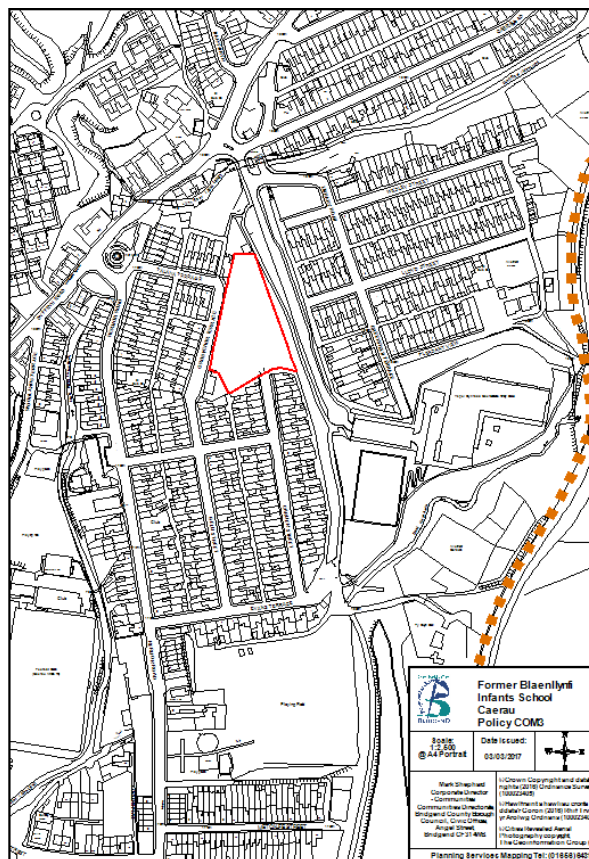
Description: Residential Development

Owner: S & G Soils Ltd per Alec McKenzie

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Planning Consent for Site

Application_No	P/16/88/OUT
Applicant	S & G Soils Ltd per Alec McKenzie
Location	Former Blaenllynfi Infants School, Grosvenor Terrace, Maesteg, CF34 0RW
Description	Erect 6no. three bed detached dwellings & 8no. two bed semi-detached dwellings
Decision	Conditional Consent
Decision_Date	02 February 2017

SITE

Interest expressed by RSL. Currently being marketed by Allen & Harris.

SITE AREA (Ha) – 0.45 ha

Brownfield: Total Remaining – 0.45 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	14	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	0	0	14	0	0	14	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

LLYNFI VALLEY / NANTYFYLLON

SITE NAME: Bridgend Road, former school playing field **LPA Ref No:** 1065

Area or Zone: Llynfi Valley **Grid Ref:**

Major Settlement: Maesteg

Market: Affordable Housing

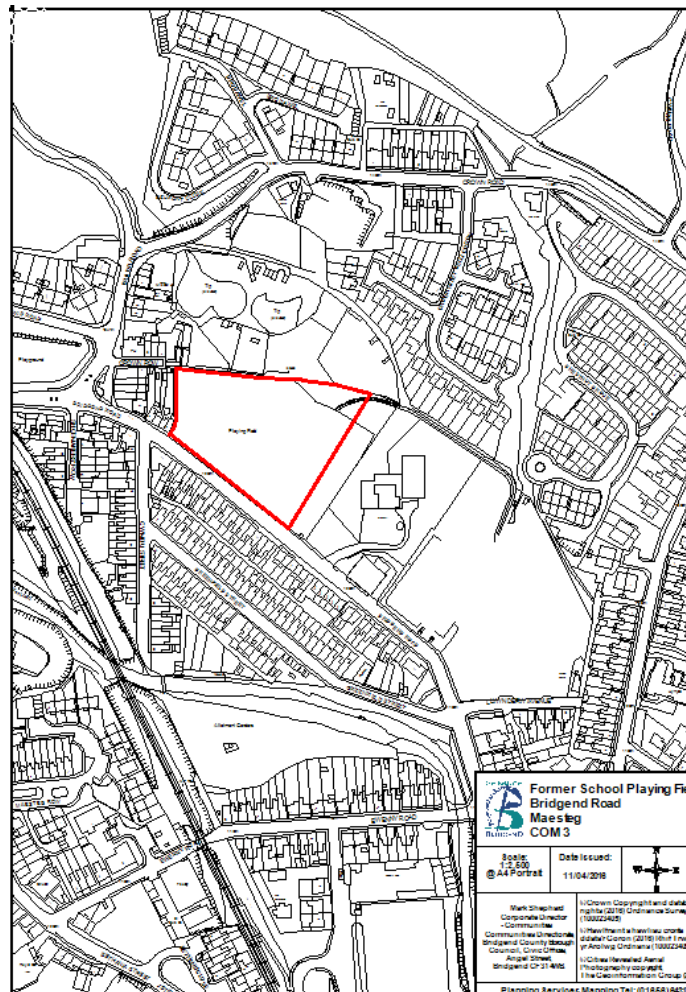
Description: Residential Development

Owner: Linc Cymru

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Planning Consent for Site

Application_No	P/16/607/FUL
Applicant	Linc Cymru Housing Association. Per Quattro Design Architects, Matthews Warehouse, High Orchard Street, Gloucester Quays, GL2 5QY
Location	Bridgend Road, former school playing field, Maesteg, CF34 0AX
Description	10 x bedspace care unit, 20 x apartments (extra care), 10 x 2 bed bungalows and 7 x 1 bed bungalows
Decision	Conditional Consent
Decision_Date	18/03/2017

SITE

General housing comprises of 20 apartments and 17 bungalows.

SITE AREA (Ha) – 0.90 ha

Brownfield: Total Remaining – 0.90 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
3	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
37	0	0	37	34	3	0	0	0

**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

OGMORE AND GARW VALLEYS

SITE NAME: Land South West of City Road **LPA Ref No:** 912

Area or Zone: Garw Valley **Grid Ref:**

Major Settlement: Bettws

Market:

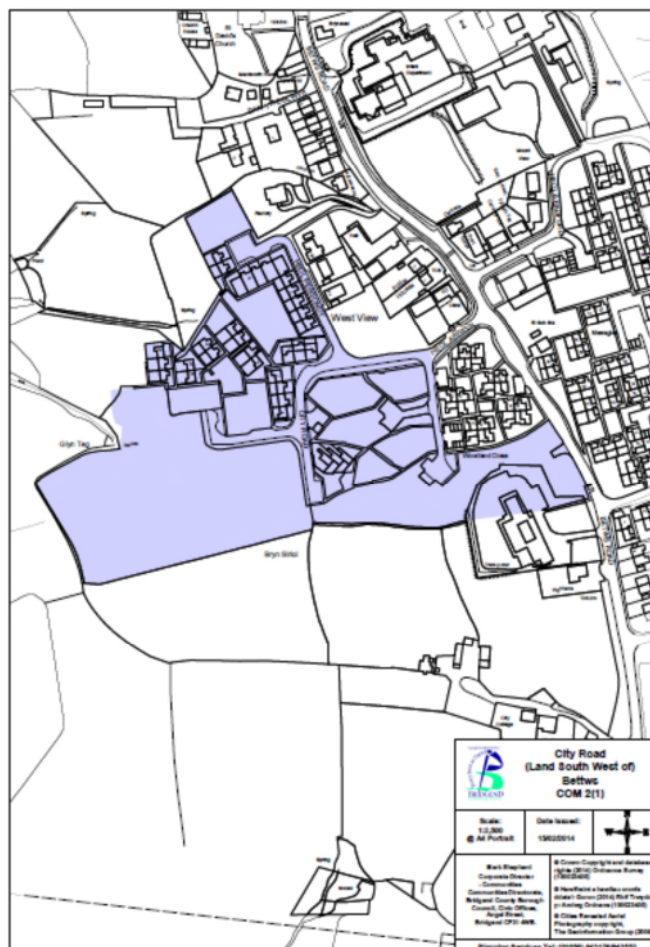
Description: Mixed-use development

Owner: Valleys To Coast Ltd / Bridgend County Borough Council

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 2(1)



Planning consent for site:

Application_No	P/14/811/FUL
Applicant	Valleys To Coast Ltd
Location	Land Adj 15 Heol Persondy
Description	Erect 8no. Dwellings With Associated Hard And Soft Landscaping (Inc. Parkin
Decision	Conditional Consent
Decision_Date	27/05/2015

SITE:

Regeneration partnership site between V2C Housing and the Council to be undertaken in phases, with the development of the 8 consented units in 2016 / 2017. A phased development is likely to take place from 2020 / 21 onwards.

SITE AREA (Ha) – 2.25

Brownfield (prev. developed): Total Remaining – 2.03 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	15	30	27

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
80	0	8	80	0	0	72	0	0

**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

OGMORE AND GARW VALLEYS / BETTWS

SITE NAME: City Farm, Bettws **LPA Ref No:** 60

Area or Zone: Garw Valley **Grid Ref:** 290111 186315

Major Settlement: Bettws

Market: Private

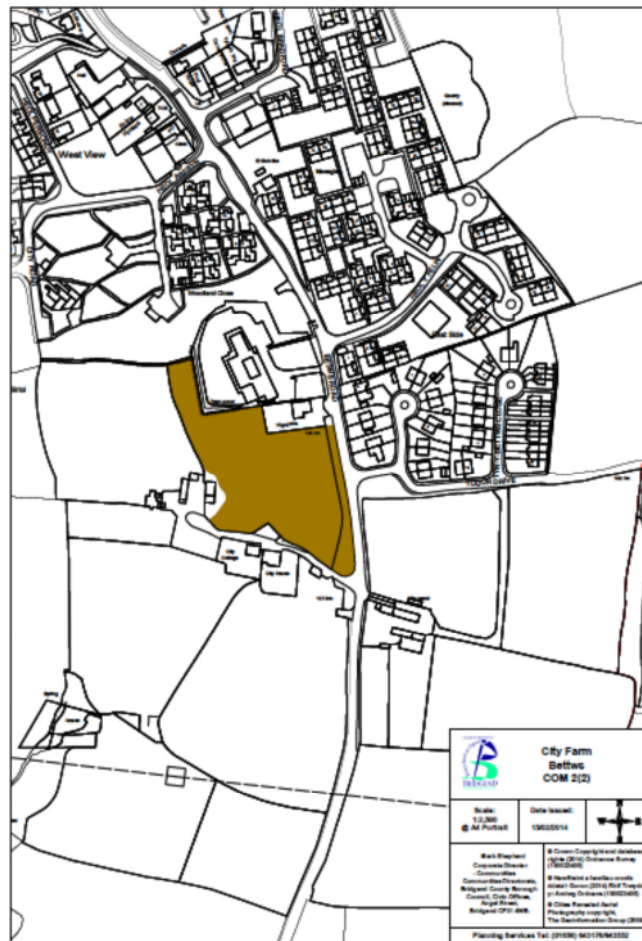
Description: Residential development

Owner: Woodstock Homes.

Developer: Woodstock Homes. Per Boyer Planning Ltd

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(2)



Planning consent for site:

Application_No	P/06/1465/FUL
Applicant	Woodstock Homes. Per Boyer Planning Ltd, 1b Oaktree CT, Mulberry Drive, Cardiff Gate Business Park, Cardiff. CF23 8RS
Location	Betws Road (land at City Farm), Betws, Bridgend. CF32 8UW
Description	Construction of 40 dwellings and associated works
Decision	Conditional Consent
Decision_Date	06/05/2008

Application_No	P/08/562/FUL
Applicant	Woodstock Homes. Per Boyer Planning Ltd, 1B Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, CF23 8RS.
Location	Bettws Road, Field Adj City Farm. Bettws, Bridgend, CF32 8UW.
Description	Drainage infrastructure to serve adjacent residential development.
Decision	Conditional Consent
Decision_Date	29/08/2008

Application_No	P/13/323/RLX
Applicant	Woodstock Homes. Per Boyer Planning Ltd, 1B Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park, CF23 8RS.
Location	Land At City Farm Bettws Road
Description	Relax Standard Condition Of P/06/1465/Ful To Extend Implementation Date For Further 5 Years
Decision	Conditional Consent
Decision_Date	Land At City Farm Bettws Road

Application_No	P/15/236/FUL
Applicant	Woodstock Homes. Per C/O Pegasus Planning Group Ltd, First Floor, South Wing, Equinox North, Great Park Road, Almondsbury
Location	Land At City Farm Bettws Road
Description	Erect 8no. Dwellings To Substitute Plots 3-10 (Incl.) Approved Under Consent P/06/1465/Ful
Decision	Conditional Consent
Decision_Date	09/09/2015

SITE:

The site has been on hold due to the current economic climate however the developer previously stated that they anticipate starting on site within the five year period. The site has full permission and subsequent applications have been submitted for the infrastructure and amendments to access. There is a consent to

vary part of the site for 8 dwellings which was permitted in September 2015. No known constraints on site. There is the prospect of the location being enhanced by two new schools (English & Welsh medium) within close proximity, which are nearing completion.

Discussion with the landowners indicate that they do not have any immediate plans to progress the site.

SITE AREA (Ha) – 0.9

Greenfield: Total Remaining - 0.9 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	10	30

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
40	0	0	40	0	0	40	0	0

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OGMORE AND GARW VALLEYS / BETTWS

SITE NAME: R/O Heol Dewi Sant, Bettws **LPA Ref No:** 61

Area or Zone: Garw Valley **Grid Ref:** 289792 187017

Major Settlement: Bettws

Market: Private

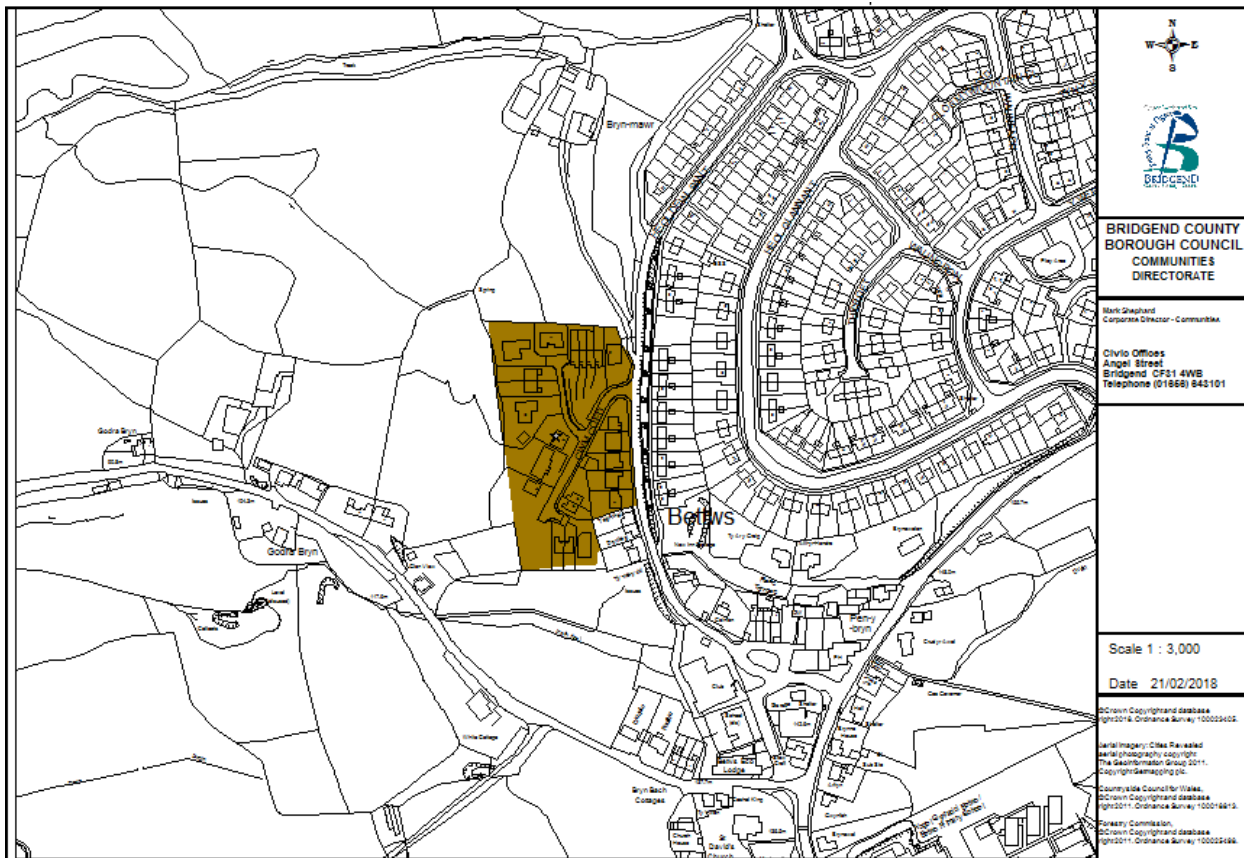
Description: Residential Development

Owner:

Developer: Self Build

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2 (3)



Planning consent for site:

Application_No P/07/79/FUL
Applicant Millstone Construction (Wales). Per Fineline Architectural Service Limited, 30 Pond Mawr, Garth, Maesteg. CF34 0NG
Location Heol Dewi Sant, (land west of 38-40), Plots 21 and 22, Betws, Bridgend. CF32 8SU
Description 4no dwellings (linked)
Decision Conditional Consent
Decision_Date 23/04/2007

Application_No P/08/1039/FUL
Applicant Mr Roger Wilcox. Per G D Sedgwick, 18 Moriah Place, Kenfig Hill, Bridgend, CF33 6DW.
Location Heol Dewi Sant, Land Off, Plot 7. Bettws, Bridgend, CF32 8SW.
Description Erection of 2 No. 3 bed semi-detached houses with 2 parking spaces per dwelling
Decision Conditional Consent
Decision_Date 10/02/2009

Application_No P/09/223/FUL
Applicant Mr R Willcox. Per G D Sedgwick, 18 Moriah Place, Kenfig Hill, Bridgend. CF33 6DW
Location Cwmcoed 10, Plot 8, Bettws, Bridgend. CF32 8SW
Post_Code CF32 8SW
Description Erection of 2 no 3 bed semi detached houses with 2 no parking spaces per dwelling
Decision Conditional Consent
Decision_Date 21/08/2009

Application_No P/11/905/FUL
Applicant Mr Gary Phillips. Per John Matthews, Development Consultant, Anglesey House, 47 Anglesey Way, Nottage, Porthcawl, Bridgend. CF36 3RP
Location Cwm Coed, Plots 13/14, Bettws, Bridgend. CF32 8SW
Post_Code CF32 8SW
Description Erection of 1 no detached dwelling
Decision Conditional Consent
Decision_Date 01/02/2012

Application_No P/12/260/FUL
Applicant Mr Paul Wyburn. 17 Bryn Terrace, Maesteg, Bridgend, CF34 0UR.
Location Heol Dewi Sant, Plot 7. Bettws, Bridgend, CF32 8SW.
Post_Code CF32 8SW
Description Single storey dwelling and garage - Re-submission of P/11/931/FUL.
Decision Conditional Consent
Decision_Date 14/06/12

Application_No P/12/665/FUL
Applicant Mr Jason Evans. Per Kew Architectural Design, 28 Parcau Avenue, Bridgend.
Location Cwm Coed Plot 12. Heol Dewi Sant, Bettws, Bridgend, CF32 8SW.
Post_Code CF32 8SW
Description Three bedroom dwelling
Decision Conditional Consent
Decision_Date 17/12/2012

Application_No P/15/421/FUL
Applicant Mr Mark Kinsella. Per G T Developments Ltd, Unit 5, Plot 58, George Thomas Avenue, Brynmenyn Industrial Estate, Bridgend
Location PLOT 15 Cwm Coed
Post_Code CF32 8SW
Description Detached Dwelling
Decision Conditional Consent
Decision_Date 31-12-2015

SITE:

The site is almost complete and has been developed on a plot by plot basis over a number of years. Infrastructure in place and no known site constraints.

SITE AREA (Ha) – 1.3

Greenfield: Total Remaining – 0.06 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
1	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
23	21	1	1	0	1	0	0	0

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OGMORE AND GARW VALLEYS

SITE NAME: Land adj. Cwm Ogwr Fach **LPA Ref No:** 913

Area or Zone: Ogmore Valley **Grid Ref:**

Major Settlement: Blackmill

Market: Private

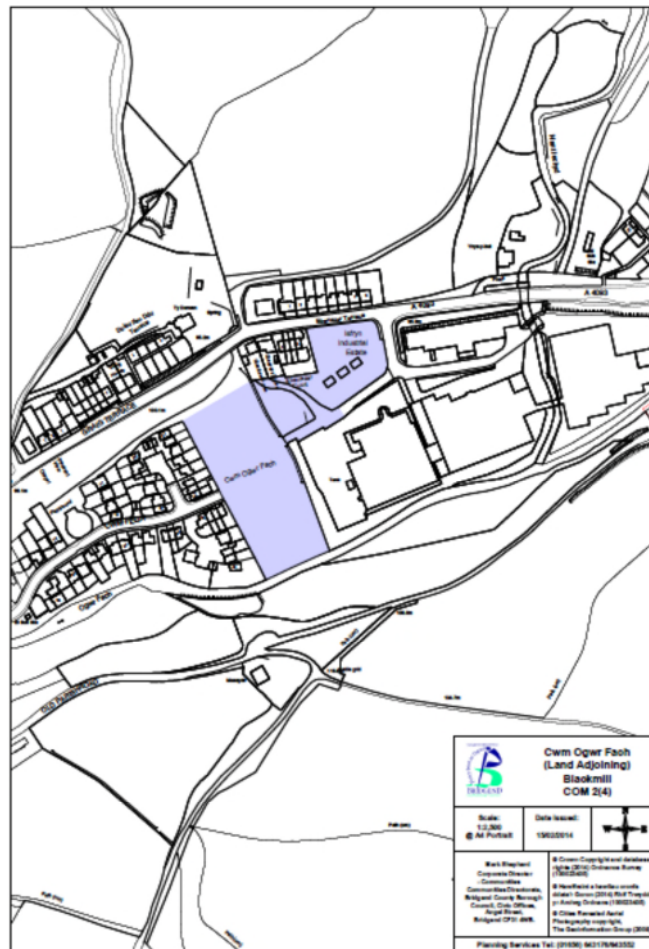
Description: Residential Development

Owner: Barratt Homes

Developer: Barratt Homes

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 2(4)



Planning consent for site:

Application_No	P/09/691/OUT
Applicant	Barratt Homes Limited
Location	Land Adj Cwm Ogwr Fach & Ebenezer Court
Description	Mixed Use Development Comprising 44 Res. Units, Community Centre & Employment Units
Decision	Pending
Decision_Date	

Application_No	P/14/838/FUL
Applicant	Barratt Homes Limited
Location	Land East Cwm Felin & South, Craig Terrace / Ebenezer Terrace, Blackmill
Description	Erection Of 39 Dwellings, Car Parking, An Acoustic Fence, Landscaping And Assoc. Works
Decision	Pending
Decision_Date	

SITE:

Amended plans have been submitted and the application is scheduled to be reported to Development Control committee of 26th April 2018.

SITE AREA (Ha) – 1.22 Ha

Brownfield (prev. developed): Total Remaining – 1.22 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	20	19	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
39	0	0	39	0	0	39	0	0

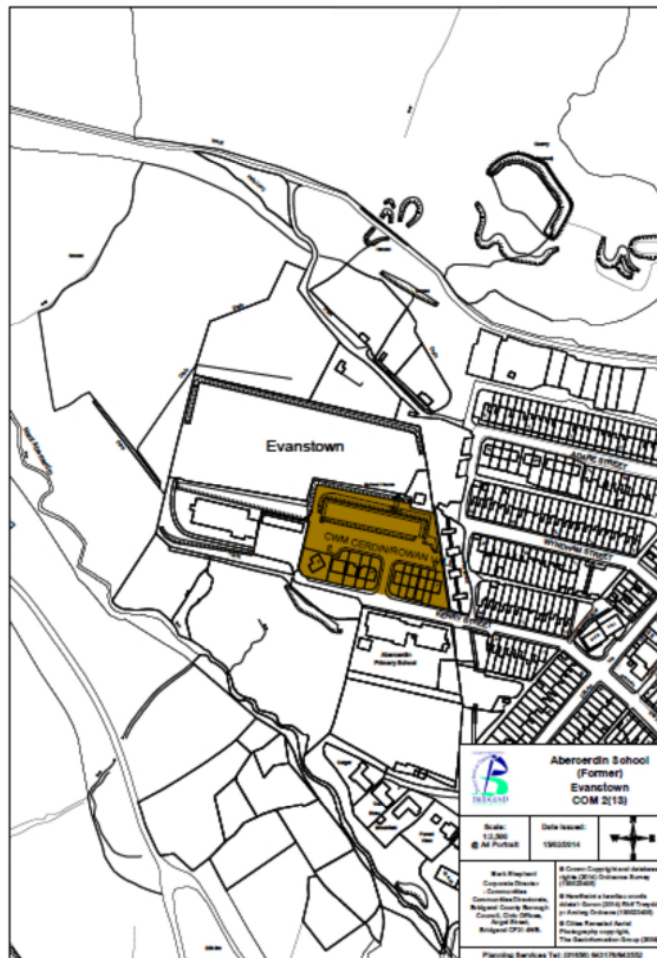
**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

OGMORE AND GARW VALLEYS / EVANSTOWN

SITE NAME: Former Abercerdin School, Kenry Street **LPA Ref No:** 530
Area or Zone: Ogmore Valley **Grid Ref:** 297602 189586
Major Settlement: Evanstown
Market: Private
Description: Residential Development
Owner: Richard Evans
Developer: Evanstown Housing Co-operative

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(13)



Planning consent for site:

Application_No	P/05/1112/FUL
Applicant	Mr and Mrs R. Reeves. Per H. D. Williams, 123 Trealan Road, Rhondda, CF40 2NP.
Location	Evanstown, Former Abercerdin School, Gilfach Goch, CF39 8RS.
Description	Twenty residential dwellings.
Decision	Conditional Consent
Decision_Date	17/05/2007

Application_No	P/08/1000/FUL
Applicant	Cossington Construction Ltd. Per H D Williams, 123 Trealaw Road, Tonypany, CF40 2NP.
Location	Kenry Street, Fomer Abercerdin Secondary School. Evanstown, Gilfach Goch, Bridgend, CF39 8RS.
Description	Residential development for provision of 2 No. link houses on the site of 1 No detached house (Plot 12).
Decision	Conditional Consent
Decision_Date	05/12/2008

SITE:

The remaining part of the site has been acquired by Richard Evans who is working with a local housing co-operative to bring forward the site for local housing. The balance of the existing consent is likely to be varied to provide bungalows, which is the preferred option given the domination of 2 storey terraced property in the area and an ageing population. The landowner is donating the land to the scheme.

An amended planning application is expected this year with a start on site next year.

SITE AREA (Ha) – 0.65

Brownfield (prev. developed): Total Remaining – 0.31Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	5	5	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
21	11	0	10	0	0	10	0	0

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OGMORE AND GARW VALLEYS

SITE NAME: Coronation Works
(Jennmoor Building) **LPA Ref No:** 917

Area or Zone: Ogmore Valley **Grid Ref:**

Major Settlement: Evanstown

Market:

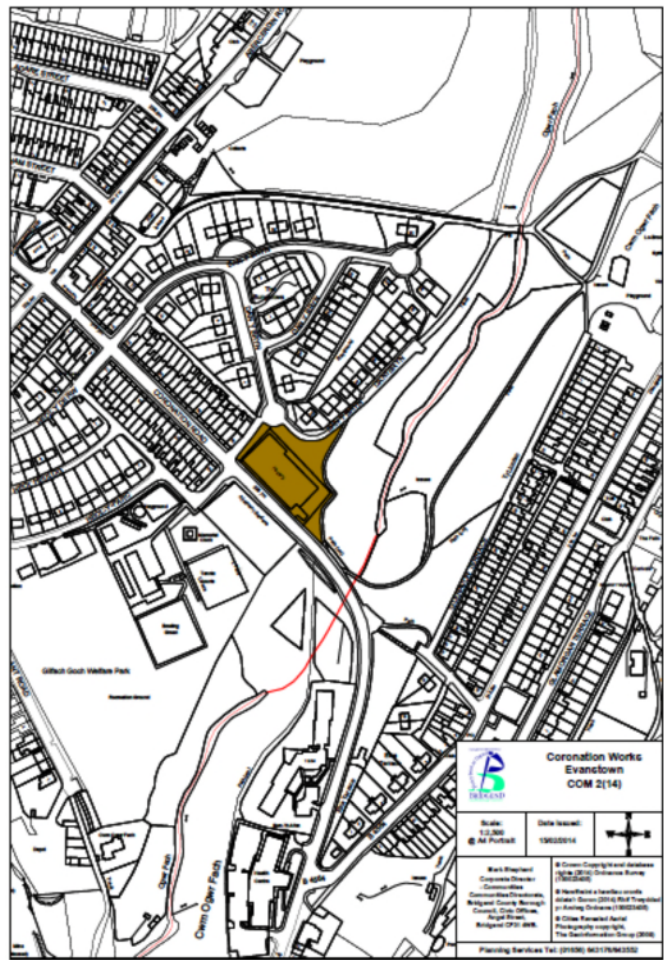
Description: Residential

Owner: Mr Russell & Nigel Dean
Trentkey Ltd, 22 Gelliwastad Road
Pontypridd, CF37 2BW

Developer:

PLANNING STATUS:

Current LPA Status: Bridgend LDP Policy COM 2(14)



SITE:

A brownfield redevelopment site at a gateway location to the village of Evanstown.

Now proposed as a 100% residential scheme through the LDP process. Contact has been made with the owner who is still actively pursuing its disposal.

SITE AREA (Ha) – 0.32

Brownfield (prev. developed): Total Remaining – 0.32 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	5	6

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
11	0	0	11	0	0	11	0	0

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OGMORE AND GARW VALLEYS / LLANGEINOR

SITE NAME: Land at Ty-Nant, Llangeinor **LPA Ref No:** 66

Area or Zone: Garw Valley **Grid Ref:** 291513 187525

Major Settlement: Llangeinor

Market: Private

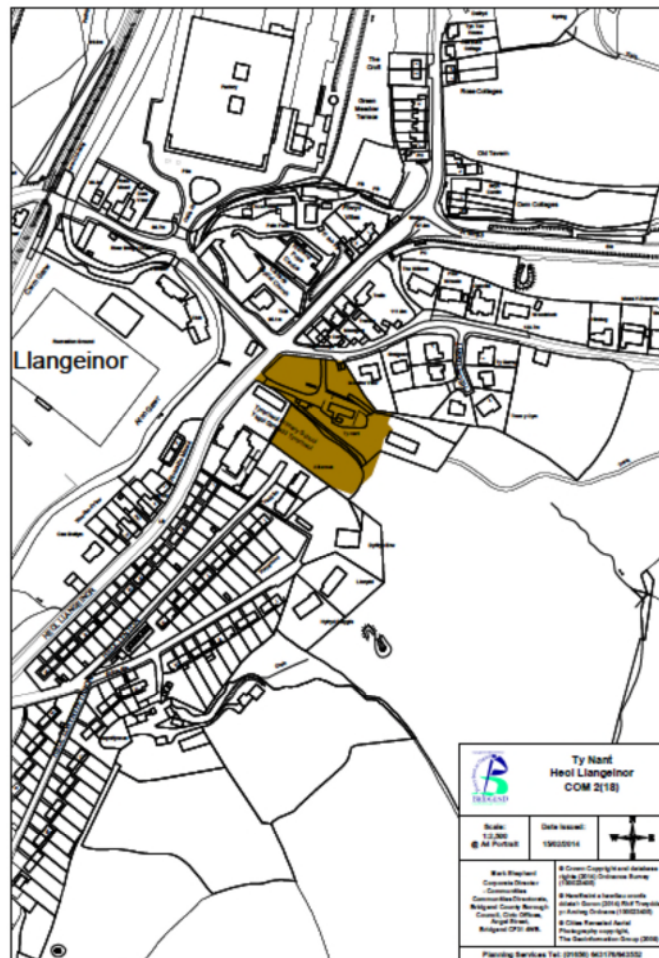
Description: Residential development

Owner: Mr & Mrs Kirkham

Developer: Mr Kirkham

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(18)



Planning consent for site:

Application_No	P/03/1169/FUL
Applicant	Mr Kirkham. Per Quorum Associates, 89 Eastgate, Cowbridge, Vale of Glamorgan. CF71 7AA
Location	Ty Nant (land at), Llangeinor, Bridgend
Description	Construction of 10 houses with garages (amended scheme to 02/913)
Decision	Conditional Consent
Decision_Date	21/01/2004

Application_No	P/10/531/FUL
Applicant	Mr P Kirkham. Per PDW Design and Drawing Services, 7 Blackmill Road, Bryncethin, Bridgend. CF32 9YW
Location	Heol Llangeinor, Ty Nant, Llangeinor, Bridgend. CF32 8PN
Description	Housing development consisting of 10 detached dwellings
Decision	Conditional Consent
Decision_Date	28/10/2011

SITE:

The site is currently being marketed by Watts & Morgan.

SITE AREA (Ha) – 0.59

Brownfield (prev. developed): Total Remaining – 0.59 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	3	3	4

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
10	0	0	10	0	0	10	0	0

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OGMORE AND GARW VALLEYS / NANTYMOEL

SITE NAME: Waunwen, Nantymoel **LPA Ref No:** 69

Area or Zone: Ogmore Valley **Grid Ref:**

Major Settlement: Nantymoel

Market: Private

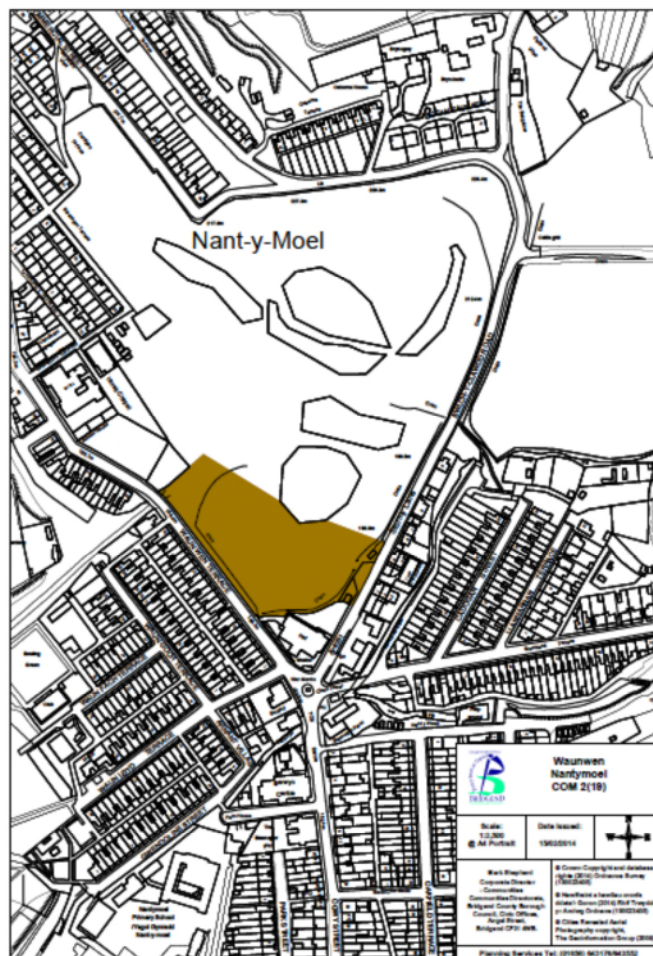
Description: Residential Development

Owner: Bridgend County Borough Council
(Fiona James: Development Surveyor, Property Services, Ravens Court,
Brewery Lane, Bridgend, CF31 4AP - Tel No: 01656 642716
Email:helen.jones1@bridgend.gov.uk)

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(19)



Planning consent for site: None

SITE:

The site is centrally located within the village, close to public transport links and local amenities.

Site is being proposed as part of a 'pilot' scheme under the CCR Housing Initiative for self-build / custom housing plot-shop

SITE AREA (Ha) – 0.97

Brownfield (prev. developed): Total Remaining – 0.97 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	3	3	3	3

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
35	0	0	35	0	0	12	0	23

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OGMORE AND GARW VALLEYS / NANTYMOEL

SITE NAME: Cwrt Colman, Nantymoel **LPA Ref No:** 67

Area or Zone: Ogmore Valley **Grid Ref:** 293175 193078

Major Settlement: Nantymoel

Market: Private

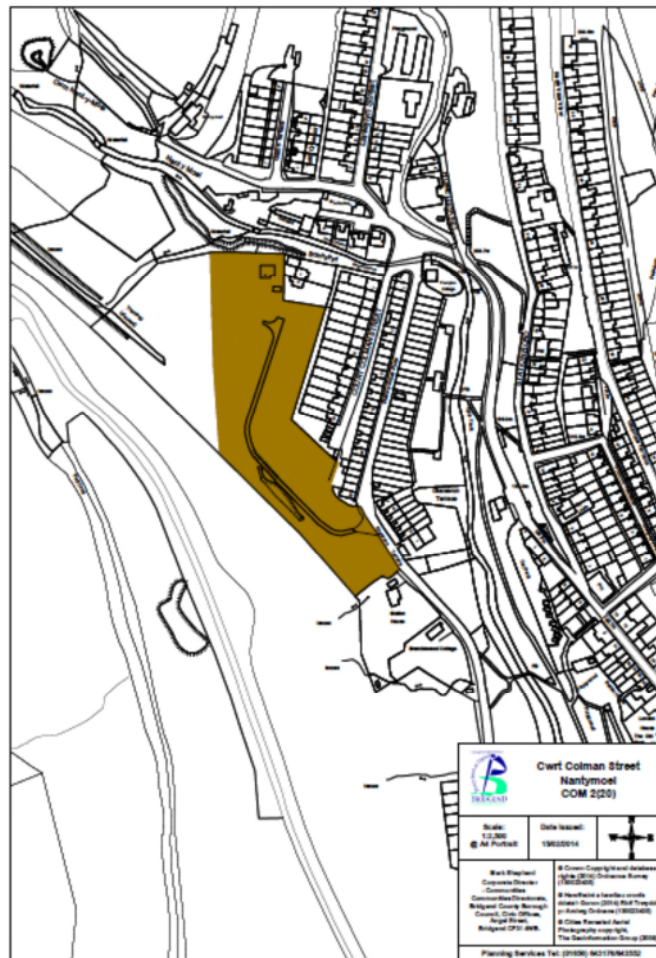
Description: Residential development

Owner: Mr. A. Lainton (majority site owner) (5 plots sold to individuals)

Developer: Mr. A. Lainton

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(20)



Planning consent for site:

Application_No	P/03/1353/RES
Applicant	Self Build Investments Limited. Per R R Architects Limited, 105 Talbot Road, Talbot Green. CF72 8AE
Location	Court Colman Street, (land rear of 1-15), Nantymoel, Bridgend
Description	Residential development of self build housing - 21 plots
Decision	Conditional Consent
Decision_Date	10/02/2004

Application_No	P/07/610/FUL
Applicant	Self Build Investments Ltd. Per RR Architects Ltd, 105 Talbot Road, Talbot Green, Pontyclun. CF72 8AE
Location	Court Colman Street (land to rear of), Nantymoel Row, Nantymoel, Bridgend.
Description	Highway retaining wall and divert footpath no 44 (amendment to P/031353/RES and P/03/1354/RES)
Decision	Conditional Consent
Decision_Date	01/10/2007

SITE:

Five plots have been sold to individuals with one unit constructed. The remaining plots have been sold at auction and are in the ownership of Mr. A. Lainton. Discussions have taken place between LPA and the new owner / developer regarding the possibility of extending the site and the amendment of house types. No planning application submitted.

SITE AREA (Ha) – 1.65

Greenfield: Total Remaining – 1.57 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
22	1	0	21	0	0	0	0	21

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OGMORE AND GARW VALLEYS / NANTYMOEL

SITE NAME: Heol Y Fedwen/Haul Bryn **LPA Ref No:** 68

Area or Zone: Ogmore Valley **Grid Ref:** 293867 192975

Major Settlement: Nantymoel

Market: Private

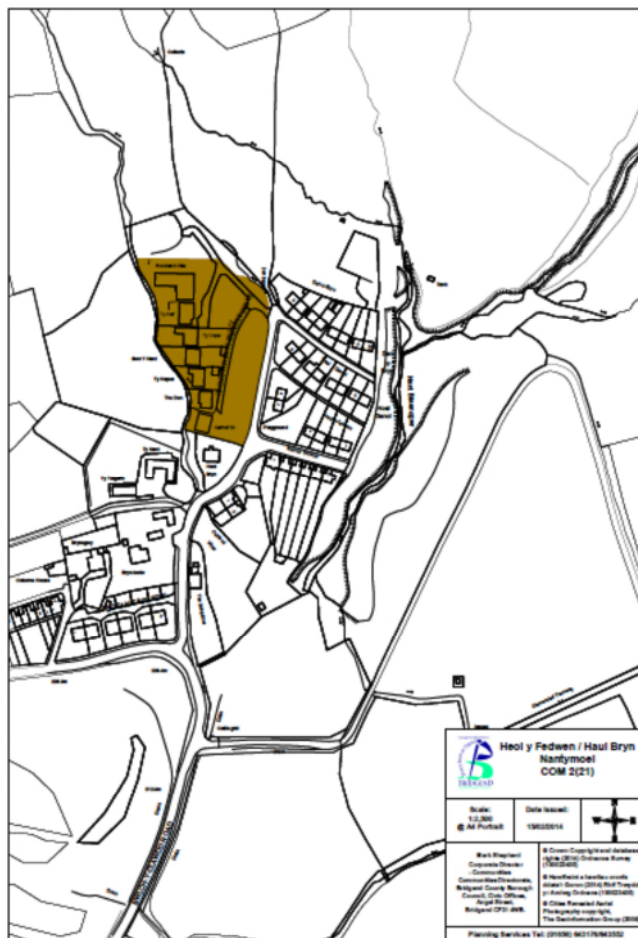
Description: Residential development

Owner: Mr D Tasker

Developer: Self Build

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(21)



Planning consent for site:

Application_No P/07/387/FUL
Applicant Mr Gary Davies. Per P J Lee Architects, 5-7 Court Road, Bridgend. CF31 1BE
Location Blandy Terrace PlotA5-2, Housing Site, Blandy Terrace, Nantymoel, Bridgend.
Description 4 Bed detached house
Decision Conditional Consent
Decision_Date 13/06/2007

Application_No P/07/388/FUL
Applicant Mr Gary Davies. Per P. J. Lee Architect, 5-7 Court Road, Bridgend, CF31 1BE.
Location Blandy Terrace, Housing Site, Plot A5-1. Nantymoel, Bridgend, CF32 7NR.
Description Detached 4-bed house.
Decision Conditional Consent
Decision_Date 13/06/2007

Application_No P/09/833/FUL
Applicant Mr N. Wells. Per P. J. Lee Architect, Suite 7 & 8, 5-7 Court Road, Bridgend, CF31 1BE.
Location Haul Bryn (Land North Of). Nantymoel, Bridgend, CF32 7NR.
Description Proposed 2 No. houses.
Decision Conditional Consent
Decision_Date 15/01/2010

Application_No P/13/120/FUL
Applicant Mr Gary Davies. Per P.J. Lee Architect, Suite 7 & 8, 5-7 Court Road, Bridgend.
Location Blandy Terrace, Plot A5-1. Nantymoel, Bridgend, CF32 7NR.
Description New 4 bedroom detached house.
Decision Conditional Consent
Decision_Date 02/07/2013

Application_No P/13/121/FUL
Applicant Mr Gary Davies. Per P.J. Lee Architect, Suite 7 & 8, 5-7 Court Road, Bridgend.
Location Blandy Terrace, Plot A5-2. Nantymoel, Bridgend, CF32 7NR.
Description New 4 bedroom detached house.
Decision Conditional Consent
Decision_Date 15/07/2013

Application_No	P/13/348/OUT
Applicant	Mr Nigel Wells
Location	LAND NORTH OF HAUL BRYN
Description	4 NO. HOUSES (RESUBMISSION OF P/11/944/OUT)
Decision	Conditional Consent
Decision_Date	18/12/2013

SITE:

The site has been developed as individual plots for self build development. The remaining land has the capacity for a further 4 dwellings and is currently being marketed with the benefit of planning permission.

SITE AREA (Ha) – 0.64

Brownfield (prev. developed): Total Remaining – 0.28 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	2	2	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	9	1	4	0	0	4	0	0

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OGMORE AND GARW VALLEYS / OGMORE VALE

SITE NAME: Land at North Road, Fronwen Terrace **LPA Ref No:** 71

Area or Zone: Ogmore Valley **Grid Ref:** 293157 191155

Major Settlement: Ogmore Vale

Market: Private

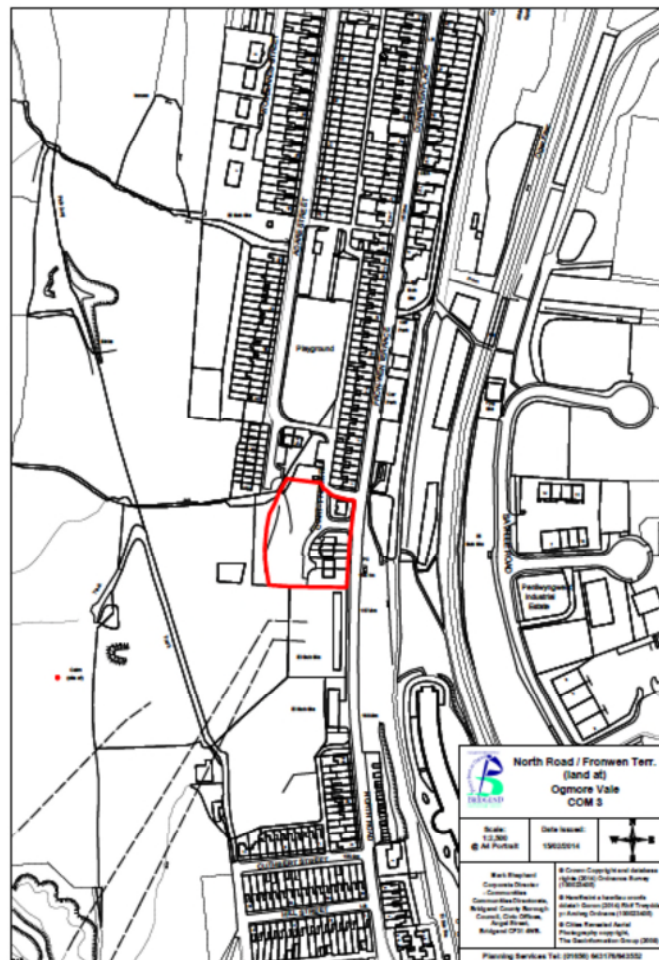
Description: Residential development

Owner:

Developer: Self Build / Single Plot Development

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site

Application_No	P/04/252/FUL
Applicant	S P Thomas. Cae Caddy, Cefn Hirgoed, Bridgend. CF32 9ST
Location	North Road, (land at), Ogmores Vale, Bridgend
Description	11 new dwellings
Decision	Conditional Consent
Decision_Date	08/06/2004

Application_No	P/07/479/FUL
Applicant	Jes Developments Ltd. Per Jenkins Gould Partnership, Union Offices, Quarella Road, Bridgend. CF31 1JW
Location	Cwrt Ty-Mawr, Ogmores Vale, Bridgend. CF32 7EQ
Description	Erection of 3 no 2 bed houses on Plot 10
Decision	Conditional Consent
Decision_Date	19/07/2009

Application_No	P/10/31/FUL
Applicant	Conway Homes (Wales) Ltd. Per Planabuild Limited, 3 Laburnum Drive, Porthcawl, Bridgend.
Location	Cwrt-Ty-Mawr 14. Ogmores Vale, Bridgend, CF32 7EQ.
Description	Application for retention of house and associated street works
Decision	Conditional Consent
Decision_Date	22/03/2010

SITE:

On-going site. Capacity of site increased from 11 to 13 to reflect substitution of house types on previous plot 10.

SITE AREA (Ha) – 0.51

Greenfield: Total Remaining – 0.09 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	2	2	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
13	6	0	7	3	0	4	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PENCOED

SITE: Land South of Hendre Road, Pencoed **LPA Ref No:** 54

Area or Zone: Pencoed **Grid Ref:** 294935 181626

Major Settlement: Pencoed

Market: Private

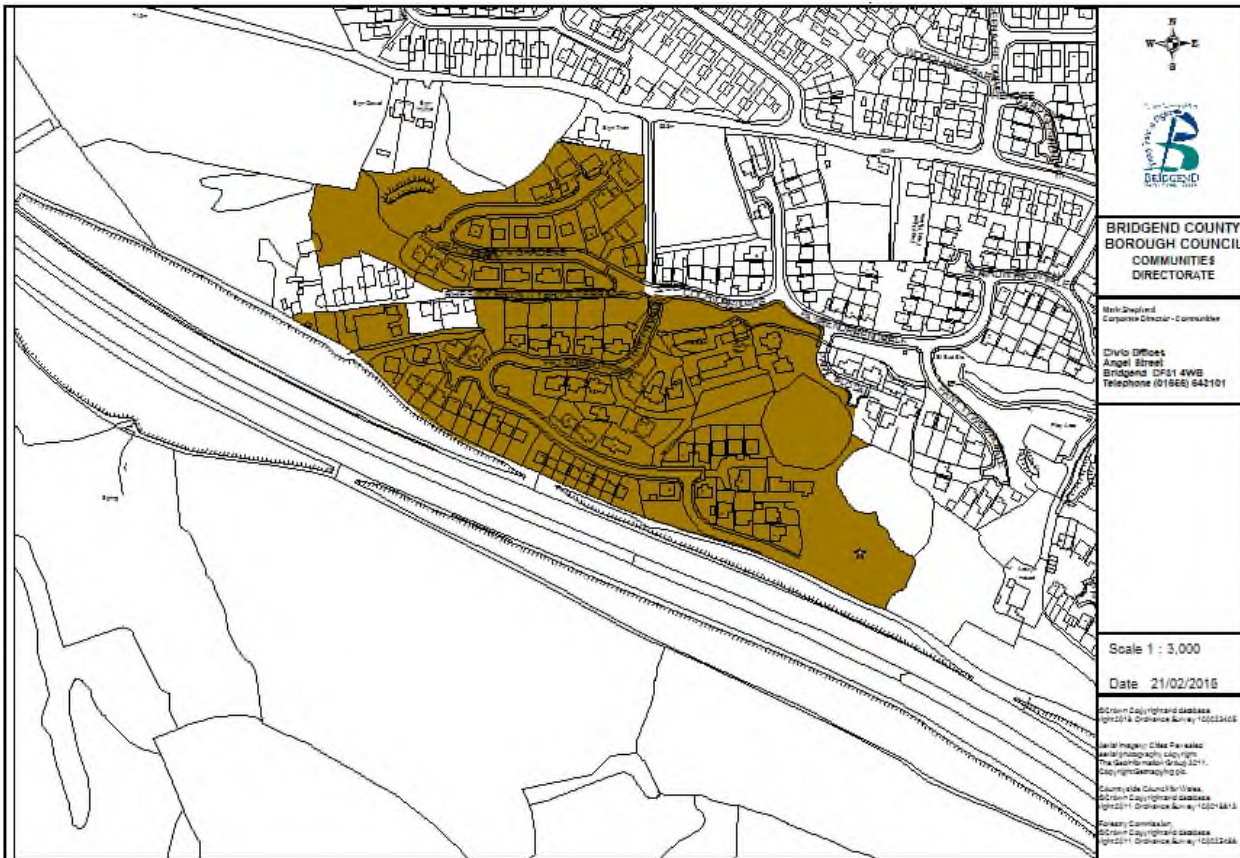
Description: Residential Development

Owner:

Developer: Anchormill Homes Ltd. Per CLC Design Office

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(27)



Planning consent for site:

Application_No P/08/542/FUL
Applicant Anchor Mill Homes Ltd. Per C.L.C., The Design Office, 19 Heol y Deri, Rhiwbina, Cardiff, CF14 6HA.
Location Duffryn Oaks, Plots 18-22, Land Off Hendre Road. Pencoed, Bridgend.
Description Amended house types to plots 18, 19, 20, 21 and 22.
Decision Conditional Consent
Decision_Date 15/07/2008

Application_No P/09/418/RES
Applicant Anchormill Homes Ltd. Per CLC Design Office, 19 Heol Y deri, Rhiwbina, CF14 6HA.
Location Duffryn Oaks, Land at (Phase 4), Off Hendre Road. Pencoed, Bridgend.
Description Approval of reserved matters for consent P/06/550/OUT for 19 dwellings.
Decision Conditional Consent
Decision_Date 12/03/2010

Application_No P/10/307/RES
Applicant Anchormill Homes Ltd. Per CLC Design Office, 19 Heol Y Deri, Rhiwbina, CF14 6HA.
Location Duffryn Oaks (land at - phase 3), Pencoed, Bridgend.
Description Reserved matters for P/09/435/OUT for one dwelling
Decision Conditional Consent
Decision_Date 18/08/2010

Application_No P/10/660/FUL
Applicant Anchormill Homes Limited. Per CLC, The Design Office, 19 Heol Y Deri, Rhiwbina, Cardiff.
Location Duffryn Oaks, Plot 33 (land at). Hendre Road, Pencoed, Bridgend, CF35 6TN.
Post_Code CF35 6TN
Description Detached dwelling
Decision Conditional Consent
Decision_Date 22/10/2010

Application_No	P/16/964/FUL
Applicant	Anchormill Homes Limited. Per CLC, The Design Office, 19 Heol Y Deri, Rhiwbina, Cardiff.
Location	Duffryn Oaks Drive, Plots 33,52,53,54 and 55, Hendre Road, Pencoed, CF35 6LZ.
Post_Code	CF35 6LZ
Description	Revisions to plot locations, slab levels, house types and external finishes
Decision	Pending
Decision_Date	14/03/2017

SITE:

Redrow have completed their part of the wider residential allocation. Anchor Mill Homes are on site (<http://www.anchormill.com/>) together with private plot developments which are now complete. Site was reviewed as part of LDP process and capacity reduced to reflect local highway constraints associated with the level crossing.

If the highway constraint is resolved as a result of bridge improvements associated with the electrification of the South Wales main railway line the capacity of the site could increase in future studies.

SITE AREA (Ha) – 15.27

Greenfield: Total Remaining – 0.15 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
2	2	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
205	194	5	6	2	2	2	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PENCOED

SITE NAME: Former Surgery Site
Coychurch Road **LPA Ref No:** 807

Area or Zone: Pencoed **Grid Ref:** 282511 181696

Major Settlement: Pencoed

Market: Private

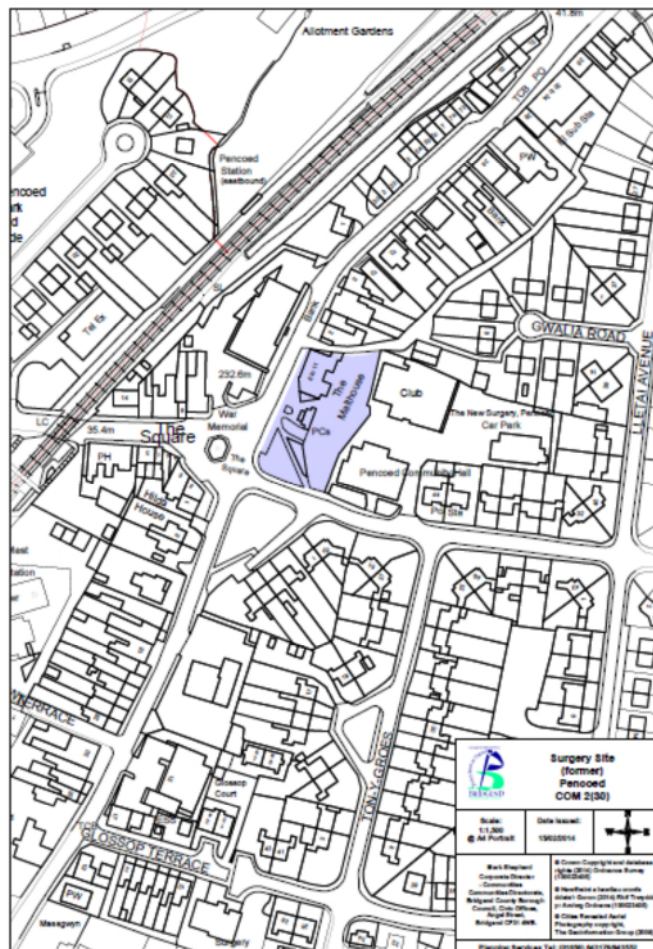
Description: Development of 2no retail units, 5 town houses, 8 apartments and parking

Owner: Cyncoed Property (Cardiff) Limited

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(29)



Planning consent for site

Application_No	P/10/791/FUL
Applicant	Cyncoed Property (Cardiff) Ltd. Per Willdig Lammie Partnership, Tregleath House, 1 Serpentine Road, Newport. NP20 4PF
Location	Coychurch Road/Heol y Groes (junction of), Pencoed, Bridgend
Description	Development of 2no retail units, 5 town houses, 8 apartments and parking
Decision	Conditional Consent
Decision_Date	09/03/2012

Application_No	P/12/533/FUL
Applicant	Cyncoed Property Ltd. Per Wildig Lammie Partnership (c/o Mr Adam Perry), Tregleath House, 1 Serpentine Road, Newport. NP20 4PF
Location	Coychurch Road/Heol y Groes (land at), Pencoed, Bridgend. CF35 5PE
Description	Relax condition 11 of P/10/791/FUL to permit use for A1 purposes
Decision	Conditional Relax
Decision_Date	04/09/2012

Application_No	P/16/411/FUL
Applicant	Caddy Holdings. Per Highland Services Ltd, 1a Attlee Street, Brynmenyn Industrial Estate, Bridgend
Location	Heol y Groes, RAOB Social Club, Pencoed, Bridgend. CF35 5PE
Description	RConvert club into a hotel/restaurant with new rear extension and 2 new upper floors for bedroom accommodation
Decision	Withdrawn
Decision_Date	19/10/2017

SITE:

First phase complete, second phase anticipated on basis that land has recently been sold to a developer. Caddy Holdings are now proposing a residential scheme (not a hotel) and pre-application discussions have been held on this and adjacent land associated with land to the rear of the site.

SITE AREA (Ha) – 0.13

Brownfield (prev. developed): Total Remaining - 0.07 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	7	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
13	0	6	7	0	0	7	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PENCOED

SITE NAME: Pencoed Primary School **LPA Ref No:** 919

Area or Zone: Pencoed **Grid Ref:**

Major Settlement: Pencoed

Market: Private

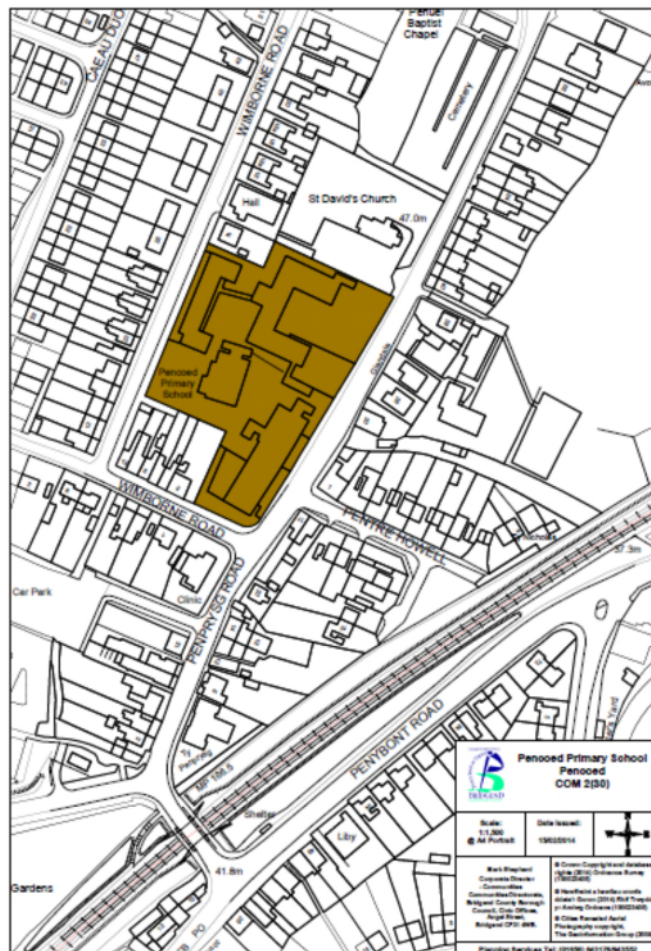
Description: Residential

Owner: Bridgend County Borough Council

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2(30)



Planning consent for site:

Application_No	P/18/174/FUL
Applicant	Jehu Group. Per Asbri Planning Ltd. Unit 9, Oak Tree Court, Cardiff Gate Business Park, Cardiff. CF23 8RS
Location	Former Pencoed Primary School, Penprysg Road, Pencoed, Bridgend. CF35 6RH
Description	Demolition of school and construction of 40 residential units and associated works (100% affordable housing scheme)
Decision	Pending
Decision_Date	

SITE:

Proposed redevelopment of Pencoed primary school pending school relocation to existing playing field, opposite the site at Penprysg Road. Project forms part of Phase 1 of the Council's School Modernisation Programme. Funding is secured and programmed.

New School completion programmed for early 2018. A marketing exercise has recently been undertaken and an application for 40 dwellings recently submitted for an affordable housing scheme by Hafod Housing Association.

SITE AREA (Ha) – 0.73

Brownfield (prev. developed): Total Remaining: 0.73 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	40	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
40	0	0	40	0	0	40	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: Porthcawl Regeneration Area **LPA Ref No: 81**

Area or Zone: Porthcawl **Grid Ref:**

Major Settlement: Porthcawl

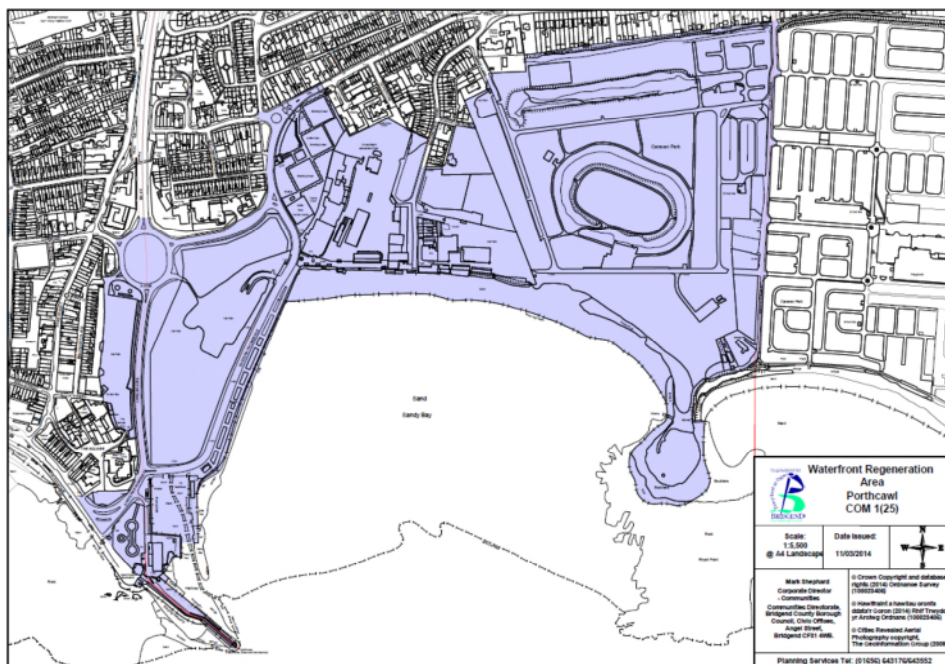
Market: Private / Affordable Housing

Description: Waterfront regeneration to include retail, amusement park, leisure, festival retail, houses holiday accommodation and parking.

Owner: Bridgend County Borough Council
(Fiona Blick, Group Manager, Property Services, Ravens Court, Brewery Lane, Bridgend, CF31 4AP
Tel No: 01656 642702
Email:fiona.blick@bridgend.gov.uk)

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(25)



The Porthcawl Waterfront – Planning Guidance

<http://www1.bridgend.gov.uk/media/187521/view-the-adopted-porthcawl-waterfront-planning-guidance.pdf>

Planning consent for site:

Application_No	P/08/325/BCB
Applicant	Bridgend County Borough Council. Per RPS Planning and Dev, Park House, Greyfriars Road, Cardiff, CF10 3AF.
Location	Porthcawl Harbourside, Porthcawl, Bridgend.
Description	Mixed use regeneration incl retail/commercial units, public realm, residential, community, leisure building, car parking
Decision	Conditional Consent – S106
Decision_Date	16/05/2013

Application_No	P/15/609/FUL
Applicant	ABA Holdings Ltd. Per WYG Planning and Environment, 5th Floor, Longcross Court, 47 Newport Road, Cardiff
Location	Eastern Promenade, Jennings Buildings, Porthcawl, Bridgend. CF36 3BN
Description	Change of use of warehouse to A1/A3, D1 and 13 residential units, custom house to A1 and provide outdoor seating, car parking and associated works
Decision	Granted with Conditions
Decision_Date	05/02/2016

Application_No	P/16/373/FUL
Applicant	Porthcawl Harbourside CIC. Per John Matthews Development Consultant, Angelsey House, Angelsey Way, P
Location	Eastern Promenade, Cosy Corner, Porthcawl Harbourside, Porthcawl, CF31 3YR
Description	Maritime centre building including community, education and leisure facilities (use classes A3,B1a,C1,D1.d2)
Decision	Conditional Consent
Decision_Date	30/09/2016

SITE:

The approach to the development of Phase 1 of the scheme has changed in response to difficulties securing a major convenience food store on the site to act as an anchor for a retail-led redevelopment.

In light of this the Council are actively pursuing delivery of Phase 1 by means of a 'residential-led' approach.

This approach is being developed as a way forward by the Council by a Masterplan and delivery plan for Phase 1 of the site, with advice from E.J. Hales on commercial viability and marketing strategy matters. Jubb Engineering Consultants have also been engaged to provide further technical input.

The Council have recently come to a settlement with the Evan's Family, and are now the sole landowners, with no remaining 3rd party interest in Phase 1 of the site. On this basis the Council

are finalising the masterplan, which intends to separate the commercial and residential elements for disposal with the commercial parcel being presented to the market by the end of this year followed by the residential elements in 2019. As part of this process it is anticipated that the Portway will remain as per its existing alignment, therefore considerably reducing the need for up-front major infrastructural highway works, thereby facilitating early development

The regeneration of the site and Phase 2 is also likely to benefit from a Welsh Government Coastal Risk Management Programme funding for major flood defence works. The scheme is currently at Detailed Design stage with implementation programmed in 2020 for 2021 completion.

The approach and timing of Phase 1 will complement the recent successful implementation of the Harbour refurbishment and of the listed Jennings Building which incorporates 3 commercial leisure operators together with 13 live-work units on the upper floor. The Jennings development will also complement a proposal for a flagship harbourside leisure building at 'Cosy Corner'. The proposed £7m 'maritime' centre, which has been awarded EU development funding, will incorporate, an educational and visitor centre and a national centre for surfing and water sport excellence. The development is being proposed by Porthcawl Harbourside Community Interest Company (CIC) and will be guided by the Cosy Corner Development Brief, which was considered and endorsed by Committee on 7th January 2016. Proposals for the building were approved in 2016.,

SITE AREA (Ha) – 19

Brownfield (prev. developed): Total Remaining – 18.76 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	50	150	150	200

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
1050	0	13	1037	0	0	550	0	487

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: Albert Edwards Prince of Wales Court, Penylan Avenue **LPA Ref No:** 691

Area or Zone: Porthcawl **Grid Ref:**

Major Settlement: Porthcawl

Market: Private / Affordable

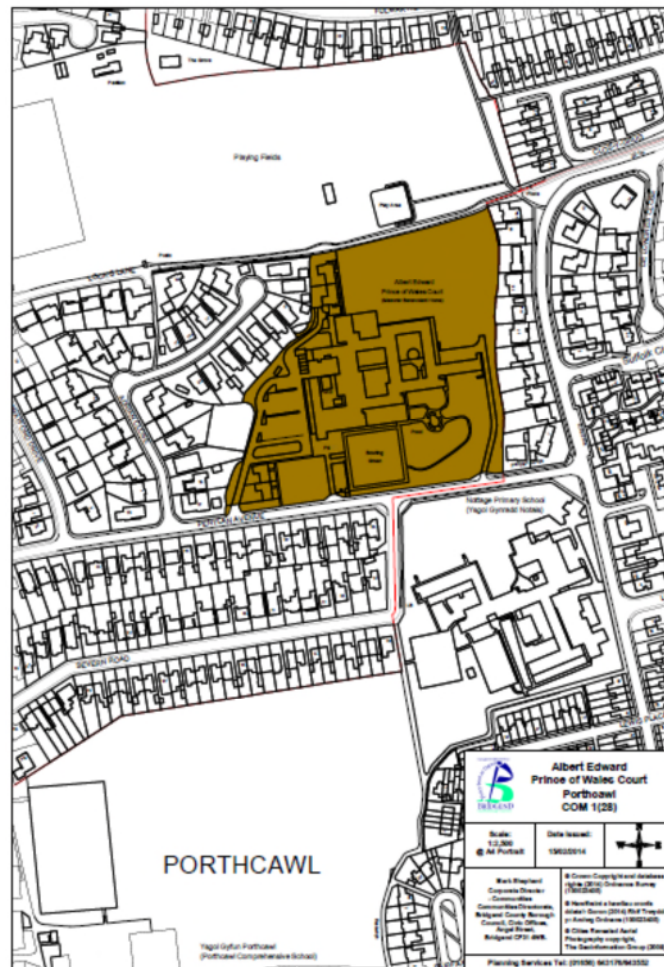
Description: Relocation of care home and redevelopment of land for residential purposes

Owner: Royal Masonic Benevolent Institution (RMBI)
(Mr A. White – RMBI)

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(28)



Planning consent for site:

Application_No	P/04/1544/OUT
Applicant	R P S Group PLC. Park House, Greyfriars Road, Cardiff, CF10 3AF
Location	Penylan Avenue, Albert Edwards Prince of Wales Court. Porthcawl, CF36 3LY
Description	Relocation of carehome and redevelopment of land for residential purposes
Decision	Conditional Consent
Decision_Date	13/01/2009

SITE:

RMBS have invested in the existing care home and have brought back a rear wing into use, part of which, serves an increasing need to provide for people with Dementia. Therefore they are no longer looking to re-develop the existing care home. The most recent communication with the RMBS Development Team Manager is that there are no programmed plans to release part of the site for alternative residential development.

SITE AREA (Ha) – 1

Brownfield (prev. developed): Total Remaining – 1Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
35	0	0	35	0	0	0	0	35

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: Station Hill, MOT Building Site **LPA Ref No:** 592

Area or Zone: Porthcawl **Grid Ref:** 281925 177189

Major Settlement: Porthcawl

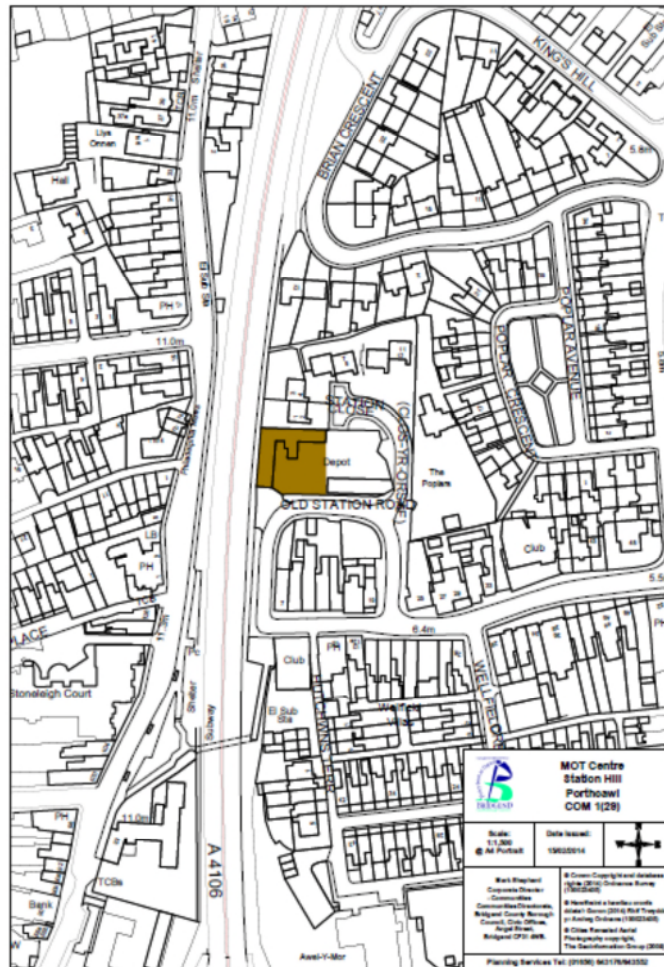
Market: Private

Description: Demolish existing building and construct 11 apartments with car parking

Owner: Wales & West Housing Association

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(29)



Planning consent for site:

Application_No	P/06/1451/FUL
Applicant	Mr and Mrs J & B Williams. Per Quorum Associates, 89 Eastgate Street, Cowbridge. CF71 7AA
Location	Station Hill, MOT Building Site, Porthcawl. CF36 5TL
Description	Demolish existing building and construct 11 apartments with car parking
Decision	Conditional Consent (Allowed on Appeal)
Decision_Date	20/02/2008

Application_No	P/13/732/FUL
Applicant	Mr and Mrs J & B Williams. Per Quorum Associates, 89 Eastgate Street, Cowbridge. CF71 7AA
Location	Station Hill, MOT Building Site, Porthcawl. CF36 5TL
Description	Demolish Existing Buildings & Construct A Block Of 11 Apartments With Associated Car Parking
Decision	Withdrawn
Decision_Date	

SITE:

Access, infrastructure and services are in place with no known constraints, previous application has been withdrawn due to the lack of progress associated with the S106 agreement. Wales and West Housing Association have acquired the site and are due to submit a planning application shortly for 10-12 dwellings.

SITE AREA (Ha) – 0.08

Brownfield (prev. developed): Total Remaining – 0.08 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	11	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
11	0	0	11	0	0	11	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: New Road 9,11,13,15 Station Hill **LPA Ref No:** 842

Area or Zone: Porthcawl **Grid Ref:**

Major Settlement: Porthcawl

Market: Private

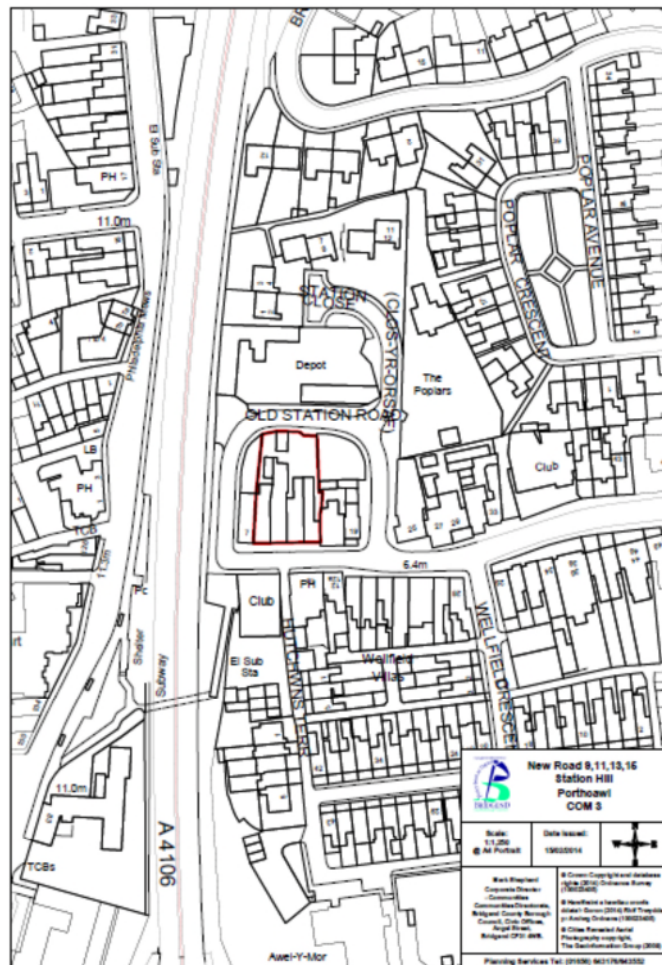
Description: Redevelopment of properties to provide 14 flats and 2 retail units

Owner: Nigel Thomas property

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Planning consent for site:

Application_No	P/12/537/FUL
Applicant	Nigel Thomas property
Location	New Road 9,11,13,15 Station Hill
Description	Redevelopment of properties to provide 14 flats and 2 retail units
Decision	Conditional Consent
Decision_Date	27/11/2012

SITE:

Re-confirmed with agent John Matthews Development Consultant confirms that the site owner is likely to proceed in the latter part of the five year period for the residential element. The landowner is currently promoting the downstairs commercial units with residential units to follow. There are no existing accommodation associated with the premises.

SITE AREA (Ha) – 0.09

Brownfield (prev. developed): Total Remaining – 0.09 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	14	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	0	0	14	0	0	14	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: St Clares Convent, Newton **LPA Ref No:** 876

Area or Zone: Porthcawl **Grid Ref:**

Major Settlement: Porthcawl

Market: Private

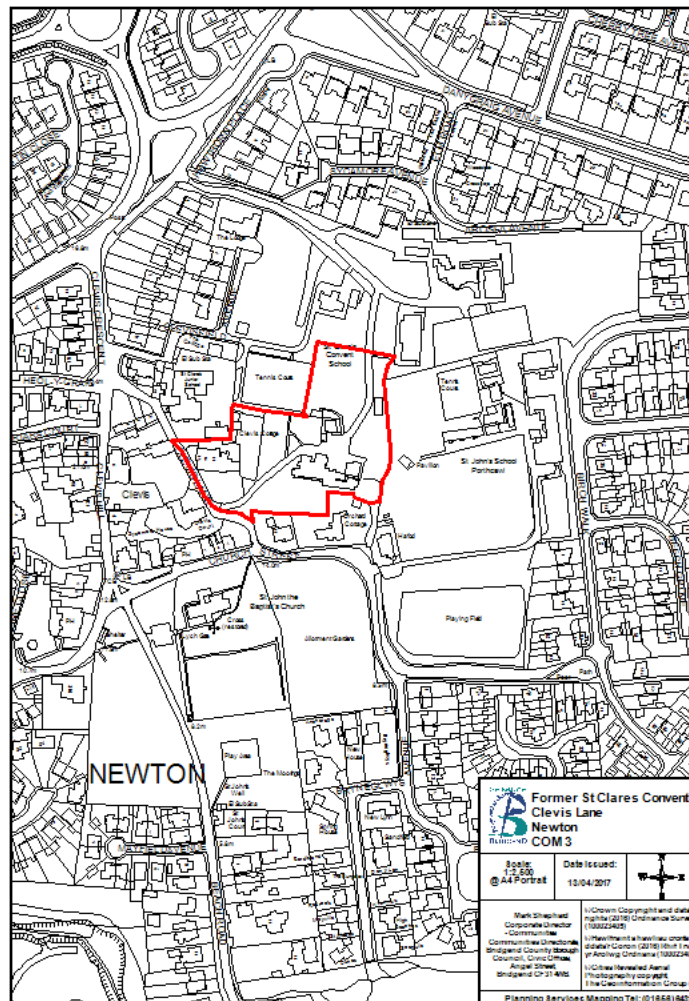
Description: Demolition Of St Clares Convent & Redevelop Site For Residential Use

Owner: Sisters of St Clare

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Application_No	P/15/648/OUT
Applicant	SISTERS OF ST CLARE
Location	St Clares Convent, Clevis Lane
Description	Demolition Of St Clares Convent & Redevelop Site For Residential Use
Decision	Conditional Consent
Decision_Date	13/10/2016

SITE:

Underutilised windfall site within Porthcawl. Proposed low density development, given the site's location within a conservation area. The site has been marketed by Watts & Morgan and has been acquired by a local house building company who specialises in bespoke relatively low density housing.

SITE AREA (Ha) – 1.07

Brownfield (prev. developed): Total Remaining – 1.07 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	4	4	4	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
12	0	0	12	0	0	12	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PORTHCAWL

SITE NAME: The Rest Convalescent Home **LPA Ref No:** 942

Area or Zone: Porthcawl **Grid Ref:**

Major Settlement: Porthcawl

Market: Private

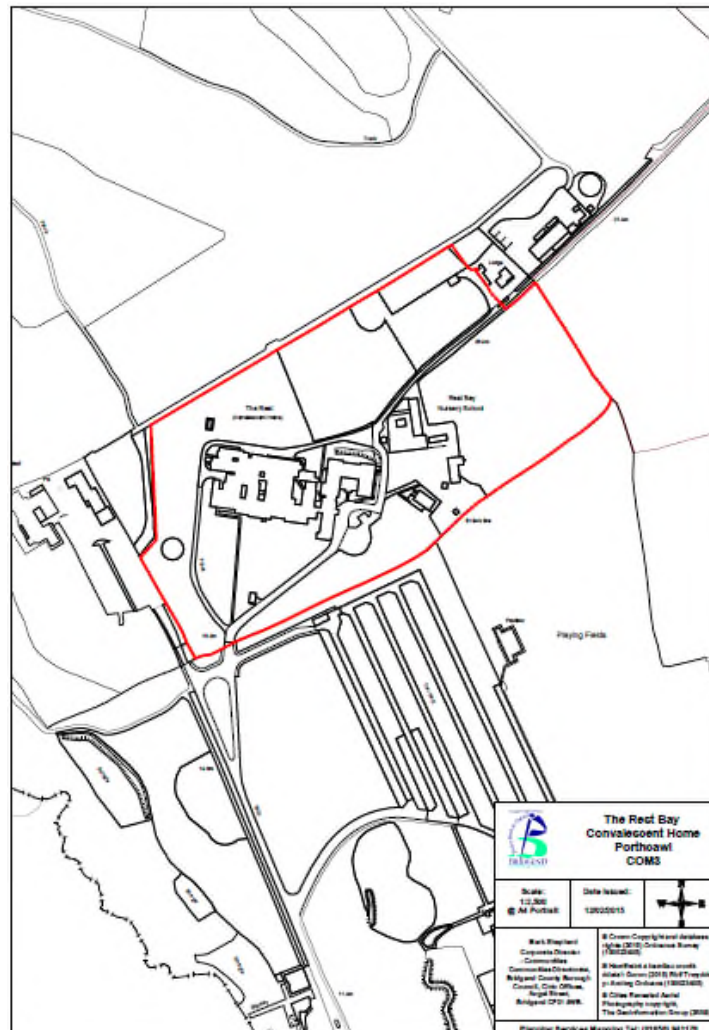
Description: C/U Of Existing Home To 34 Res Units; 34 New Res Units & Demolition Of Rear Wing

Owner: Acorn Homes

Developer: Acorn Homes

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 3



Application_No P/11/781/FUL
Applicant Gary Mayo Property Development Ltd
Location The Rest Convalescent Home, Rest Bay, Porthcawl
Description New Convalescent Home; C/U Of Existing Home To 34 Res Units; 34 New Res Units & Demolition Of Rear Wing
Decision Conditional Consent
Decision_Date 22 July 2014

Application_No P/14/763/FUL
Applicant Gary Mayo Property Development Ltd
Location The Rest Convalescent Home, Rest Bay, Porthcawl
Description C/U The Rest To 34 Res. Units, Build 34 Res.Units, Demolish Unsympathetic Ext., Car Park, Landscape & Assoc. Works
Decision Conditional Consent
Decision_Date 15/07/2015

Application_No P/17/273/RLX
Applicant The Rest (Porthcawl) Ltd. Per LRM Planning Ltd, 22 Cathedral Road, Cardiff, CF11 9LJ
Location Rest Bay, The Rest Convalescent Home, Porthcawl. CF36 3UP
Description Vary condition 1 of approved plans P/14/763/FUL, creation of one additional unit (total of 69 apartments)
Decision Conditional Consent
Decision_Date 13/09/2017

SITE:

Consent for change of use, redevelopment and listed building consent. Represents a unique location and has been acquired by Acorn Homes who has recently submitted proposals to vary consent P/14/763/FUL for one additional unit. Demolition work has been undertaken and development is expected to start imminently.

SITE AREA (Ha) – 4.84

Brownfield (prev. developed): Total Remaining – 4.84 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	34	35	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
69	0	0	69	0	0	69	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PYLE / KENFIG / CORNELLY

SITE NAME: Land at Gibbons Way **LPA Ref No:** 642

Area or Zone: PYLE/KENFIG/CORNELLY **Grid Ref:**

Major Settlement: North Cornelly

Market: Private / Affordable

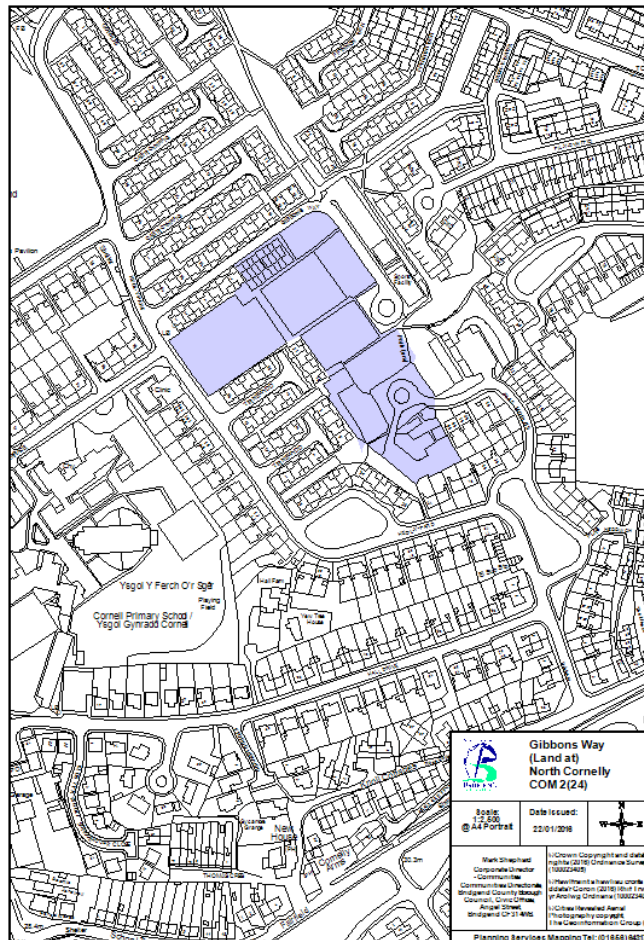
Description: Mixed-use development

Owner: Valleys to Coast

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2 (24)



Planning consent for site:

Application_No	P/08/421/FUL
Applicant	C2J architects
Location	Land at Gibbons Way
Description	Residential development of 8 houses in 2 terraces with on site parking & amenity facilities
Decision	Conditional Consent
Decision_Date	25/07/2008

SITE:

Part of V2C Regeneration project relating to their Estates Improvement Programme. V2C are currently undertaking a masterplanning exercise for the whole of the Marlas Estate which includes this regeneration site (and other potential windfall developments). Developments expected to be delivered in a phased way from 2019 / 20 onwards.

Part of this wider regeneration includes a proposal for 23 dwellings at Ael y Bryn, subject to planning application P/15/856/FUL.

SITE AREA (Ha) – 1.26

Brownfield (prev. developed): Total Remaining – 1.04 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	15	15	7	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
45	8	8	37	0	0	37	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PYLE / KENFIG / CORNELLY

SITE NAME: Ty Draw Close (Rear of) **LPA Ref No:** 920

Area or Zone: Pyle/Kenfig/Cornelly **Grid Ref:**

Major Settlement: North Cornelly

Market: Private / Affordable

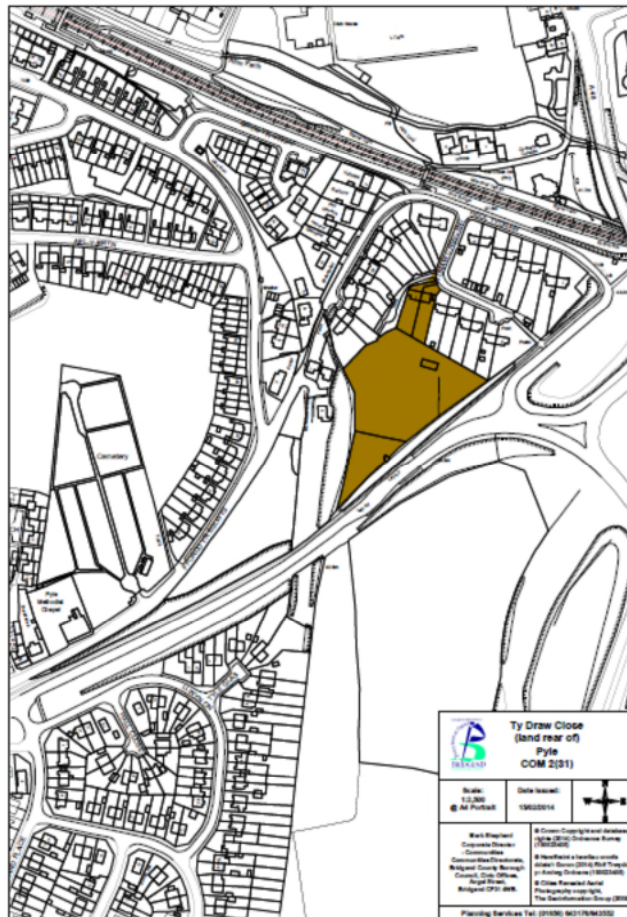
Description:

Owner: Mr Leighton Morgans
/ Mr Mark Gichero
Valleys to Coast

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 2 (31)



Planning consent for site: None

Application_No	P/08/1131/OUT
Applicant	Waterstone Homes Limited
Location	Land At/Rear 1 Ty Draw Crescent
Description	Residential Development
Decision	Refused
Decision_Date	10/03/2011

SITE:

There is no evidence to suggest that the site is likely to come forward in the 5 year period. V2C is currently not in negotiation with the landowner.

SITE AREA (Ha) – 0.76

Greenfield: Total Remaining: 0.76 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
30	0	0	30	0	0	0	0	30

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

PYLE / KENFIG / CORNELLY

SITE NAME: Bedford Road, Old Ambulance Hall Site **LPA Ref No:** 779

Area or Zone: Cefn Cribbwr **Grid Ref:**

Major Settlement: Cribbwr

Market: Private

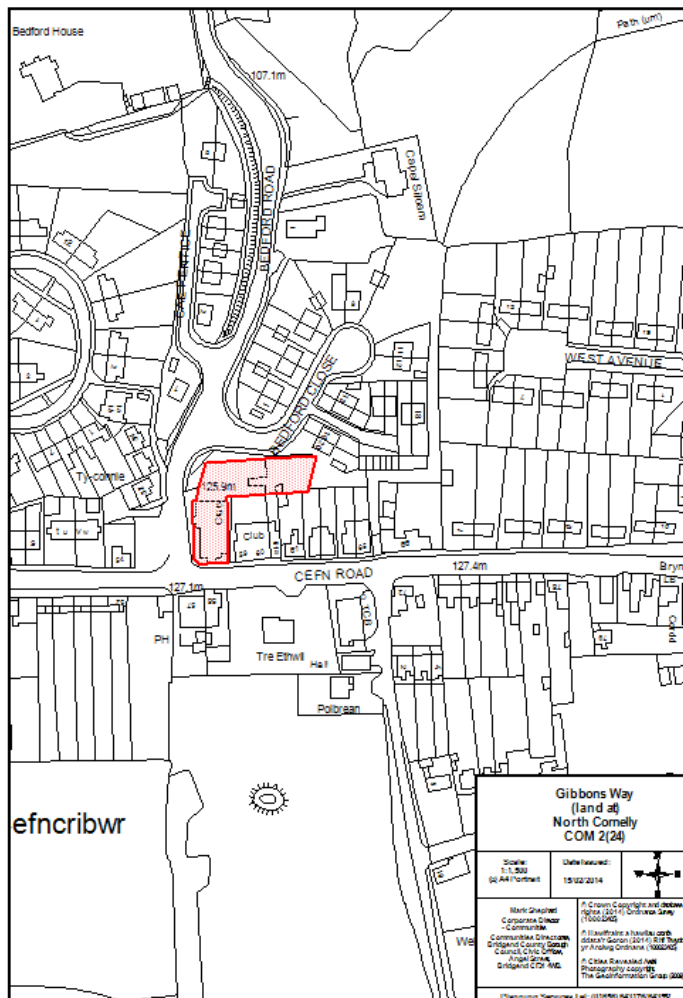
Description: Residential

Owner:

Developer:

PLANNING STATUS

Current LPA Status: COM 3



Planning consent for site:

Application_No	P/11/87/OUT
Applicant	Cefn Cribbwr Royal British Legion
Location	Bedford Road, Old Ambulance Hall Site
Description	Outline application for residential development (2 dwellings) with access off Bedford Road
Decision	Conditional Consent
Decision_Date	19/04/2011

Application_No	P/15/847/FUL
Applicant	Darlow Lloyd Construction Ltd.
Location	Bedford Road, Old Ambulance Hall Site
Description	Create 12 Flats Comprising 3 X 2 Bed Flats And 9 X 1 Bed Flats In One 2 Storey Building
Decision	Conditional Consent
Decision_Date	17/11/2016

Site

An existing undeveloped windfall site to provide 12 flats proposed in planning application P/15/847/FUL. The developer anticipates being on site in July 2018.

SITE AREA (Ha) – 0.11

Brownfield (prev. developed): Total Remaining – 0.11 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
12	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
12	0	0	12	0	12	0	0	0

Joint Housing Land Availability Study
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PYLE / KENFIG / CORNELLY

SITE NAME: Plumley Close (Land Off)
North Cornelly

LPA Ref No: 797

Area or Zone: North Cornelly

Grid Ref:

Major Settlement: North Cornelly

Market: Housing Association

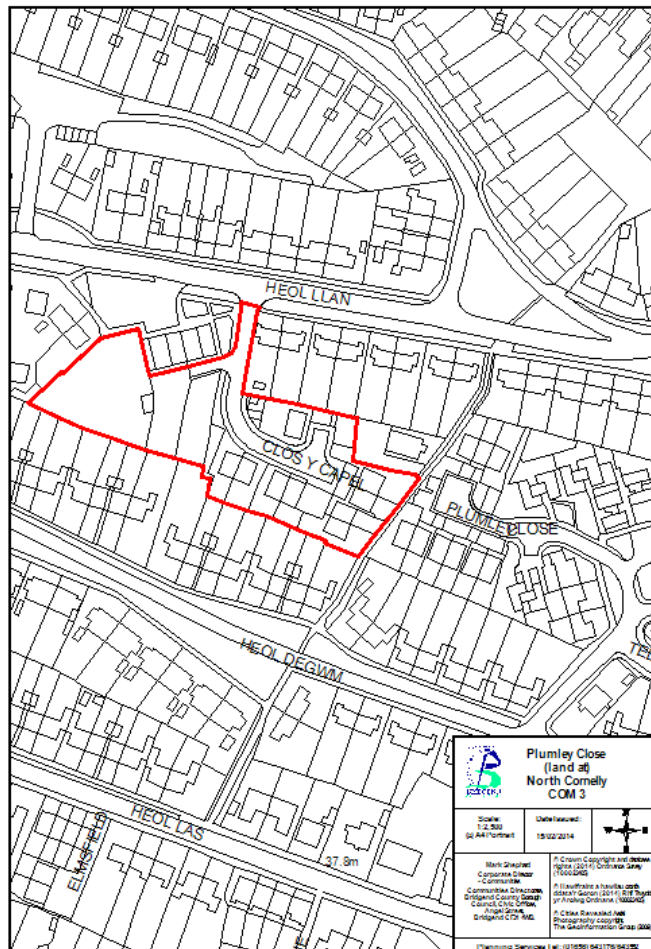
Description: Affordable Housing Development

Owner: Valleys To Coast

Developer: V2C

PLANNING STATUS

Current LPA Status: COM 3



Planning consent for site:

Application_No	P/10/643/FUL
Applicant	Valleys to Coast Housing Association. c/o Asbri Planning 1st floor Westview House, Unit 6 Oak Tree Court, Mulberry Drive, Cardiff Gate Business Park,
Location	Plumley Close (land off), North Cornelly, Bridgend
Description	Development of 11 dwellings
Decision	Conditional Consent
Decision_Date	07/11/2011

Site

Two plots remain and will be built out when legal matters are concluded with the adjoining owner.

SITE AREA (Ha) – 0.33

Brownfield (prev. developed): Total Remaining – 0.06 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	2	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
11	9	0	2	0	0	2	0	0

**Joint Housing Land Availability Study
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PYLE / KENFIG / CORNELLY

SITE NAME: Cefn Road (Cefn Cribbwr Reservoir) **LPA Ref No:** 186

Area or Zone: Cefn Cribbwr **Grid Ref:**

Major Settlement: Cefn Cribbwr

Market: Open

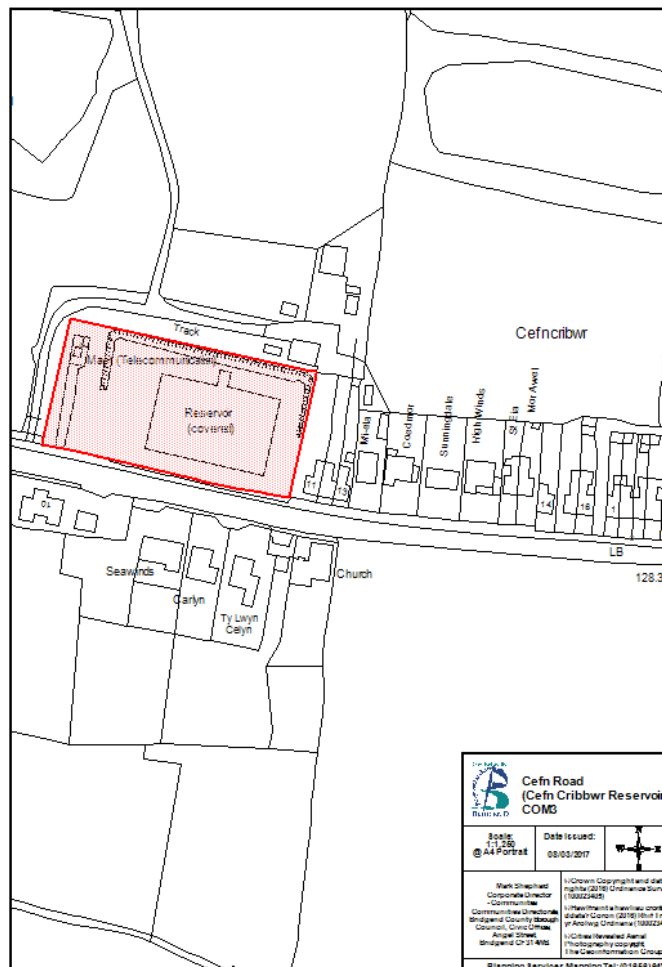
Description: Residential development (14No. units) and associated works

Owner: Dwr Cymru Welsh Water

Developer:

PLANNING STATUS

Current LPA Status: COM 3



Planning consent for site:

Application_No	P/15/244/OUT
Applicant	DWR CYMRU WELSH WATER
Location	Cefn Road (Cefn Cribbwr Reservoir), Cefn Cribbwr, Bridgend
Description	Residential development (14No. units) and associated works
Decision	Conditional Consent
Decision_Date	09/06/2017

Site

Section 106 has been signed.

SITE AREA (Ha) – 0.42

Brownfield (prev. developed): Total Remaining – 0.042Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	14	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
14	0	0	14	0	0	14	0	0

**Joint Housing Land Availability Study
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Bridgend County Borough Council Study Base 01/04/2018**

PYLE / KENFIG / CORNELLY

SITE NAME: Ael y Bryn **LPA Ref No:** 712

Area or Zone: North Cornelly **Grid Ref:**

Major Settlement: North Cornelly

Market: Affordable

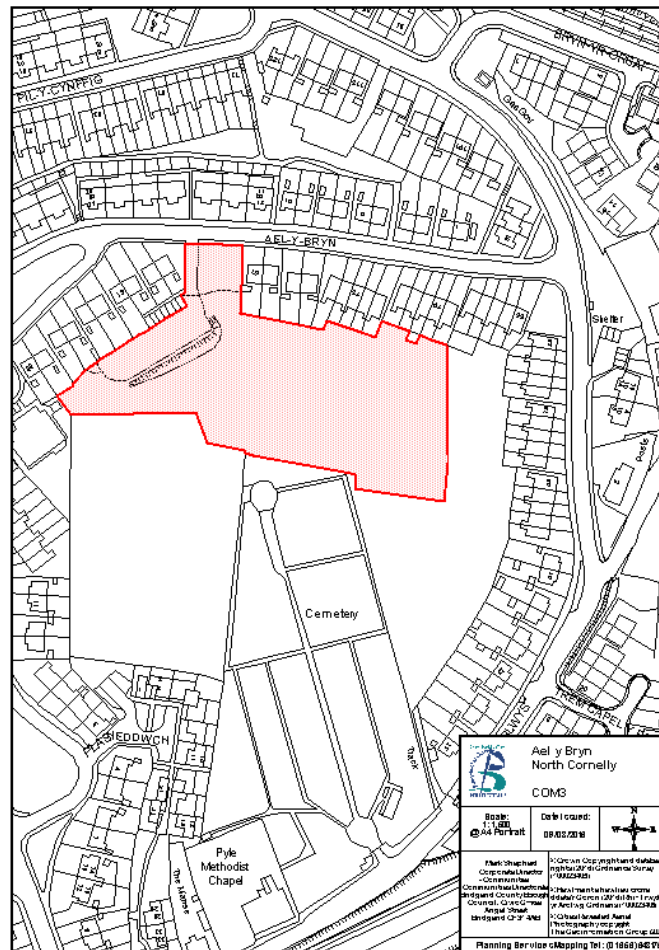
Description: Construction of 23 dwellings and associated works

Owner: Valleys To Coast Housing

Developer:

PLANNING STATUS

Current LPA Status: COM 3



Planning consent for site:

Application_No	P/15/856/FUL
Applicant	Valleys To Coast Housing
Location	Ael y Bryn 65-66 (land to rear of), North Cornelly, Bridgend. CF33 4NT
Description	Construction of 23 dwellings and associated works
Decision	Pending Signature of S106 Agreement
Decision_Date	

Site

V2C are examining the market requirements for the area, before proceeding, which may require an amendment to house types / layout.

SITE AREA (Ha) – 0.94

Brownfield (prev. developed): Total Remaining – 0.94Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	23	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
23	0	0	23	0	0	23	0	0

**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / TONDU

SITE NAME: Land off Maesteg Road **LPA Ref No:** 58

Area or Zone: Valleys Gateway **Grid Ref:** 289310 184539

Major Settlement: Tondu

Market: Private

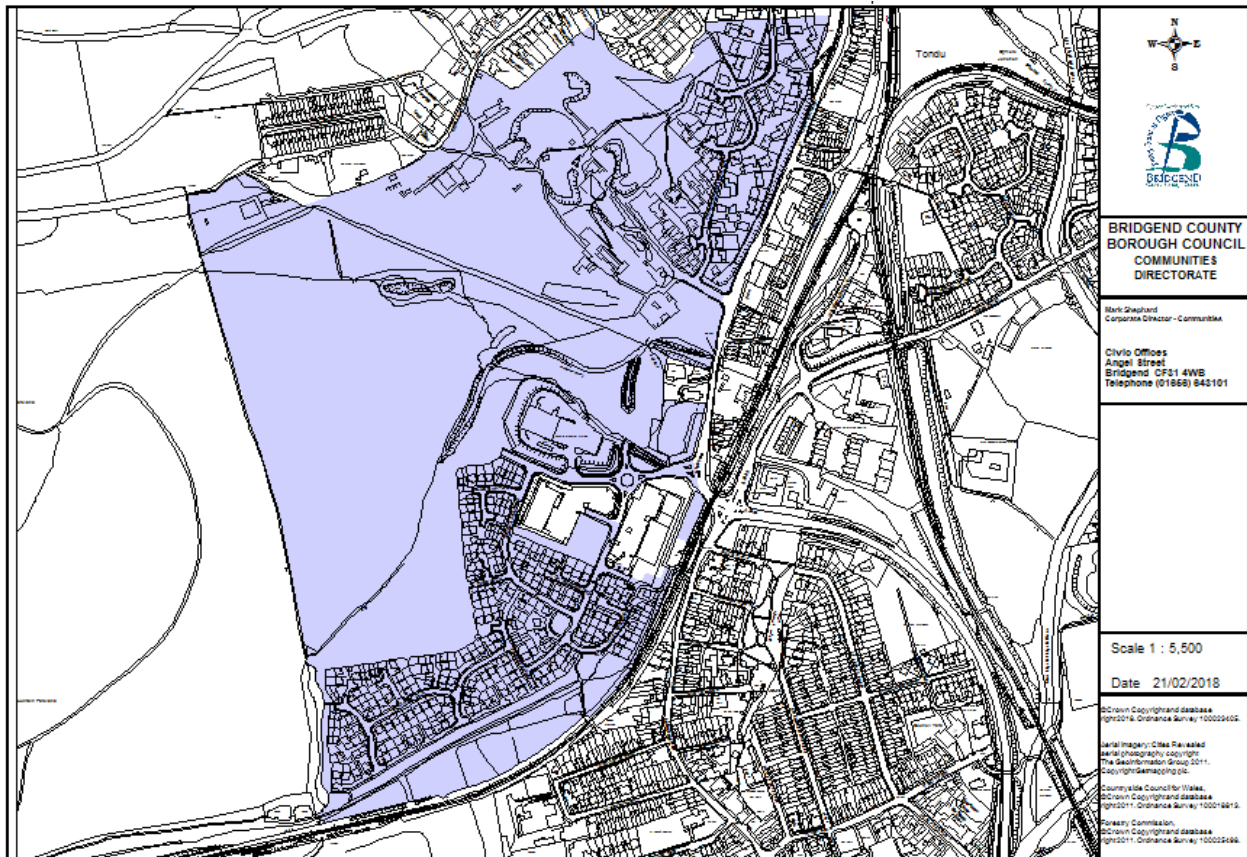
Description: Residential development

Owner: Llanmoor Developments Co Ltd / Merthyr Mawr Estates

Developer: Llanmoor Developments Co Ltd

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(31)



Planning consent for site:

Application_No	P/04/818/OUT
Applicant	Rhys Davies Properties Limited. Per Stansgate Planning Consultants, Conrad House, Birmingham Road, Stratford Upon Avon. CV37 0AA
Location	Maesteg Road, (land south west of), Tondu, Bridgend
Description	Waste transfer, houses, road, shops, hotel restaurant leisure medical centre creche etc
Decision	Conditional Consent
Decision_Date	12/07/2005

Application_No	P/07/920/RES
Applicant	Llanmoor Developments Co Ltd. Per Hammond Architectural Services Ltd, Suflex Estate, Newport Road, Risca, Newport, NP11 6YD.
Location	Maesteg Road (land south west of). Tondu, Bridgend, CF32 9BT.
Description	Residential development and associated highway and drainage works for 165 dwellings (affecting footpaths 11 and 16 Newcastle Higher)
Decision	Conditional Consent
Decision_Date	06/03/2008

Application_No	P/12/847/FUL
Applicant	Llanmoor Developments Co Ltd. Per Hammond Architectural Ltd, C/O Mr Paul Collins, Melrose Court, Melrose Hall, St Mellons, Cardiff.
Location	Maesteg Road, Land to the South West. Tondu, Bridgend.
Description	Provision of 35 Res properties within existing Llanmoor Home Development - affecting footpath 16 Newcastle higher.
Decision	Conditional Consent
Decision_Date	20/02/2013

Application_No	P/16/10/SOR
Applicant	STANSGATE PLANNING
Location	Maesteg Road, Land to the South West. Tondu, Bridgend.
Description	Further screening opinion 450 dwellings, Class B1 Development, Highways Works
Decision	EIA not required
Decision_Date	28/01/2016

Application_No	P/15/494/FUL
Applicant	Merthyr Mawr Estate per Stansgate Planning, 9 The Courtyard, Timothys Bridge Road, Stratford Upon Avon
Location	Maesteg Road, Land to the South West. Tondu, Bridgend.
Description	Reposition 7 residential units on a part of the Llanmoor Homes site
Decision	Conditional Consent
Decision_Date	22/10/2015

Application_No	P/16/366/OUT
Applicant	Merthyr Mawr Estate per Stansgate Planning, 9 The Courtyard, Timothys Bridge Road, Stratford Upon Avon
Location	Maesteg Road, Land to the South West. Tondu, Bridgend.
Description	450 dwellings, 1000 sqm Class B1 Use, highway works, public open space
Decision	Waiting signature of S106 Agreement
Decision_Date	

SITE:

Llanmoor are developing the southern part of the site. Merthyr Mawr Estates proposes to market the remainder of the site with the benefit of an outline consent, and introduce other developers and there is positive interest from other volume builders. Planning application P/16/366/OUT was approved by Development Control Committee in March 2018.

Planning permission has also been granted for additional retail / commercial development within the designated commercial hub in the southern part of the site (planning application P/15/322/FUL refers) and this has been implemented.

SITE AREA (Ha) – 43

Brownfield (prev. developed): Total Remaining – 28.62 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	50	100	150	150

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
676	218	8	450	0	0	450		0

**Joint Housing Land Availability Study
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Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / BRYNCETHIN

SITE NAME: Parc Tyn Y Coed **LPA Ref No:** 46

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Bryncethin

Market: Private

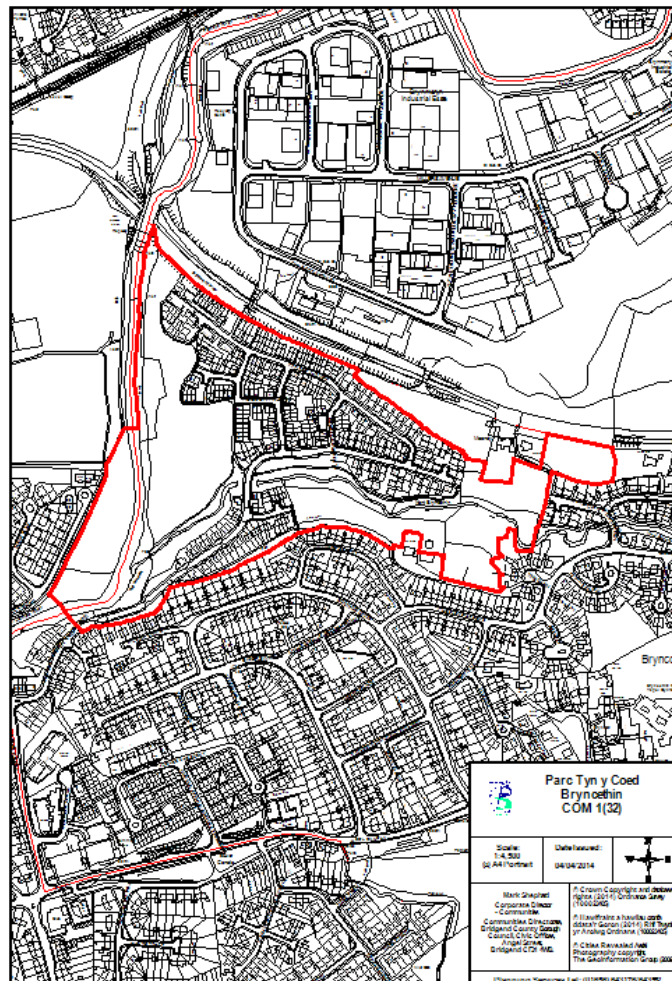
Description: Residential Development

Owner: Barratt South Wales / Mr and Mrs Davies

Developer: Barratt South Wales

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1(32)



Planning consent for site:

Application_No	P/06/556/OUT
Applicant	Barratt South Wales. c/o Boyer Planning Ltd, 33-35 Cathedral Road, Cardiff. CF11 9HB
Location	Maendy Farm, Bryncethin, Bridgend. CF32 9TB
Description	Residential development (outline)
Decision	Conditional Consent
Decision_Date	22/05/2007

Application_No	P/07/668/RES
Applicant	Barrett South Wales Limited. Per Asbri Planning Limited, 32 Lambourne Crescent, Cardiff Business Park, Llanishen, Cardiff. CF14 5GG
Location	Parc Tyn Y Coed, (phase1), Sarn, Bridgend
Description	Reserved matters application to construct 35 dwellings and associated works (phase1) - affecting footpaths 3 and 9 St Brides Minor
Decision	Conditional Consent
Decision_Date	10/09/2007

Application_No	P/09/538/RES
Applicant	Barratt South Wales. Oak House Village Way, Tongwynlais, Cardiff. CF15 7NE
Location	Maendy Farm, (land at), Bryncethin, Bridgend
Description	222no dwellings and associated works related to P/06/556/OUT affecting footpaths 3,7, & 9 St Brides Minor
Decision	Conditional Consent
Decision_Date	21/10/2009

Application_No	P/10/277/RES
Applicant	Barratt South Wales. Oak House, Village Way, Tongwynlais, Cardiff. CF15 7NE
Location	Maendy Farm, (land at), Bryncethin, Bridgend
Description	Construct 142no amended house types and associated works relating to outline P/06/556/OUT-affecting footpath 3,7,9, St Brides Minor
Decision	Conditional Consent
Decision_Date	30/07/2010

Application_No	P/11/823/FUL
Applicant	BDW Trading Limited. c/o Mr James Kathrens, Oakhouse, Village Way, Tongwynlais, Cardiff. CF15 7NE
Location	Parc Tyn y Coed (new development), Sarn, Bridged. CF32 9NT
Post_Code	CF32 9NT

Description	Construct 34 dwellings and associated works (affecting footpath 3, St Brides Minor)
Decision	Conditional Consent
Decision_Date	02/02/2012

Application_No	P/16/251/OUT
Applicant	Mr Jody Jeffrey
Location	Ty Maen, Ffordd Leyshon
Post_Code	CF32 9TB
Description	Residential development of up to 16 dwellings with public open space, landscaping, associated infrastructure, vehicular access from Heol Leyshon
Decision	Pending S106
Decision_Date	

SITE:

Barratt's western part of the site is complete. Eastern part of the site is in separate ownerships including adjacent Council owned land. There is developer interest in bringing forward an alternative scheme for a wider area.

Section 106 relating to P/16/251/OUT is ready to be signed – awaiting sign-off from owners.

SITE AREA (Ha) – 10.19

Greenfield: Total Remaining – 1.41 Ha

FORECAST COMPLETIONS:

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	16	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
370	264	0	106	0	0	16	0	90

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / BRYNCETHIN

SITE NAME: Ogmore Comprehensive School **LPA Ref No:** 925

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Bryncethin

Market: Private

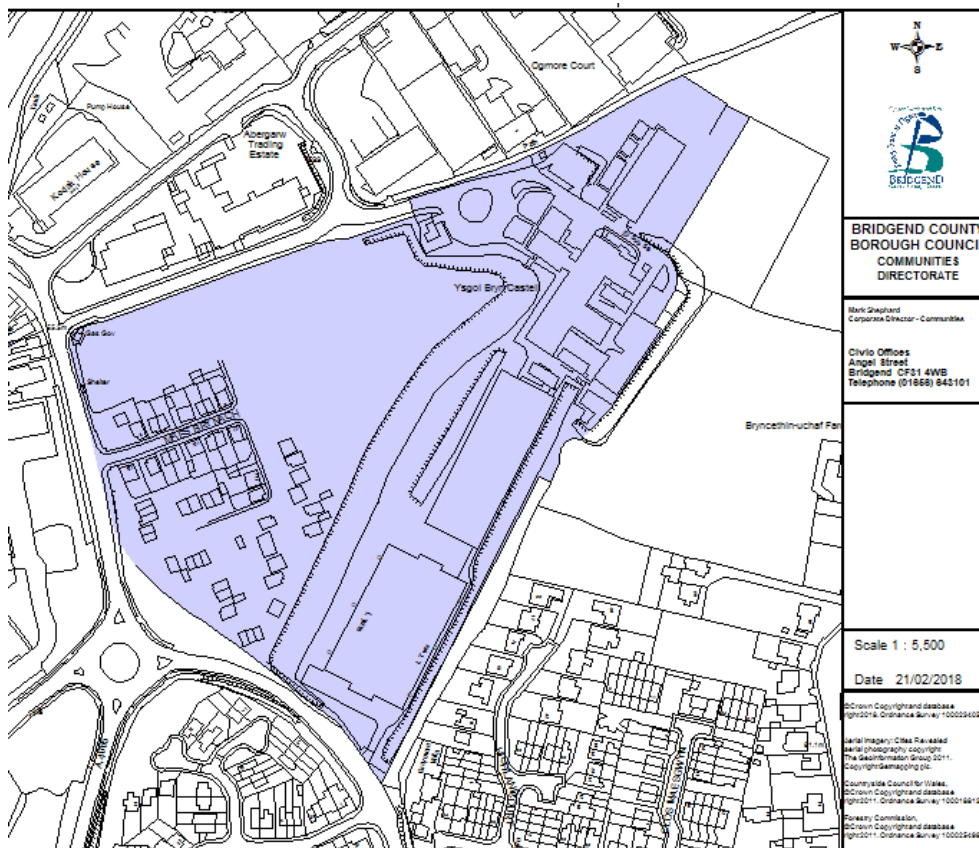
Description: Mixed-use development

Owner: Bridgend County Borough Council
Exchange with Persimmon pending granting of planning application.

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1 (33)



Planning consent for site:

Application_No	P/15/62/FUL
Applicant	Persimmon Homes West Wales
Location	Former Ogmere Comp. School Play Fields
Description	Residential Development For 132 Dwellings And Associated Works Including Demolition Of Former Caretakers Cottage
Decision	Granted with Conditions
Decision_Date	S106 signed August 2016

SITE:

Ongoing site.

SITE AREA (Ha) – 3.00 Ha

Brownfield (prev. developed): Total Remaining – 1.41 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
45	0	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
121	0	57	64	19	45	0	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / TONDU

SITE NAME: Gateway to the Valleys
(Former Archbishop McGrath School –
Land at) **LPA Ref No:** 1068 & 926

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Tondy

Market: Affordable Housing / Private Market

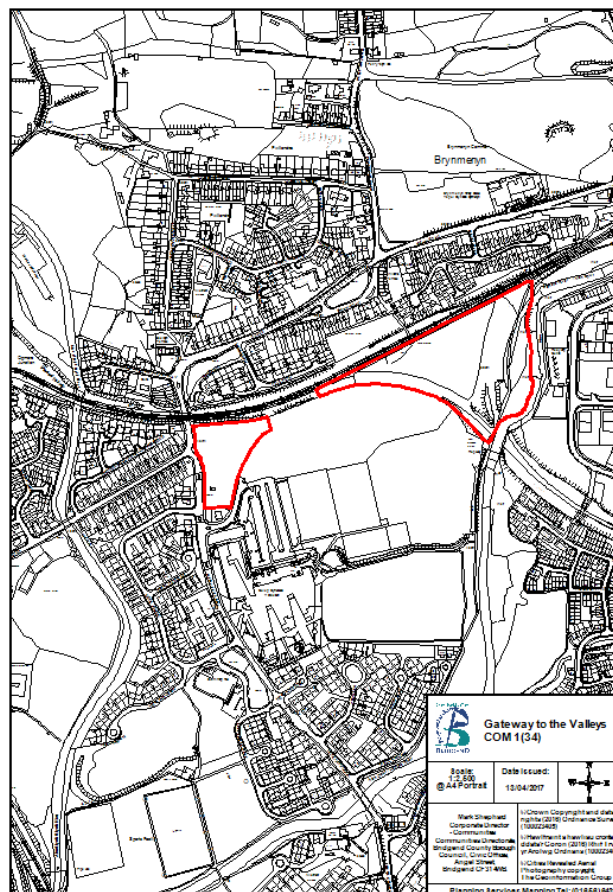
Description: Mixed-Use Development

Owner: Linc Cymru / David Williams

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1 (34)



Planning consent for site:

Application_No	P/16/600/FUL
Applicant	Linc Cymru Housing Assoc. c/o Quattro Design Architects, Matthews Warehouse, High Orchard Street, Gloucester Quays, GL2 5QY
Location	Heol yr Ysgol Former Archbishop McGrath School (Land at), Tondu, Bridgend, CF32 9EG
Description	Development of 15 bedspace care unit & 25 apartment extra care combined with communal ancillary facilities, 15 No. 2 bed 4 person and 4 No. 3 bed 5 person served by adopted access road
Decision	Conditional Consent
Decision_Date	08/03/2017

Application_No	P/16/578/BCB
Applicant	BCBC Education department. Per Boyes Rees Architects, c/o Graham David, 4th Floor, Greyfriars House, Greyfriars Road, Cardiff, CF10 3AL
Location	Heol yr Ysgol (land to east), Ynysawdre, CF32 9EG
Description	New primary school with capacity for 420 plus 60 nursery places
Decision	Reg 4 deemed consent
Decision_Date	30/09/2016

SITE:

New primary school is complete.

A pre-requisite of the 'school' and the Linc Cymru development is an access road built to adoptable standards up to the boundary of the private land to the east (which is currently land locked). As such this part of the site will be enabled. The Private landowners are in contact with Property Department and are keen to progress when infrastructure is in place. Housing delivery anticipated from 2019 onwards on this part of the site.

The build programme for the 25 extra-care apartments by Linc Cymru is scheduled for completion by September/October 2018 and Linc Cymru's additional housing element of 20 units is also progressing.

David Williams the landowner and his agent is actively engaging with developers including RSLs, who have produced draft layouts for early pre-application discussion.

SITE AREA (Ha) – 4.40

Greenfield: Total remaining – 3.45 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
10	50	45	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
150	0	0	150	45	10	95	0	0

**Joint Housing Land Availability Study
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Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / BRYNMENYN

SITE NAME: Bryncethin Depot **LPA Ref No:** 927

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Bryncethin

Market:

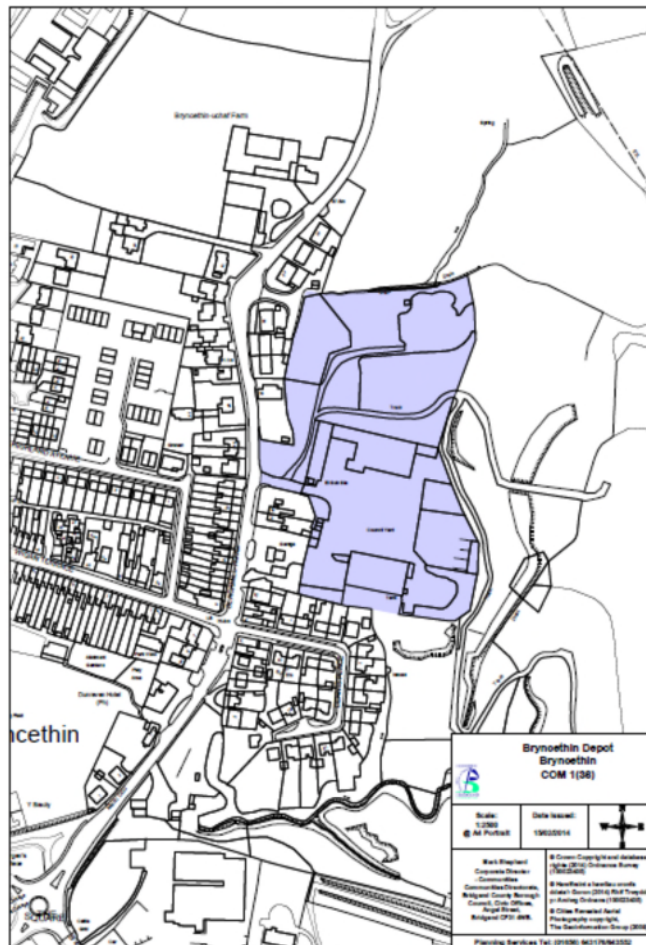
Description: Mixed-use development

Owner: Bridgend County Borough Council

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1 (36)



Planning consent for site: None

SITE:

Mixed-use site likely to be released in the latter part of 5 year period. Decision made not to utilize the whole site for a joint fleet depot and other depot uses. Northern part of the site is to be released.

SITE AREA (Ha) – 2 Ha

Brownfield (prev. developed): Total Remaining – 2Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	0	0	20	30

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
50	0	0	50	0	0	50	0	0

**Joint Housing Land Availability Study
Site Proforma
Sites for 10 or more units
Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / BRYNMENYN

SITE NAME: Land at Abergarw Farm **LPA Ref No:** 928

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Brynmenyn

Market: Private

Description: Residential

Owner: Viv Hughes

Developer: Viv Hughes and Self Build

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1 (37)



Planning consent for site:

Application_No P/14/742/OUT
Applicant Mr Viv Hughes
Location Land North Of Abergarw Farm
Description Provision Of 26 No. Building Plots And Access Road And Removal Of Modern Type Barn
Decision Conditional Consent
Decision_Date 29/09/2015

Application_No P/16/253/RES
Applicant Mr Heddwyn James. Per Allan D Shaw, 4 Locks Court, Porthcawl, Bridgend
Location Abergarw Farm, Plot 16, Brynmenyn, Bridgend. CF32 9LH
Description Proposed dwelling
Decision Conditional Consent
Decision_Date 15/06/2016

Application_No P/16/653/RES
Applicant Lloyd Richards. Per Allan D Shaw, 4 Locks Court, Porthcawl, CF36 3JJ
Location Abergarw Farm, Plot 17, Brynmenyn, Bridgend, CF32 9LN
Description Reserved matters application for 1 x dwelling
Decision Conditional Consent
Decision_Date 01/11/2016

Application_No P/16/226/RES
Applicant Mr V S Hughes. Per Alec McKenzie, 89 Graham Avenue, Penyfai, Bridgend
Location Abergarw Farm (land to north), Plot 20, Brynmenyn, Bridgend. CF32 9LH
Description Reserved matters for 1 x detached 5 bed dwelling at plot 20
Decision Conditional Consent
Decision_Date 13/05/2016

Application_No P/16/192/RES
Applicant Mrs Y Bowditch. Per Allan D Shaw, 4 Locks Court, Porthcawl, Bridgend
Location Abergarw Farm, Plot 14, Brynmenyn, Bridgend. CF32 9LH
Description Proposed dwelling
Decision Conditional Consent
Decision_Date 13/05/2016

Application_No P/16/391/RES
Applicant Mr P Hope per Allan D Shaw, 4 Lock's Court, Porthcawl, Bridgend
Location Abergarw Farm Site Plot 15, Brynmenyn, Bridgend
Description Reserved matters for one dwelling
Decision Conditional Consent
Decision_Date 15/07/2016

Application_No P/16/222/RES
Applicant Mr DG Henson. Per Allan D Shaw, 4 Locks Court, Porthcawl, Bridgend
Location Abergarw Farm, Plot 11, Brynmenyn, Bridgend. CF32 9LH
Description Reserved matters to P/14/742/OUT (one dwelling at plot 11)
Decision Conditional Consent
Decision_Date 20/05/2016

Application_No P/16/572/RES
Applicant Gareth Pearce. Per PDW Building Designs, 7 Blackmill Road, Bryncethin, Bridgend, CF32 9YW
Location Abergarw Farm, Plot 12, Brynmenyn, Bridgend, CF32 9LL
Description Reserved matters for two storey detached dwelling
Decision Conditional Consent
Decision_Date 24/10/2016

Application_No
Applicant Mr S Middleton. Per Allan D Shaw, 4 Locks Court, Porthcawl, Bridgend
Location Abergarw Farm (land to north), Plot 10, Brynmenyn, Bridgend. CF32 9LH
Description Detached five bedroom dwelling
Decision Conditional Consent
Decision_Date 25/05/2016

Application_No P/17/309/RES
Applicant Miss Yasamin Ahrabi per Allan D Shaw, 4 Lock's Court, Porthcawl, Bridgend, CF36 3JJ
Location Abergarw Farm Site Plot 2, Brynmenyn, Bridgend, CF32 9LN
Description Reserved matters for 1 No. dwelling
Decision Conditional Consent
Decision_Date 07/06/2017

Application_No P/18/76/RES
Applicant Mr I Godney per Allan D Shaw, 4 Lock's Court, Porthcawl, Bridgend, CF36 3JJ
Location Abergarw Farm Site Plot 23, Brynmenyn, Bridgend, CF32 9LN
Description Reserved matters for one dwelling on Plot 23
Decision Conditional Consent
Decision_Date 21/03/2018

Application_No P/18/78/RES
Applicant Mrs H Price, per Allan D Shaw, 4 Lock's Court, Porthcawl, Bridgend, CF36 3JJ
Location Abergarw Farm Site Plot 4, Brynmenyn, Bridgend, CF32 9LN
Description Reserved matters for one dwelling on Plot 4
Decision Conditional Consent
Decision_Date 23/03/2018

SITE:

Site owned by local housebuilder who intends to infrastructure the site and to part build out himself and also to release for self build. Number of plots already reserved and 3 individual reserved matters / full applications received on a number of plots.

SITE AREA (Ha) – 1.67

Greenfield: Total Remaining – 0.96 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
5	5	5	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
26	0	2	24	9	5	10	0	0

**Joint Housing Land Availability Study
Site Proforma
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Bridgend County Borough Council Study Base 01/04/2018**

VALLEYS GATEWAY / TONDU

SITE NAME: Glanyrafon **LPA Ref No:** 929

Area or Zone: Valleys Gateway **Grid Ref:**

Major Settlement: Tondu

Market: Affordable Housing

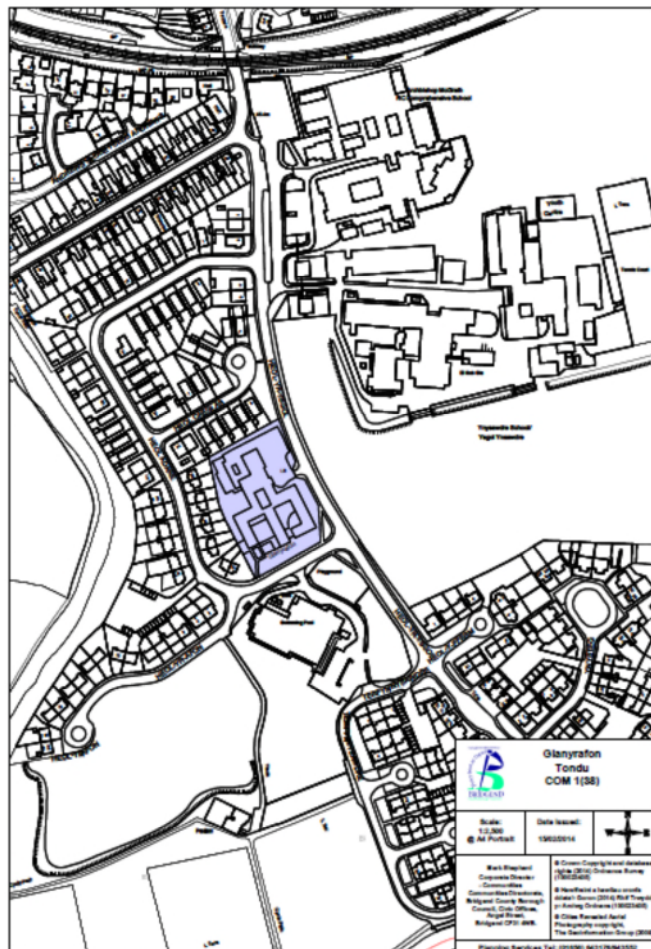
Description: Mixed-use development

Owner: Bridgend County Borough Council

Developer:

PLANNING STATUS

Current LPA Status: Bridgend LDP Policy COM 1 (38)



Planning consent for site: None

SITE:

Disposal of the site is programmed to coincide with the occupation of the Valleys Gateway site being undertaken by Linc Cymru. A Development Brief and a technical pack will assist with the site's delivery to any prospective purchaser.

SITE AREA (Ha) – 0.58

Brownfield (prev. developed): Total Remaining – 0.58 Ha

FORECAST COMPLETIONS

2018-19	2019-20	2020-2021	2021-2022	2022-2023
0	30	0	0	0

Units Capacity	Units completed prior to last study	Units completed since last study	Units remaining at 01/04/18	Units under construction	1	2	3	4
30	0	0	30	0	0	30	0	0