



Bridgend Replacement Local Development Plan 2018-2033



Urban Capacity Study 2022

BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033

Urban Capacity Study

1. Introduction

- 1.1 The Council is statutorily required, under Section 69 of the Planning and Compulsory Purchase Act 2004, to undertake a full review of the adopted Local Development Plan (LDP) at intervals not longer than every 4 years from the date of adoption. The Replacement LDP is now being prepared and will express, in land-use terms, the wellbeing objectives and priorities of the Bridgend Public Services Board's Well-being Plan.
- 1.2 The Replacement LDP has a key strategic role in relation to housing delivery and must ensure sufficient residential land is made available to meet the future anticipated population growth over the Plan period. As justified in the Strategic Growth Options Background Paper, the Replacement LDP is underpinned by a housing requirement of 7,575 dwellings up to 2033. A 13% flexibility allowance has also been embedded into the Replacement LDP in recognition of the fact that there may be certain specific circumstances, unknown at the plan making stage, that delay the delivery of sites, notwithstanding the robust frontloading of site delivery evidence.
- 1.3 In order to determine the amount of housing land that will be required to deliver these dwellings, various components of housing supply have been examined as detailed within the Housing Trajectory Background Paper. That Paper provides an analysis of completions, existing land bank commitments, extant allocations that can be 'rolled forward' to the Replacement LDP and small and windfall sites expected over the plan period. Due consideration of each component of housing supply in this manner has informed delivery of the Replacement LDP's dwelling requirement.
- 1.4 The purpose of this Urban Capacity Study (UCS) is to provide further analysis of the potential urban capacity of the County Boroughs' settlements for housing to evidence the expected small and windfall site allowance rate. Specifically, this equates to 62 dwellings on small sites per annum and 44 dwellings on windfall sites per annum. This UCS identifies more than sufficient capacity within the proposed settlement boundaries to accommodate this particular component of housing supply. It therefore demonstrates (in addition to past trends) that the small and windfall site allowance rate utilised in the Replacement LDP is both realistic and deliverable. It also serves as a useful resource to developers and SMEs who are seeking to identify potential development opportunities not specifically allocated in the Replacement LDP.

2. Background

- 2.1 Planning Policy Wales (PPW) emphasis that “infill and windfall sites can make a useful contribution to the delivery of housing” (WG, 2021, para.4.2.23), whilst stating that such proposals should be supported within settlement limits where they accord with national sustainable placemaking outcomes. Furthermore, PPW highlights that planning authorities should formulate locally determined targets to deliver housing on small sites “to assist in broadening the housing delivery options and enable the provision of housing by RSLs, SMEs and the custom and self-build sector” (WG, 2021, para.4.2.14).
- 2.2 Edition 3 of the Development Plans Manual (hereafter referred to as ‘the Manual’) also stresses the importance of small and large site windfall rates as separate components of housing supply and states “reviewing windfall delivery rates for both small and large sites, over different time periods, will shape the consideration of a future extrapolation rate” (WG, 2020, p.119). The Manual also cautions against using abnormal trends for this purpose and suggests “the time period chosen should be sufficient to rule out anomalies in specific years and be of a reasonable duration” (WG, 2020, p.119). Before assessing the capacity within urban areas to accommodate residential development on such sites, it is therefore important to consider past trends in accordance with this guidance.

Allowance for Windfall Sites (Past Trend Projection)

- 2.3 Windfall sites are sites with a capacity of 10 or more residential dwellings that are not specifically allocated for housing yet come forward in accordance with the Plan. Assessing the likely contribution that such sites can make to the housing land supply begins with considering the plethora of sites that have come forward under existing LDP policies in recent years. Given the very nature of windfall sites, it is considered most realistic to monitor the total number of units completed annually to provide a realistic estimate of the likely contribution Windfall Sites may make to the land supply. Table 1 overleaf provides an overview of Windfall Site completions over the existing adopted LDP period (2006-2021).

Table 1: Windfall Site Allowance

Financial Year	Windfall Site Completions (≥10 units)	Percentage of Total Completions
2006/07	115	18%
2007/08	56	11%
2008/09	28	7%
2009/10	2	1%
2010/11	3	1%
2011/12	0	0%
2012/13	3	1%
2013/14	61	12%
2014/15	70	11%
2015/16	45	9%
2016/17	98	24%
2017/18	0	0%
2018/19	35	6%
2019/20	72	15%
2020/21	68	20%

5 Year Average	10 Year Average	15 Year Average (Existing Plan Period)
55 Dwellings	45 Dwellings	44 Dwellings

- 2.4 Evidently, Windfall Site completions have proved to be changeable over the life of the existing LDP period, ranging from 0 to 115 dwellings per annum or an overall annual average (mean) of 44 dwellings. Average completion levels have been higher in the last five years of the plan period (55 dwellings), although similar over the past decade (45 dwellings), the latter average being partially curtailed by the lower build rates exhibited during the recession. It is important for the future extrapolation rate to be based on a balanced rate of completions to avoid being skewed by particularly high or low trends. Therefore, the fifteen-year average over the whole existing LDP period (2006/07 to 2020/21) is considered the most robust for this purpose as this period encompasses the recession, the subsequent repercussions and the following years of economic recovery. Windfall Site completion rates have averaged at 44 dwellings per annum over this period and it is therefore not unreasonable to expect Windfall Sites to contribute a similar number of dwellings to the forthcoming housing land supply. This is especially given the fact that the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth) and maintain similar settlement boundaries.
- 2.5 This produces a projected windfall allowance of 396 dwellings over the final 9 years of the Replacement LDP period (the rate has only been applied from 2024/25 to avoid any double counting with existing landbank commitments). This is a conservative projection, and actual rates may well be higher on an annual basis, although this rate avoids undue reliance on Windfall Sites as a component of supply given the evident volatility of such dwelling completions in the recent past.

Allowance for Small Sites (Past Trend Projection)

- 2.6 Small sites are sites that accommodate less than 10 dwellings. Such sites make an important contribution to the overall housing land supply, introducing an element of choice and flexibility into the housing market. An allowance therefore needs to be made for small sites that are likely to be delivered over the Replacement LDP period based on an assessment of past trends. Table 2 outlines the number of small site completions over the existing LDP period for reference.

Table 2: Small Site Allowance

Financial Year	Small Site Completions (< 10 units)	Percentage of Total Completions
2006/07	87	14%
2007/08	97	19%
2008/09	62	16%
2009/10	77	26%
2010/11	79	26%
2011/12	47	11%
2012/13	66	20%
2013/14	57	11%
2014/15	39	6%
2015/16	51	10%
2016/17	42	10%
2017/18	66	17%
2018/19	58	10%
2019/20	54	11%
2020/21	50	14%

5 Year Average	10 Year Average	15 Year Average (Existing Plan Period)
54 Dwellings	53 Dwellings	62 Dwellings

- 2.7 Perhaps the most notable trend is the relative stability in the number of dwellings delivered on small sites per annum. The range of completions year to year is relatively narrow, from 39 to 97 dwellings per annum at the extremities or 62 dwellings per annum on average over the entire existing plan period. Indeed, the number of completions has seldom fallen below 50 dwellings per annum and there was not a particularly notable dip in completions during the recession, which reflects the unique mechanics of small site delivery.
- 2.8 While average small site completion numbers have therefore not proved significantly changeable over different time periods, it is logical to base the future extrapolation rate on the same trend-based time period used to inform the windfall site projection. This is equally justifiable given the diverse economic conditions witnessed over the whole existing LDP period, producing a projected small site allowance of 62 dwellings per annum or 682 dwellings over the remaining 11 years of the Replacement LDP period. This completion rate is clearly realistic given that small site completions have been consistently around this level over the entirety of the existing plan period and the Replacement LDP seeks to broadly continue with the existing LDP's Regeneration-Led Strategy (along with some additional sustainable growth), whilst maintaining similar settlement boundaries.

Preferred Strategy Consultation (2019)

- 2.9 The Replacement LDP's Preferred Strategy was published for statutory consultation in September 2019, representing the completion of a period of pre-deposit plan preparation and engagement. A draft Housing Balance Sheet was included in the Preferred Strategy, which referenced trend-based windfall and small site completion projections as two separate components of housing supply. These rates have since been updated within this paper to reflect the most recent trend-based evidence.
- 2.10 Notwithstanding the trend-based evidence, and, as discussed in the Initial Consultation Report, certain commentators stated that the small site and windfall site projection should be reduced. In addition, it was suggested that the justified rate places less certainty over the geographical distribution of growth. This UCS therefore addresses these concerns by refreshing the evidence base and supplementing the trend-based projections with a thorough analysis of urban capacity across the County Borough's settlements. This demonstrates the level of extant capacity in both numeric and spatial terms. Ultimately, the Replacement LDP seeks to enable a range of residential development forms, including self-build, custom build and co-operative housing, framed in the context of the settlement hierarchy to clearly define the spatial distribution of growth. Strategic Policy 6 also recognises the role that Place Plans can have in assisting with identifying small, local development sites that reflect local distinctiveness and address local, specific community scale issues. This UCS demonstrates how this

can be achieved, while promoting the effective use of previously developed land in sustainable locations to contribute to delivery of the Replacement LDP's housing requirement. Equally, this UCS will assist in determining the need for additional residential allocations and provide more certainty regarding the spatial distribution of potential small and windfall sites.

3. Methodology

3.1 The methodology for this UCS draws upon guidance from the Manual to “inform the identification of site allocations and assist to demonstrate delivery of the windfall allowance in the plan” (WG, 2020, para. 5.63). Five distinct stages have been defined and followed sequentially to understand the capacity across the County Borough, whilst considering sustainable placemaking principles. Each stage is detailed below and will now be outlined in turn:

- Stage 1: Defining the Study Area and Site Thresholds;
- Stage 2: Identifying Sources of Capacity;
- Stage 3: Analysing ‘Show Stopper’ Constraints;
- Stage 4: Identifying Capacity Yields; and
- Stage 5: Findings and Conclusions

Stage 1: Defining the Study Area and Site Thresholds

3.2 The first stage is to define the geographical extent of analysis. In essence, this UCS seeks to determine the capacity within the Replacement LDP's proposed settlement boundaries to accommodate sustainable patterns of residential development. This exercise purposely **excludes** the other components of housing supply (existing land bank commitments, LDP ‘rollover’ allocations and new allocations) documented in the Housing Trajectory Background Paper to focus on the specific contribution that windfall and small sites can make to the housing requirement.

3.3 The Replacement LDP Strategy is akin to the existing LDP Strategy and the revised settlement boundaries are also broadly similar. It is therefore reasonable to assume small sites and windfall sites will come forward in a comparable manner and rate based on the settlement strategy and hierarchy. Indeed, a clear settlement hierarchy has been established, based on the Settlement Assessment 2019 (revised in 2021), which provides certainty as to the geographical distribution of housing growth:

Primary Key Settlement

- Bridgend (*including Brackla, Broadlands, Bryntirion and Cefn Glas, Central Bridgend, Coity / Parc Derwen, Coychurch and North Bridgend / Litchard*).

Main Settlements

- Maesteg
- Pencoed
- Porthcawl
- Pyle, Kenfig Hill and North Cornelly
- Valleys Gateway* (*including Aberkenfig, Bryncethin, Brynmenyn, Coytrahe, Sarn, Tondu and Ynysawdre*).

** This area faces significant constraints and is therefore currently much less suitable for sustainable development than the other Main Settlements, as detailed in the Settlement Assessment, Spatial Options Background Paper and M4 Junction 36 Background Paper*

Local Settlements

- Bettws
- Blaengarw
- Caerau
- Cefn Cribwr
- Evanstown and Glynogwr
- Heol-y-Cyw
- Laleston and Merthyr Mawr
- Lewiston, Blackmill and Pantyrwel
- Llangeinor, Lluest and Pontyrhyl
- Nanttyffyllon
- Nantymoel
- Ogmere Vale
- Pen-y-fai
- Pontryhydycyff, Llangynwyd and Cwmfelin
- Pontycymmer
- South Cornelly, Maudlam and Kenfig

3.4 This UCS has therefore considered the capacity within each settlement in the hierarchy to evidence how small and windfall sites can supplement the growth apportioned to each tier through specific allocations. The Replacement LDP recognises the importance of facilitating development on a range of smaller sites, whilst acknowledging that distinctive approaches can be required or preferred to bring forward development in certain vicinities. These approaches include

initiatives such as place plans, co-operative housing, self-build plots and custom build opportunities alongside other forms of development.

- 3.5 It should be noted that **affordable housing exception sites have not been included** in this assessment of urban capacity as they relate to land which would not normally be released for housing. The Replacement LDP seeks to accommodate growth within the defined settlement boundaries, although exception sites recognise that certain area specific factors (such as limited developable land and high land prices) may be prohibitive to affordable housing delivery in this manner. Hence, exception sites would constitute small, un-allocated housing sites adjoining existing settlements that enable provision of affordable housing to meet locally identified needs. Exception sites are not intended to make a significant contribution to housing numbers, only provide a mechanism to address need for affordable housing in exceptional circumstances.
- 3.6 In order to ensure as holistic an assessment as possible, this UCS has not sought to curtail sites by size threshold or otherwise, rather undertake a comprehensive investigation of potential urban capacity sources. This has been based on a combination of historic planning records, pre-application enquiries, local knowledge, GIS spatial analysis and evidence from other technical studies that have been completed within the County Borough. However, it must be recognised that this UCS is effectively a snapshot of capacity at a point in time and additional sources of capacity will undoubtedly come forward over the Replacement LDP period.
- 3.7 With these points in mind, this UCS has sought to identify a wide plethora of urban capacity sources within the Replacement LDP's proposed settlement boundaries. Whilst brownfield land has been considered primarily, in accordance with PPW's site-search sequence, sole consideration of vacant and derelict land would provide a gross under-estimation of urban capacity. Therefore, a more holistic range of urban capacity sources have been considered as detailed in Stage 2.

Stage 2: Identifying Sources of Capacity

- 3.8 The Manual identifies a list of urban capacity sources which could be considered within a UCS and clarifies that it is for the Local Planning Authority to consider whether these sources are relevant based on local circumstances. Hence, ten different sources of potential capacity have been analysed to determine their local relevance. Some sources have been grouped where deemed appropriate based on the local context.

- **1: Subdivision of existing housing**

The subdivision of existing housing into two or more units is a significant potential source of new homes that should not be overlooked. The theoretical capacity from this strand of supply could be vast if, for example, it was assumed that every large house across the County Borough could be subdivided. However, the key concern for this UCS is to establish a realistic appraisal of potential capacity from residential subdivision. For these reasons, historic completions of all subdivided properties (since adoption of the existing LDP in 2013) have been analysed to determine past trends and consistencies. Comparable data from this period provides a robust basis to estimate the level of contributions that will continue to come forward throughout the Replacement LDP period. This is a purposely cautious approach regarding the annual level of supply relative to the borough-wide potential.

- **2: Empty homes**

A certain level of empty homes is necessary for the normal functioning of any housing market, although significant numbers of longer-term empty homes can represent a source of urban capacity, as identified within the Manual. Bringing such properties back into beneficial use can indeed help contribute to supply and can have the same impact in fulfilling housing need as constructing new homes. It is fully acknowledged that most long-term empty homes are private sector dwellings and returning them to use is outside the direct control of the planning system. However, it is important to consider the number of homes that have been returned to use because of direct intervention from the Council. It is considered realistic to expect this to continue in accordance with the Council's Empty Property Strategy (2019-2023).

An assessment of available historic data was therefore undertaken, beginning with a recent snapshot of private sector dwellings that had been vacant for six months or more. Consultation was also undertaken with the Council's Housing Strategy Team and Shared Regulatory Services to understand past trends on the number of empty homes that have been brought back into use per annum. This trend-based analysis therefore provides evidence to robustly estimate the number empty homes that are likely to return to use each year of the Replacement LDP period.

- **3: Previously developed, vacant and/or derelict land and buildings (non-housing) and; 4: Conversion of commercial buildings**

This source of urban capacity is generally captured by most common definitions of 'brownfield land'. It includes a large variety of sites such as

underused/derelict employment sites, petrol stations, derelict buildings, public houses, hotels and vacant community buildings. These sites, by their very nature, vary considerably in size and scale. Due to synergies between definitions, commercial buildings within settlement limits deemed suitable for residential redevelopment have also been considered in this respect.

A County Borough-wide search has been conducted to identify such sites before analysing them further under the successive Stages of this UCS. The search began utilising local knowledge, GIS layers and data accrued from other studies. Care has been taken to avoid duplication in categorisation of these sites, both within this UCS and the Housing Trajectory Background Paper, particularly as several smaller sites could potentially fall into other categories.

- **5: Redevelopment of car parks**

Car parks can occupy significant space within urban areas, whilst habitually only ever being in use for a proportion of the day. Over provision of car parks can encourage car dependency and conversely discourage pursuit of active travel opportunities, especially in town centres. Car parks therefore represent capacity within urban areas and could potentially accommodate residential development over the life of the Replacement LDP. This is particularly the case where temporary car parks are in use, existing car parks have been poorly maintained and/or development enquiries have been received by the Council in recent years.

Moreover, re-developing a car park does not necessarily have to result in the loss of all associated car parking spaces. For example, surface car parks can be developed in a manner that provides residential units above while maintaining car parking below. Equally, multi-storey car parks can also be redeveloped and/or reconfigured as exemplified by the former Rhiw Multi-Storey in Bridgend Town Centre. This longstanding car park was redeveloped in 2017/18 to create a new 242 space car park, commercial units and a 28-unit waterside apartment scheme.

Therefore, a trawl of all settlements has been conducted to identify and properly understand the extent of capacity that car parks can yield on this basis.

- **6: Open space surplus to requirements, and; 7: Intensification of existing housing areas**

A holistic Green Infrastructure Assessment has been conducted in tandem with this UCS. Any remaining previously undeveloped land surplus to that

identified in the Assessment has therefore been considered as a further potential source of urban capacity. Simply put, this category has sought to identify any undeveloped 'white land' without annotation within each settlement boundary.

Again, due to potential definitional overlaps, intensification of existing housing areas has been dually considered within this category. Intensification is essentially making more efficient use of land in a certain area, especially in lower density neighbourhoods with existing garage courts, considerably large gardens and/or backlands. Such areas can sometimes be unsightly, prone to anti-social behaviour or may simply be underutilised and well located to accommodate new development. Newer, higher density housing developments (i.e. exceeding 30-35 dph) tend to be less susceptible to intensification, and, therefore, the search focussed primarily on older existing housing areas with lower density neighbourhoods. Any potential capacity of this nature was then recorded for further analysis.

- **8: Land previously allocated for employment uses**

Prior to preparation of this UCS, an Economic Evidence Base Study (EEDS, 2019) was undertaken. This Study carried out an employment land review, calculated employment land requirements and then provided evidence-based recommendations on the land best suited to meet the scale and distribution of employment need identified.

This process has not identified any surplus sources of potential capacity to contribute to the housing land supply.

- **9: Public body disposals**

Consultation was undertaken with the Council's Corporate Landlord Department and other public sector bodies to identify the extent of publicly owned land which may be suitable for redevelopment for residential use. This exercise sought to holistically consider the range of sites owned by public bodies that could potentially come forward over the Replacement LDP period. A number of Council owned sites were deemed to be potential sources of future urban capacity.

- **10: Vacant space above commercial premises**

There is significant potential to create new homes by making use of empty spaces above commercial premises, which can accord strongly with placemaking principles by, for example, increasing the number of people residing within town centres. Numerous spaces above commercial premises

are currently under-utilised and represent capacity to deliver residential accommodation.

A visual street survey of vacant spaces above shops in town centres was conducted in 2022. Information from this exercise has been incorporated into this UCS to illustrate the potential capacity above commercial premises within town centres. It has been assumed that one single residential unit can be accommodated above each property, which is a purposely conservative estimation of capacity.

Stage 3: Analysing 'Show Stopper' Constraints

- 3.9 In order to respond to relevant statutory requirements, each substantive component of the Replacement LDP has been subject to a Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA). All new candidate sites and potential rollover sites were subject to an equal base-level of assessment covering all 14 Sustainability Objectives from the LDP Review SA Framework. One of the purposes of this phase of assessment was to identify any major environmental or sustainability constraints affecting individual sites, based on application of a full set of GIS criteria. These constraints could impede delivery of a site or mean that its allocation would not contribute positively to sustainable development. In particular, the following criteria were identified as 'showstoppers', which could indicate a significant adverse effect such that any affected new candidate site would not constitute a 'reasonable alternative':
- a. Development proposed by the private sector on common land, as in the absence of further deliverability information, the proposal is not likely to be viable (NB sites promoted by the Council on common land were not excluded on this basis, as their public ownership provides a delivery mechanism);
 - b. Site overlaps with or within a Site of Special Scientific Interest (SSSI);
 - c. Site overlaps with or within National Nature Reserve (NNR);
 - d. Site includes 'Best and Most Versatile' Agricultural Land (Grades 1, 2 or 3a); and,
 - e. Site includes land within a flood risk area.
- 3.10 This UCS has therefore applied these criteria to all relevant sources of capacity identified in Stage 2. This is consistent with the SA and identifies whether any sites identified as potential sources of urban capacity may be hindered by major environmental or sustainability constraints. It should be noted that the SA provided this assessment of Candidate Sites upfront to allow site promoters to demonstrate that identified constraints could be overcome. Equally, it may still

be possible for development to come forward on sites identified as having 'showstopper constraints' within this UCS for similar reasons. However, this initial screening ensures that major constraints have been identified within this high-level assessment of urban capacity, mirroring the approach taken in the SA.

- 3.11 For the avoidance of doubt, the 'showstopper' criteria have not been applied to trend-based sources of supply which cannot be attributed to specific sites (i.e. empty homes and subdivision of existing housing) and vacant spaces over commercial premises.

Stage 4: Identifying Capacity Yields

- 3.12 For purposes of consistency with the Plan-Wide Viability Appraisal, this UCS has applied a site density of 35 dwellings per hectare (dph), which is considered reasonable benchmark for most sites. However, this density level has been adjusted as appropriate for specific site circumstances. This includes where sites are located in town centres (where higher densities of approximately 70 dph are both commonplace and necessary) and where an indicative scheme has demonstrated that a different density is more realistic. Any deviation from 35 dph is based on this justification, indicated by asterisks within respective tables.

- 3.14 Again, to remain consistent with the Plan-Wide Viability Appraisal, the specified density level has also only been applied to an estimated net developable area. Local research has been undertaken to understand how the gross to net ratio has varied across different sized sites within the County Borough in recent years. Generally speaking, the gross to net ratio tends to be far less significant for smaller sites and widens as sites increase in size. For the purposes of this UCS, the net developable areas have therefore been estimated based on the following gross to net ratios:

- 100% ratio for sites up to 1 hectare
- 85% ratio for sites of 1 hectare to less than 2 hectares
- 80% ratio for sites of 2 hectares to less than 4 hectares
- 75% ratio for sites of 4 hectares and above

- 3.15 Once each site with potential to contribute to the urban capacity of the County Borough was identified, the density multiplier was then applied based on the estimated net developable area. This produced a potential yield of dwellings within each category. This exercise was not feasible for sources of urban capacity that could not be attributed to specific sites or settlements, including empty homes and sub-division of houses. Hence, trend-based rates were utilised to estimate the likely capacity that these other sources could generate over the life of the Replacement LDP. Moreover, the potential yield from flats over

commercial premises was estimated at one dwelling per unit to remain conservative.

Stage 5: Findings and Conclusions

- 3.15 After sequentially following each of the preceding four stages, a robust level of urban capacity was then calculated for the County Borough, including a settlement breakdown for relevant categories. These findings are outlined in Section 5 of this report to further evidence the windfall and small site allowance utilised within the Replacement LDP.

4. Sources of Urban Capacity

4.1 A summary of urban capacity derived from each of the defined sources is set out below. Settlement based summaries are then provided within the Conclusion, although, as aforementioned, it is not possible to provide a geographic breakdown of certain capacity sources (i.e. empty homes and sub division of houses) as the trends cannot attributed to a specific settlement. These particular sources of capacity have therefore been documented as County Borough wide figures.

Sub-Division of Existing Housing

4.2 The LDP was adopted in 2013 and during the 9-year period since adoption, there were a total of 60 additional dwellings created as a result of the sub-division of existing housing as summarised in Table 3 below.

Table 3: 9-Year Historic Monitoring Data for Sub-Division

Monitoring Year	Number of Completions from Sub-Divisions of Existing Housing
2013 / 2014	5
2014 / 2015	5
2015 / 2016	9
2016 / 2017	2
2017 / 2018	5
2018 / 2019	7
2019 / 2020	3
2020 / 2021	10
2021 / 2022	14
Total	60

- 4.3 The annual level of supply stemming from this source of capacity has been steady over this period, notwithstanding some minor peaks (14 units in 2021/22) and troughs (2 units in 2016/17). The key point to note is that there has been an average of 7 new dwellings created per annum. Whilst the County Borough arguably exhibits significant additional capacity to surpass these historic trends, it is perfectly rational, robust and justifiable to assume that the number of completions from this source of capacity will remain similar over the lifetime of the Replacement LDP. It is therefore assumed that a total of 77 dwellings will be created through subdivision of existing dwellings over the remaining 11 years of the Plan Period.

Empty Homes

- 4.4 It is acknowledged that local housing markets are fluid and there will always be residential properties becoming empty and returning to use. Properties that are empty for less than six months do not typically require any intervention and are actually an important element of the housing market to facilitate 'churn'. However, properties that are vacant for longer periods are less likely to be transactional empty homes, can illustrate a mismatch between supply and demand and may signify need for some form of intervention where practical and possible.
- 4.5 Constructing new build properties is one obvious means of accommodating growth, another is to re-utilise such long-term vacant properties. This is especially apparent where properties have been vacant for more than six months in the private sector and are not actively contributing to housing needs. Moreover, long-term empty properties can attract crime, vandalism and anti-social behaviour, thereby contributing to a sense of deprivation in communities. Bringing empty properties back into beneficial residential use can not only combat these issues but also encourage other forms of investment and help to meet housing need by increasing latent supply.
- 4.6 As evident in Table 4 below, the number of long-term empty homes within the County Borough has remained relatively similar in scale since 2011/12 and recent trends do not indicate a significant departure. In 2020/21, there were 1,175 private sector residential properties empty for six months or more, which equates to just under 2% of all Bridgend County Borough's residential properties. While this total is certainly not a static number, it does represent the existing gross level of potential within this strand of urban capacity.

Table 4: Historic Monitoring Data for Long-Term Empty Homes

Financial Year	Homes Empty for Six Months + (Snapshot, private sector)	Empty Homes Returned to Occupation (through direct action by the Local Authority)	
		Number	Percentage
11/12	1026	13	1.3%
12/13	1029	74	7.2%
13/14	1105	59	5.3%
14 /15	1172	76	6.5%
15 /16	1168	47	4.0%
16/17	1485	33	2.2%
17/18	1198	42	3.5%
18/19	1225	103	8.4%
19/20	1282	24	1.87%
20/21	1175	31	2.64%

- 4.7 These homes are however in the private sector, which means they are not directly susceptible to Council management and are ultimately outside the direct control of the planning system. All 1,175 empty homes (recorded in the 2020/21 snapshot) could be included within this UCS as a source of urban capacity, yet past intervention trends are arguably a more reliable indication of the Council's influence on this sector of the housing market. Indeed, the Council is committed to tackling the blight of empty properties and adopts a proactive approach by working with owners to bring their empty properties back into use as detailed within the Empty Property Strategy (2019-23). In addition to using legislative powers including enforcement action, the Council provides owners with help and assistance to bring empty properties back into use, including empty homes grants and empty property loans.
- 4.8 As shown in Table 4, an average of 50 homes have been returned to occupation per annum following direct action by the Local Authority over the ten-year period since 2011/12. With the ongoing commitment documented in the Empty Property

Strategy, it is therefore logical to expect a similar number to be returned into use over the Replacement LDP period. It is therefore estimated that this strand of urban capacity could contribute 550 homes over the remaining 11 years of the LDP period.

Previously Developed, Vacant and/or Derelict Land and Buildings (non-housing) / Conversion of Commercial Buildings

- 4.9 The comprehensive list of identified sites within this dual strand of urban capacity is detailed in Table 5, along with an indication of any 'showstopper' constraints. A density of 70 dph was applied to the net developable area of sites in larger town centres (notably Bridgend Town), whereas 35 dph was applied to sites in smaller settlements. Any further deviations from these two density assumptions are based on indicative residential schemes and marked with an asterisk. This strand of capacity does not include any sites specifically included within the Housing Trajectory to safeguard against double-counting.
- 4.10 In total, 11.99 hectares of land has been identified within this category, which could accommodate up to 334 dwellings. Application of 'show stopper' constraints layers revealed that 6 of the identified sites are either within or partially within a flood zone. Therefore, these constraints would need to be overcome in order for these sites to deliver residential development.

Table 5: Potential Urban Capacity, Previous Developed, Vacant and/or Derelict Land / Conversion of Commercial Buildings

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Ashfield Surgery (former)	Bridgend	Bridgend	0.25	18	No	No	No	U	No
Old School House	High Street, Laleston	Bridgend	0.06	2	No	No	No	U	No
Sax Nightclub & Tenpin Bowling Venue	Derwen Road, Bridgend	Bridgend	0.08	6	No	No	No	U	No
Waterton Lane (Land at)	Bridgend	Bridgend	1.2	42*	No	No	No	U	Partial
YMCA	Angel Street, Bridgend	Bridgend	0.28	20	No	No	No	U	Yes

Former Junior School	School Terrace, Blaengarw	Blaengarw	0.45	16	No	No	No	U	No
Ty Nant	Llangeinor Road, Llangeinor	Llangeinor, Lluest and Pontyrhyl	0.59	21	No	No	No	U	No
Former Petrol Station	Bridgend Road, Maesteg	Maesteg	0.04	2	No	No	No	U	No
Hyfrodal Home for the Elderly	Cemetery Road, Maesteg	Maesteg	0.27	10	No	No	No	U	No
Tonna Road	Maesteg	Maesteg	0.4	14	No	No	No	5 / U	No
Vacant Building	38-40 Commercial Street, Maesteg	Maesteg	0.03	1	No	No	No	U	Partial
Vacant Building	106 Commercial Street, Maesteg	Maesteg	0.02	1	No	No	No	U	No
Vacant Building	119 Commercial Street, Maesteg	Maesteg	0.02	1	No	No	No	U	No
Vacant Building	11/12 Talbot Street, Maesteg	Maesteg	0.03	1	No	No	No	U	Yes
Yellow Wales (Former Care Home, Ty Llynfi)	Llynfi Road, Maesteg	Maesteg	0.02	1	No	No	No	U	No
Former Petrol Station	Cemetery Road, Ogmores Vale	Ogmores Vale	0.19	7	No	No	No	4 / U	Yes
Cribbwr Square	Kenfig Hill	Pyle, Kenfig Hill and North Cornelly	0.07	3	No	No	No	U	No
Gibbons Way (Land at)	North Cornelly	Pyle, Kenfig Hill and North Cornelly	1.61	37*	No	No	No	U	No

Bryncethin Depot	Blackmill Road, Bryncethin	Valleys Gateway	2.94	25*	No	No	No	3b / 5 / U	No
Former Archbishop McGrath School	Heol yr Ysgol, Ynysawdre	Valleys Gateway	3.44	106*	No	No	No	U	Partial (minor)
Total			11.99	334					

Potential Redevelopment of Car Parks

- 4.11 Spatial GIS analysis of all settlements identified car parks within existing settlement boundaries that may be suitable for redevelopment and/or reconfiguration to accommodate residential development. A density of 70 dph was applied to sites in larger town centres (notably Bridgend, Maesteg and Porthcawl), whereas 35 dph was applied to sites outside of town centres and in smaller settlements. The findings from this strand of urban capacity are detailed in Table 6. In total, 3.09 hectares of capacity were identified, which could accommodate up to 195 dwellings combined. Application of 'show stopper' constraint layers revealed that 5 of the identified sites are either within or partially within a flood zone. Therefore, these constraints would need to be overcome in order for these sites to deliver residential development.

Table 6: Potential Urban Capacity, Existing Car Parks

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Brackla Multi Storey	Cheapside, Bridgend	Bridgend	0.19	14	No	No	No	U	No
Brackla Street Car Park	Brackla Street, Bridgend	Bridgend	0.32	22	No	No	No	U	No
Centre Great Car Park	Brewery Lane, Bridgend	Bridgend	0.27	19	No	No	No	U	Yes
Former BCBC Long Stay	Brackla Street, Bridgend	Bridgend	0.18	13	No	No	No	U	No
Simply Car Park	Rhiw Hill/Nolton Street, Bridgend	Bridgend	0.15	11	No	No	No	U	No
Simply Car Park	Derwen Road, Bridgend	Bridgend	0.07	5	No	No	No	U	Yes

Tremains Road Car Park	Tremains Road, Bridgend	Bridgend	0.32	25	No	No	No	U	Yes
Embassy Parking	Brewery Lane, Bridgend	Bridgend	0.23	16	No	No	No	U	Yes
Informal Car Park	Victoria Street, Pontycymmer	Pontycymmer	0.08	3	No	No	No	U	No
Oxford Street Car Park	Pontycymmer	Pontycymmer	0.13	5	No	No	No	U	No
Maesteg Free Car Park	Llynfi Road, Maesteg	Maesteg	0.61	43	No	No	No	U	No
Free Car Park	Park Avenue, Ogmore Vale	Ogmore Vale	0.04	2	No	No	No	U	No
Mary Street Car Park	Porthcawl	Porthcawl	0.29	10	No	No	No	U	No
Pyle Road Car Park	Pyle	Pyle, Kenfig Hill and North Cornelly	0.15	5	No	No	No	U	No
Hope Avenue Car Park	Aberkenfig	Valleys Gateway	0.06	2	No	No	No	U	Yes
Total:			3.09	195					

Open Space Surplus to Requirements / Intensification of Existing Housing Areas

- 4.12 The comprehensive list of identified sites within this dual strand of urban capacity is detailed in Table 7, along with an indication of any 'showstopper' constraints. Given that the majority of these sites are smaller in size and/or not located within town centre locations, a conservative density of 35 dph was applied to all sites within Table 7. This strand of capacity does not include any sites specifically included within the Housing Trajectory to safeguard against double-counting.
- 4.13 In total, 21.17 hectares of land has been identified within this category, which could accommodate 722 dwellings. Application of 'show stopper' constraint layers revealed that 6 of the identified sites are either within or partially within a flood zone and 2 sites are predicted to contain elements of Grade 2 Agricultural Land. Therefore, these constraints would need to be overcome in order for these sites to deliver residential development.

Table 7: Potential Urban Capacity, Open Space Surplus to Requirements / Intensification of Existing Housing Areas

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Picton Gardens (1)	Hernstone	Bridgend	0.06	2	No	No	No	U	No
Ffordd-Y-Parc (1)	Litchard	Bridgend	0.04	1	No	No	No	U	No
Ffordd-y-Parc (2)	Litchard	Bridgend	0.08	3	No	No	No	U	No
Oak Field	Litchard	Bridgend	0.03	1	No	No	No	U	No
Litchard Terrace	Litchard	Bridgend	0.2	7	No	No	No	U	No
Picton Gardens (2)	Hernstone	Bridgend	0.07	2	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Quarella Road	Wildmill	Bridgend	0.27	9	No	No	No	2 / U	No
Craiglas	Llangeinor	Llangeinor, Llest and Pontyrhyl	0.15	5	No	No	No	U	No
Cae Bach	Llangeinor	Llangeinor, Llest and Pontyrhyl	0.12	4	No	No	No	U	No
A4064	Llangeinor	Llangeinor, Llest and Pontyrhyl	0.22	8	No	No	No	U	No
Oxford St	Pontycymmer	Pontycymmer	0.04	1	No	No	No	U	No
Katie St	Blaengarw	Blaengarw	0.03	1	No	No	No	U	No
Victoria Street	Pontycymmer	Pontycymmer	0.08	3	No	No	No	U	No
Bettws Rd	Bettws	Bettws	0.25	9	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Cwrt Coed Parc (1)	Maesteg	Maesteg	0.05	2	No	No	No	U	No
Cwrt Coed Parc (2)	Maesteg	Maesteg	0.14	5	No	No	No	U	No
Cwrt Coed Parc (3)	Maesteg	Maesteg	0.13	5	No	No	No	U	No
Fairfield Avenue	Maesteg	Maesteg	0.12	4	No	No	No	U	No
Cwrt Llynfi	Maesteg	Maesteg	0.04	1	No	No	No	U	No
Kings Terrace	Maesteg	Maesteg	0.09	3	No	No	No	N/A / U	No
Tonna Rd	Maesteg	Maesteg	0.11	4	No	No	No	U	No
Tudor Estate	Maesteg	Maesteg	0.08	3	No	No	No	4 / U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Blaencaerau Estate (1)	Caerau	Caerau	0.10	4	No	No	No	U	No
Blaencaerau Estate (2)	Caerau	Caerau	0.2	7	No	No	No	5 / U	No
Blaencaerau Estate (3)	Caerau	Caerau	0.13	5	No	No	No	5 / U	No
Pleasant View	Maesteg	Maesteg	0.04	1	No	No	No	U	No
Bethania Street	Maesteg	Maesteg	0.2	7	No	No	No	U	No
Llwydarth Rd	Maesteg	Maesteg	0.14	5	No	No	No	U	No
Heol Faen	Maesteg	Maesteg	0.08	3	No	No	No	U	No
Uplands Drive	Nantffyllon	Nantffyllon	0.22	8	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Parc-Tyn-Y-Waun	Llangynwyd	Pontryhydycyf, Llangynwyd and Cwrmfelin	0.10	4	No	No	No	U	No
Glynllan (1)	Blackmill	Lewiston, Blackmill and Pantyrwel	0.05	2	No	No	No	U	No
Glynllan (2)	Blackmill	Lewiston, Blackmill and Pantyrwel	0.04	1	No	No	No	U	No
Adare St	Evanstown	Evanstown and Glynogwr	0.12	4	No	No	No	4 / U	No
Woodland Terrace	Pantyrwel	Lewiston, Blackmill and Pantyrwel	0.04	1	No	No	No	U	No
Hillside Terrace	Pantyrwel	Lewiston, Blackmill and Pantyrwel	0.18	6	No	No	No	U	No
Llangeinor Terrace	Lewistown	Lewiston, Blackmill and Pantyrwel	0.17	6	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Bryn Road (1)	Ogmore Vale	Ogmore Vale	0.09	3	No	No	No	U	No
Bryn Road (2)	Ogmore Vale	Ogmore Vale	0.21	7	No	No	No	5 / U	No
Rhiwglyn Rd	Ogmore Vale	Ogmore Vale	0.21	7	No	No	No	U	No
Fron-wen-Terrace	Ogmore Vale	Ogmore Vale	0.05	2	No	No	No	5 / U / N/A	No
Oakfield Terrace	Nantymoel	Nantymoel	0.06	2	No	No	No	U	No
Station Road (Land at)	Nantymoel	Nantymoel	0.05	2	No	No	No	U	No
Dimbath Ave	Blackmill	Lewiston, Blackmill and Pantyrawel	0.09	3	No	No	No	5	No
St David's Way (1)	Porthcawl	Porthcawl	0.03	1	No	No	No	U	Partial

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
St Johns Drive	Newton	Porthcawl	0.05	2	No	No	No	U	Yes
Seagull Cl	Nottage	Porthcawl	0.04	1	No	No	No	U	No
St David's Way (2)	Porthcawl	Porthcawl	0.03	1	No	No	No	U	Yes
Penryhn	Kenfig Hill	Pyle, Kenfig Hill and North Cornelly	0.17	6	No	No	No	U / N/A	No
Prince Road	Kenfig Hill	Pyle, Kenfig Hill and North Cornelly	0.19	7	No	No	No	U	No
Moriah Pl	Kenfig Hill	Pyle, Kenfig Hill and North Cornelly	0.13	5	No	No	No	U	No
Waun Bant Road	Kenfig Hill	Pyle, Kenfig Hill and North Cornelly	0.15	5	No	No	No	U	No
Heol Las	Maudlam	Pyle, Kenfig Hill and North Cornelly	0.08	3	No	No	No	5	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Bedford CI	Cefn Cribwr	Pyle, Kenfig Hill and North Cornelly	0.11	4	No	No	No	U	No
Rowan's Ln (1)	Bryncethin	Valleys Gateway	0.2	7	No	No	No	U	No
Rowan's Ln (2)	Bryncethin	Valleys Gateway	0.05	2	No	No	No	U	No
Davies Ave	Bryncethin	Valleys Gateway	0.13	5	No	No	No	U	No
Pen-y-Bryn View	Bryncethin	Valleys Gateway	0.04	1	No	No	No	U	No
Penyfai Road	Aberkenfig	Valleys Gateway	0.17	6	No	No	No	5 / U	No
Gentle Way	Broadlands	Bridgend	0.3	11	No	No	No	U	No
Glyn Teg (Land at)	Bettws	Bettws	1.7	51	No	No	No	3B / 4	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Victoria Street (Land at)	Pontycymmer	Pontycymmer	0.85	30	No	No	No	5 / U	No
Gwendoline Street	Blaengarw	Blaengarw	0.3	11	No	No	No	5 / U	No
Pentyla (adjacent)	Maesteg	Maesteg	1.19	42	No	No	No	U	No
Cwrt y Mwnws	Maesteg	Maesteg	0.45	16	No	No	No	5 / U	No
Cwrt Coed Parc	Maesteg	Maesteg	2.25	63	No	No	No	U	No
Heol Cerdin	Maesteg	Maesteg	0.45	16	No	No	No	4 / U / N/A	No
Nant y Derwen	Nantffyllon	Nantffyllon	0.4	14	No	No	No	5 / U	No
George Street	Caerau	Caerau	0.5	18	No	No	No	U	No
Yr Ysfa	Maesteg	Maesteg	0.7	25	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Adare Street	Ogmore Vale	Ogmore Vale	0.46	16	No	No	No	U	No
Fulmar Road	Nottage	Porthcawl	0.84	29	No	No	No	U	No
Manor Grove	Danygraig	Porthcawl	0.03	1	No	No	No	U	No
Eastern Promenade	Porthcawl	Porthcawl	0.04	1	No	No	No	2/U	Yes
Queens Avenue	Porthcawl	Porthcawl	0.03	1	No	No	No	U	Yes
Marlas Road	Pyle	Pyle	0.1	4	No	No	No	U	No
Bryndu Road	Kenfig Hill	Kenfig Hill	0.06	2	No	No	No	U	No
Penrhyn (1)	Kenfig Hill	Kenfig Hill	0.03	1	No	No	No	U	No
Penrhyn (2)	Kenfig Hill	Kenfig Hill	0.06	2	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Penrhyn (3)	Kenfig Hill	Kenfig Hill	0.03	1	No	No	No	U	No
Swn Yr Aderyn	Kenfig Hill	Kenfig Hill	0.1	4	No	No	No	U	No
Heol-Yr-Groes	Bridgend	Bridgend	0.1	4	No	No	No	U	No
Honeysuckle Way	Bridgend	Bridgend	0.1	4	No	No	No	U	No
Briary Way	Brackla	Bridgend	0.1	4	No	No	No	U	No
Princess Way	Brackla	Bridgend	0.07	2	No	No	No	U	No
Glynbridge Gardens	Coity Higher	Bridgend	0.04	1	No	No	No	U	No
Starling Hill	Bridgend	Bridgend	0.07	2	No	No	No	U	No
The Orchard	Bridgend	Bridgend	0.04	1	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
White Hollow	Bridgend	Bridgend	0.05	2	No	No	No	U	No
Gentle Way	Broadlands	Bridgend	0.06	2	No	No	No	U	No
Heol Canola (1)	Sarn	Bridgend	0.1	4	No	No	No	U	No
Heol Canola (2)	Sarn	Bridgend	0.2	8	No	No	No	U	No
Heol Y Myndd (1)	Sarn	Bridgend	0.05	2	No	No	No	U	No
Heol Y Myndd (2)	Sarn	Bridgend	0.02	1	No	No	No	U	No
Highfield Place	Sarn	Bridgend	0.06	2	No	No	No	U	No
Heol Cwrddy (1)	Sarn	Bridgend	0.05	2	No	No	No	U	No
Heol Cwrddy (2)	Sarn	Bridgend	0.2	7	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Ogmore Terrace	Brynmenyn	Bridgend	0.24	8	No	No	No	U	No
Heol Coed Leyshon	Coytrahen	Bridgend	0.03	1	No	No	No	U	No
Heol Cynwyd	Llangynwyd	Maesteg	0.04	1	No	No	No	U	No
Parc-Tyn-Y-Waun (1)	Llangynwyd	Maesteg	0.1	4	No	No	No	U	No
Parc-Tyn-Y-Waun (2)	Llangynwyd	Maesteg	0.2	7	No	No	No	U	No
Caer Gymrig (1)	Maesteg	Maesteg	0.27	9	No	No	No	U	No
Caer Gymrig (2)	Maesteg	Maesteg	0.16	6	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Heol Faen	Maesteg	Maesteg	0.06	2	No	No	No	U	No
Chestnut Grove	Maesteg	Maesteg	0.03	1	No	No	No	U	No
Crown Road (1)	Maesteg	Maesteg	0.22	8	No	No	No	U	No
Crown Road (2)	Maesteg	Maesteg	0.11	4	No	No	No	U	No
Neath Road (1)	Maesteg	Maesteg	0.04	1	No	No	No	U	No
Neath Road (2)	Maesteg	Maesteg	0.09	3	No	No	No	U	No
Heol Ty Gwyn	Maesteg	Maesteg	0.05	2	No	No	No	U	No
Magazine Street	Maesteg	Maesteg	0.25	9	No	No	No	U	Yes

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Tudor Estate (1)	Maesteg	Maesteg	0.06	2	No	No	No	U	No
Tudor Estate (2)	Maesteg	Maesteg	0.06	2	No	No	No	U	No
Protheroe Street	Maesteg	Maesteg	0.25	9	No	No	No	U	No
Lon-Y-Parc	Maesteg	Maesteg	0.04	1	No	No	No	U	No
Rathbone Terrace	Maesteg	Maesteg	0.03	1	No	No	No	U	No
Hartshone Terrace (1)	Maesteg	Maesteg	0.02	1	No	No	No	U	No

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Hartshone Terrace (2)	Maesteg	Maesteg	0.02	1	No	No	No	U	No
Blaencaerau Road	Maesteg	Maesteg	0.05	2	No	No	No	U	No
Blaencaerau Estate	Maesteg	Maesteg	0.03	1	No	No	No	U	No
Total:			21.17	722					

Potential Public Body Disposals

- 4.14 Consultation was undertaken with a range of public sector bodies and the list of identified sites within this strand of urban capacity is detailed in Table 8, along with an indication of any 'showstopper' constraints. Given that the majority of these sites are smaller in size and/or not located within town centre locations, a conservative density of 35 dph was applied to all sites within Table 8.
- 4.15 In total, 2.75 hectares of land has been identified within this category, which could accommodate up to 88 dwellings. Application of 'show stopper' constraint layers revealed that 2 of the identified sites is within a flood zone or partially within a flood zone. These constraints would need to be overcome in order for the sites to come forward for residential development.

Table 8: Potential Urban Capacity, Public Body Disposals

Site Name	Site Location	Settlement	Site Size (Ha)	Possible Dwelling Yield	'Showstopper' Constraints				
					Site on common land?	Site overlaps with or is within a SSSI?	Site overlaps with or is within a NNR?	Agricultural Land Classification	Site includes land within flood risk area?
Land at Llynfi Lane/ Ogmores Terrace	Bridgend	Bridgend	0.065	2	No	No	No	U	No
Marian Street	Blaengarw	Blaengarw	0.082	2	No	No	No	U	No
Land at St David Street	Pontycymmer	Pontycymmer	0.053	2	No	No	No	U	No
1 Blaencaerau Road (Land adj)	Caerau	Caerau	0.040	2	No	No	No	U	No
Garn Road (land at)	Maesteg	Maesteg	0.013	1	No	No	No	U	No
Former Dunraven Flats	Porthcawl	Porthcawl	0.137	5	No	No	No	U	Partial

Land adj to North Cornelly Surgery	North Cornelly	Pyle, Kenfig Hill and North Cornelly	0.126	5	No	No	No	U	No
Onslow Terrace	Brynmenyn	Valleys Gateway	0.025	1	No	No	No	U	No
Former Offices, Sunnyside	Bridgend	Bridgend	0.380	13	No	No	No	U	Yes
The Avenue (Land at)	Pontycymmer	Pontycymmer	1.832	55	No	No	No	4 / U	No
Total:			2.75	88					

Vacant Space over Commercial Premises

- 4.16 The results are detailed in Table 9 below, based on a conservative estimate of one residential unit above each property. This strand of urban capacity identifies minimum potential for 84 residential units based on a 'point in time' snapshot.

Table 9: Potential Urban Capacity, Vacant Space over Commercial Premises

Property Address	Settlement	Property Address	Settlement	Property Address	Settlement	Property Address	Settlement
5 Adare Street	Bridgend	15 Caroline Street	Bridgend	6 Derwen Road	Bridgend	9 Market Street	Bridgend
8 Adare Street	Bridgend	17 Caroline Street	Bridgend	6a Derwen Road	Bridgend	11 Market Street	Bridgend
9 Adare Street	Bridgend	25 Caroline Street	Bridgend	12 Derwen Road	Bridgend	15 Market Street	Bridgend
12 Adare Street	Bridgend	36 Caroline Street	Bridgend	1B-C Dunraven Place	Bridgend	1a Merthyr Mawr Road (North)	Bridgend
15 Adare Street	Bridgend	14 Court Road	Bridgend	3 Dunraven Place	Bridgend	14 Nolton Street	Bridgend
16 Adare Street	Bridgend	16 Court Road	Bridgend	10 Dunraven Place	Bridgend	21 Nolton Street	Bridgend
18 Adare Street	Bridgend	18 Court Road	Bridgend	14 Dunraven Place	Bridgend	24 Nolton Street	Bridgend
40 Adare Street	Bridgend	The Old Post Office, Court Road	Bridgend	20 Dunraven Place	Bridgend	49 Nolton Street	Bridgend
1 Caroline Street	Bridgend	3 Cross Street	Bridgend	38 Dunraven Place	Bridgend	55 Nolton Street	Bridgend
11-13 Caroline Street	Bridgend	2 Derwen Road	Bridgend	44 Dunraven Place	Bridgend	53 Nolton Street	Bridgend

74 Nolton Street	Bridgend	5 Wyndham Street	Bridgend	Blaenllynfi Hotel	Maesteg	77 John Street	Porthcawl
Former Welcome to Town, Nolton Street	Bridgend	6 Wyndham Street	Bridgend	Oakwood General Stores	Maesteg	90 John Street	Porthcawl
10 Queen Street	Bridgend	10-12 Wyndham Street	Bridgend	12-16 Commercial Street	Maesteg		
Public House, Market Street	Bridgend	20 Wyndham Street	Bridgend	127 Commercial Street	Maesteg		
8 Park Street	Bridgend	21 Wyndham Street	Bridgend	139a Commercial Street	Maesteg		
8a Park Street	Bridgend	23 Wyndham Street	Bridgend	144 Commercial Street	Maesteg		
16 The Rhiw	Bridgend	24 Wyndham Street	Bridgend	145 Commercial Street	Maesteg		
18 The Rhiw	Bridgend	25 Wyndham Street	Bridgend	Harlequins, Talbot Street	Maesteg		
Dunraven Arms, Wyndham Street	Bridgend	26 Wyndham Street	Bridgend	9 Talbot Street	Maesteg		
1 Wyndham Street	Bridgend	27A Wyndham Street	Bridgend	16a Talbot Street	Maesteg		
2 Wyndham Street	Bridgend	45 Wyndham Street	Bridgend	14 Coychurch Road	Pencoed		
3a Wyndham Street	Bridgend	47 Wyndham Street	Bridgend	8-10 Hendre Road	Pencoed		
3 Wyndham Street	Bridgend	Post Office, Wyndham Street	Bridgend	9-11 John Street	Porthcawl		
4a Wyndham Street	Bridgend	68 Bridgend Road	Aberkenfig	67 John Street	Porthcawl		

5. Findings and Conclusion

- 5.1 Small and windfall sites are both important components of housing supply and provide choice and flexibility to accommodate different forms of residential development across the County Borough. The initial trend-based analysis of historic dwelling completions demonstrates that a small site allowance of 62 dwellings per annum and a windfall site allowance of 44 dwellings per annum is justifiable and deliverable over the Replacement LDP Period. This equates to a total contribution of 396 dwellings from windfall sites (i.e. 44 dwellings per annum from 2024/25-2032/33, with delivery in the next two years of the plan period having been omitted to avoid any double counting with existing landbank commitments). It also equates to a total of 682 dwellings from small sites over the remaining 11 years of the plan period.
- 5.2 This UCS has supplemented these trend-based projections by analysing a plethora of urban capacity sources in accordance with the Manual. The evidence contained within this UCS identifies the level of extant capacity across the County Borough's settlements in both numeric and spatial terms, summarised in Table 10 overleaf. While this identified capacity should not be considered exhaustive, it does serve to demonstrate more than sufficient scope to accommodate the trend-based small and windfall site allowance within the proposed settlement boundaries. It should be noted that this component of housing supply is additional to the existing land bank commitments, LDP 'rollover' allocations and new allocations documented in the Housing Trajectory Background Paper. Red line boundary plans are provided in Appendix 1 for relevant sources of urban capacity.

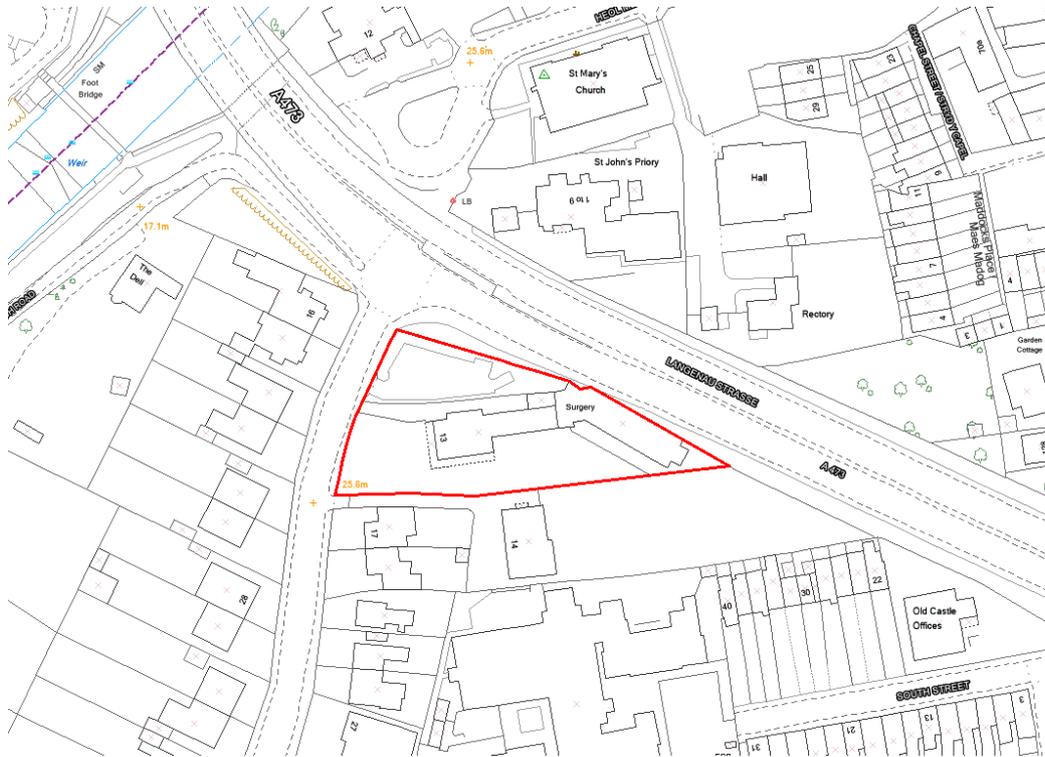
Table 10: Total Level of Potential Urban Capacity

Settlement	Sub-Division of Existing Housing	Empty Homes	Previous Developed Land / Commercial Buildings	Existing Car Parks	Surplus Open Space / Intensification	Public Body Disposals	Vacant Space over Commercial Premises
Bridgend	77	550	88	125	93	15	67
Maesteg			31	43	282	1	10
Pencoed			0	0	0	0	2
Porthcawl			0	10	37	5	4
Pyle, Kenfig Hill and North Cornelly			40	5	44	5	0
Valleys Gateway			131	2	21	1	1
Local Settlements			44	10	245	61	0
Total Dwelling Yield			77	550	334	195	722
2,050							

Appendix 1: Potential Small and Windfall Site Boundaries

Potential Urban Capacity, Previously Developed, Vacant and /or Derelict Land / Conversion of Commercial Buildings

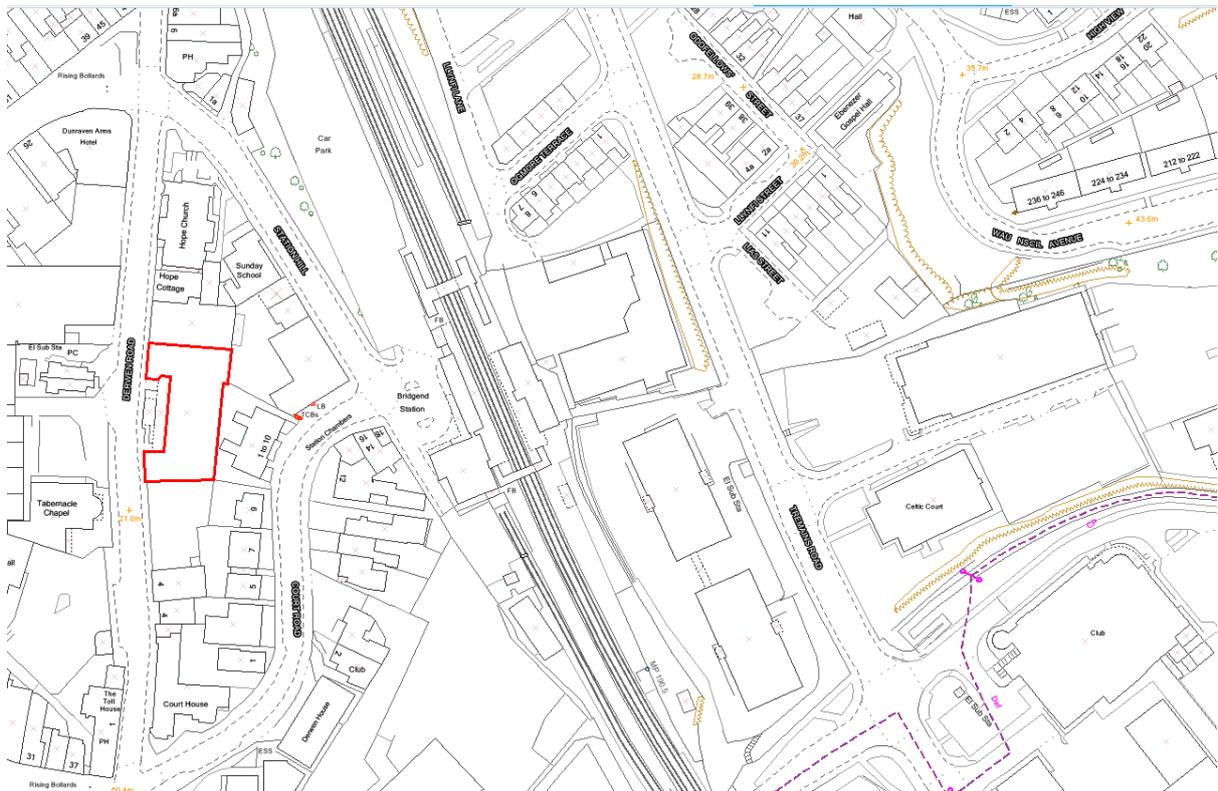
Ashfield Surgery (former), Bridgend



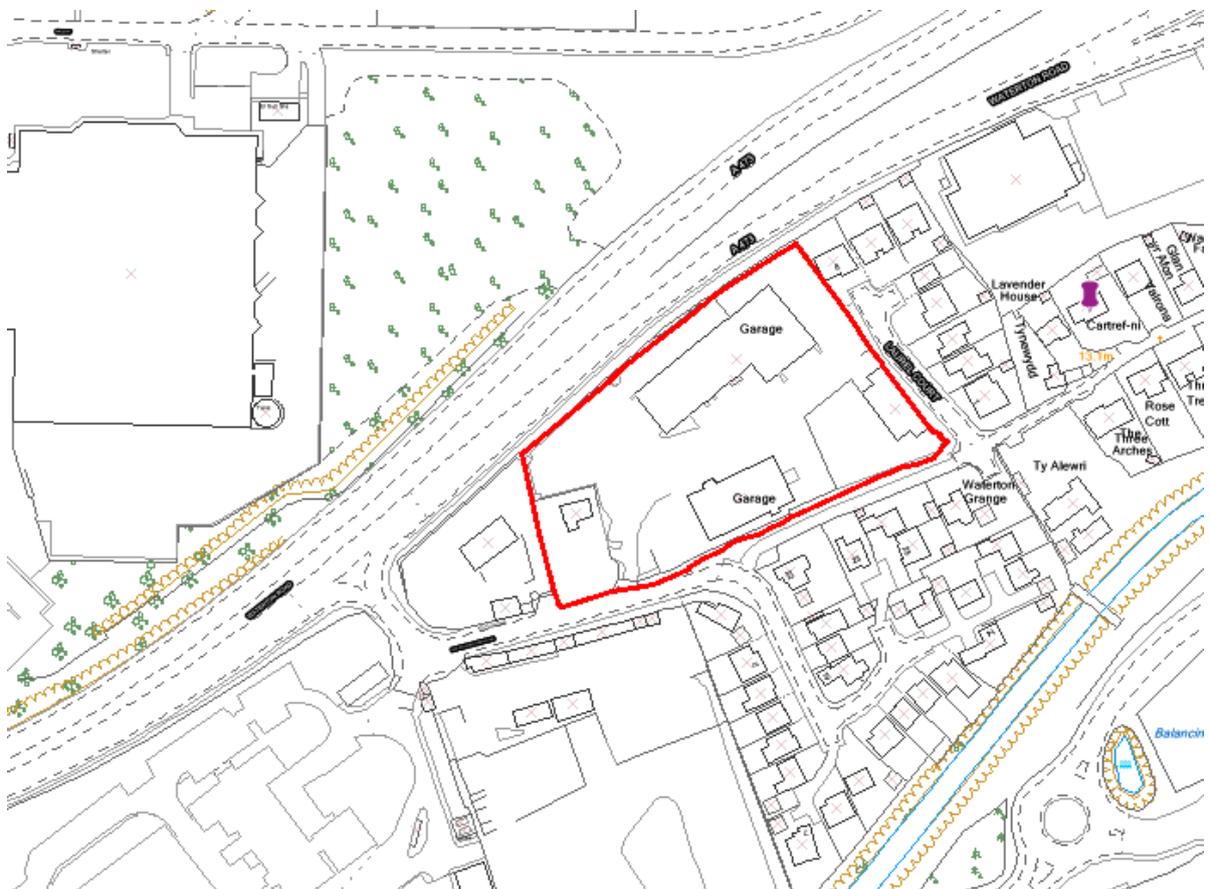
Old School House, Laleston



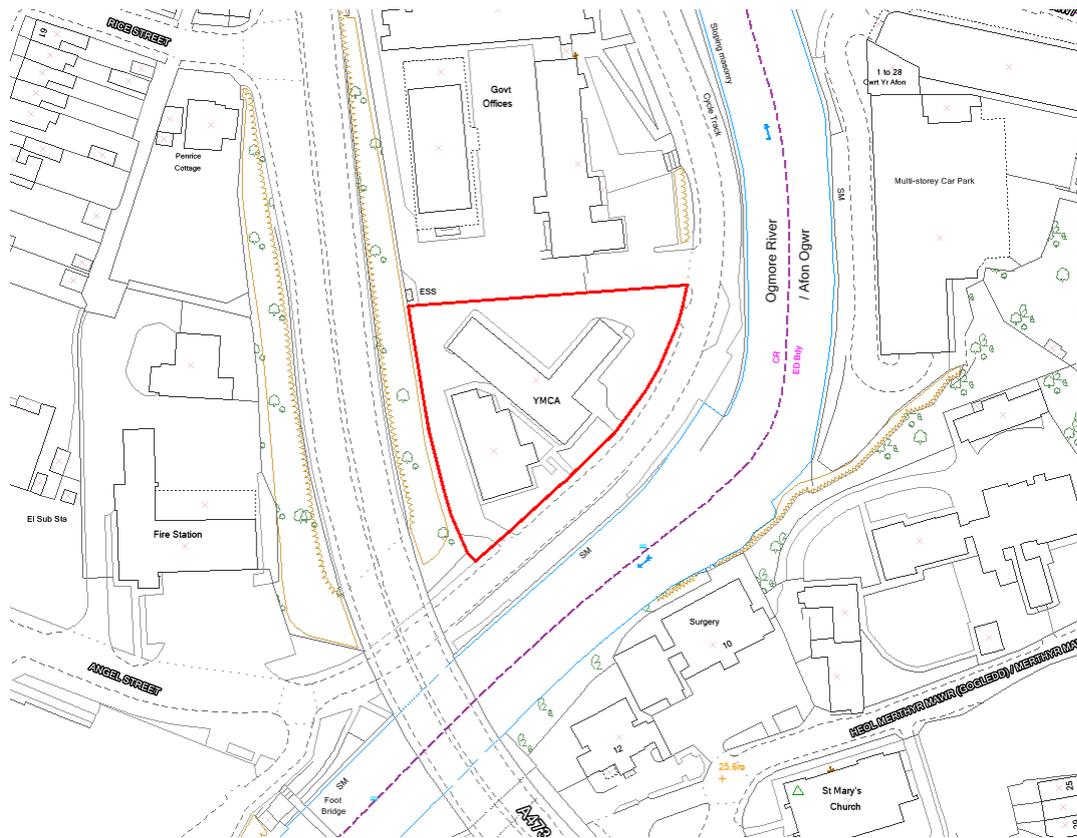
Sax Night Club & Ten Pin Bowling



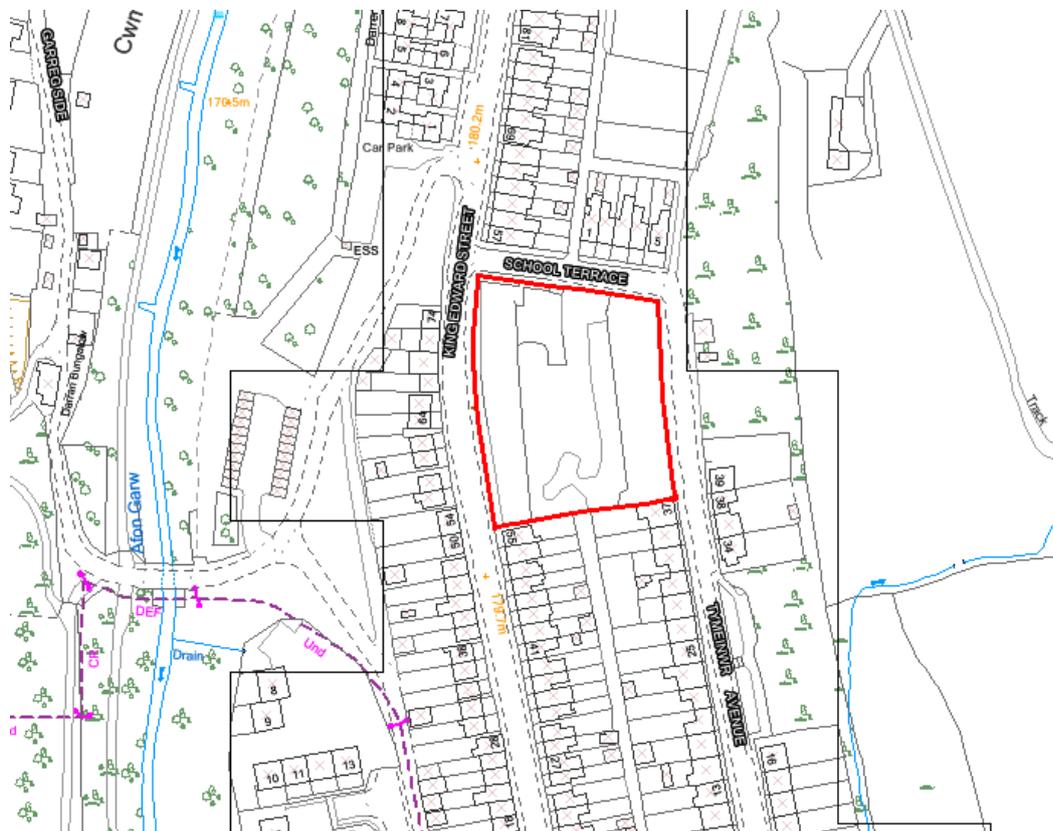
Land at Waterton Lane, Bridgend



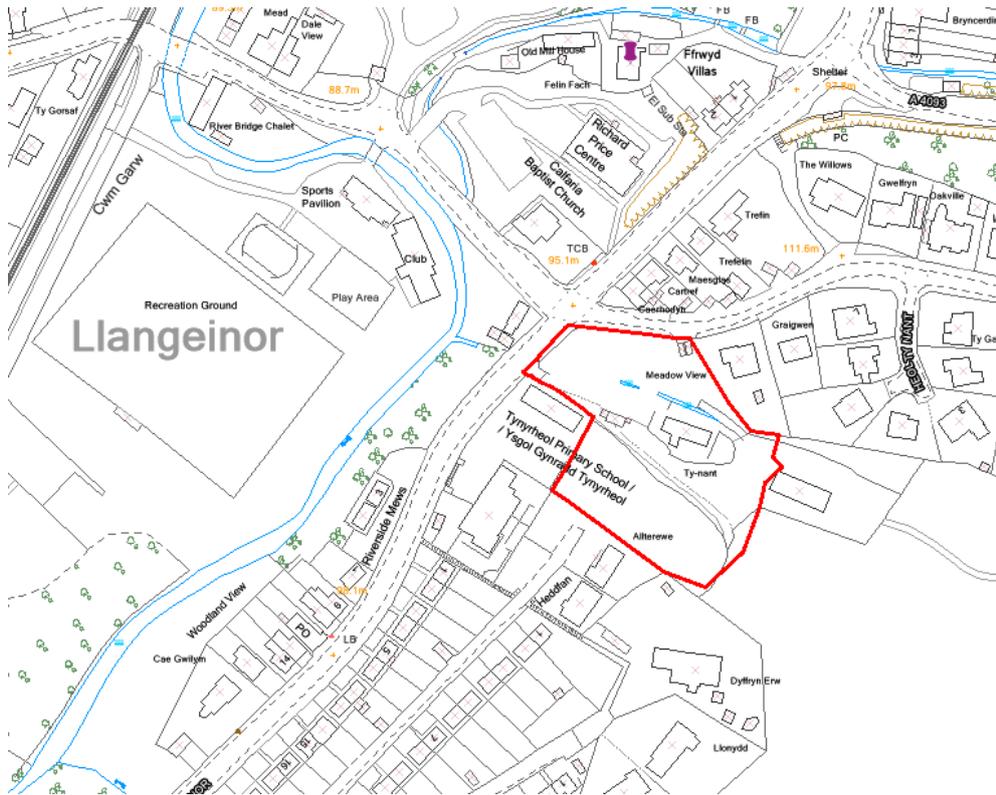
YMCA, Angel Street, Bridgend



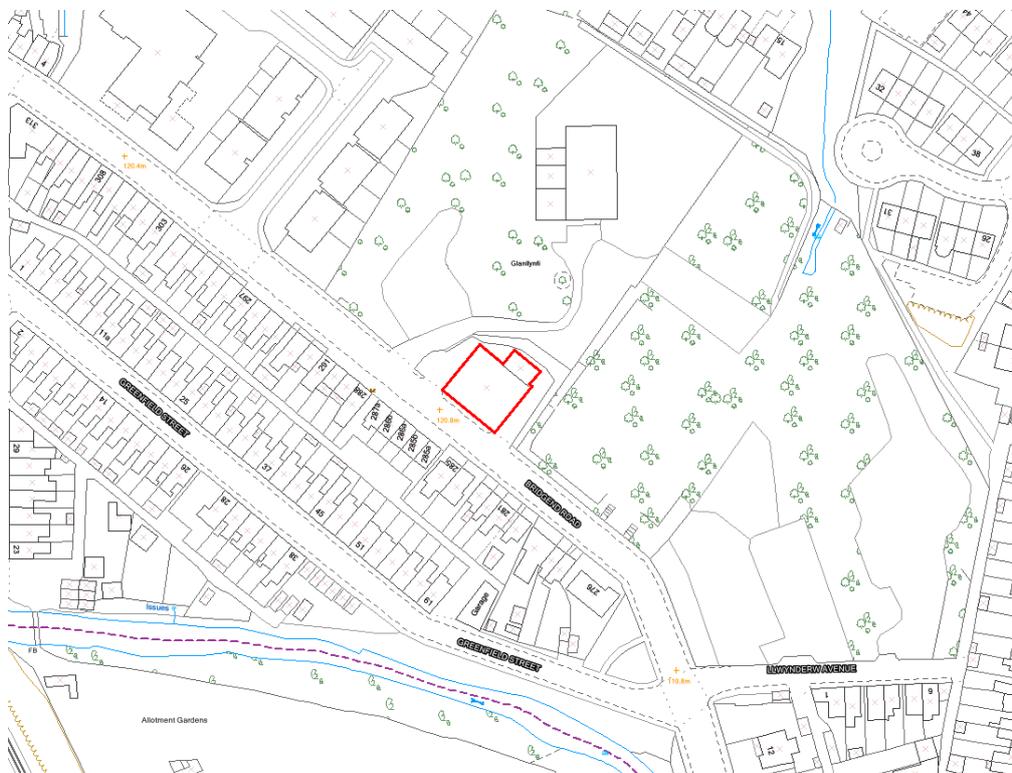
Former Junior School, School Terrace, Blaengarw



Land at Ty Nant, Llangeinor Road, Llangeinor



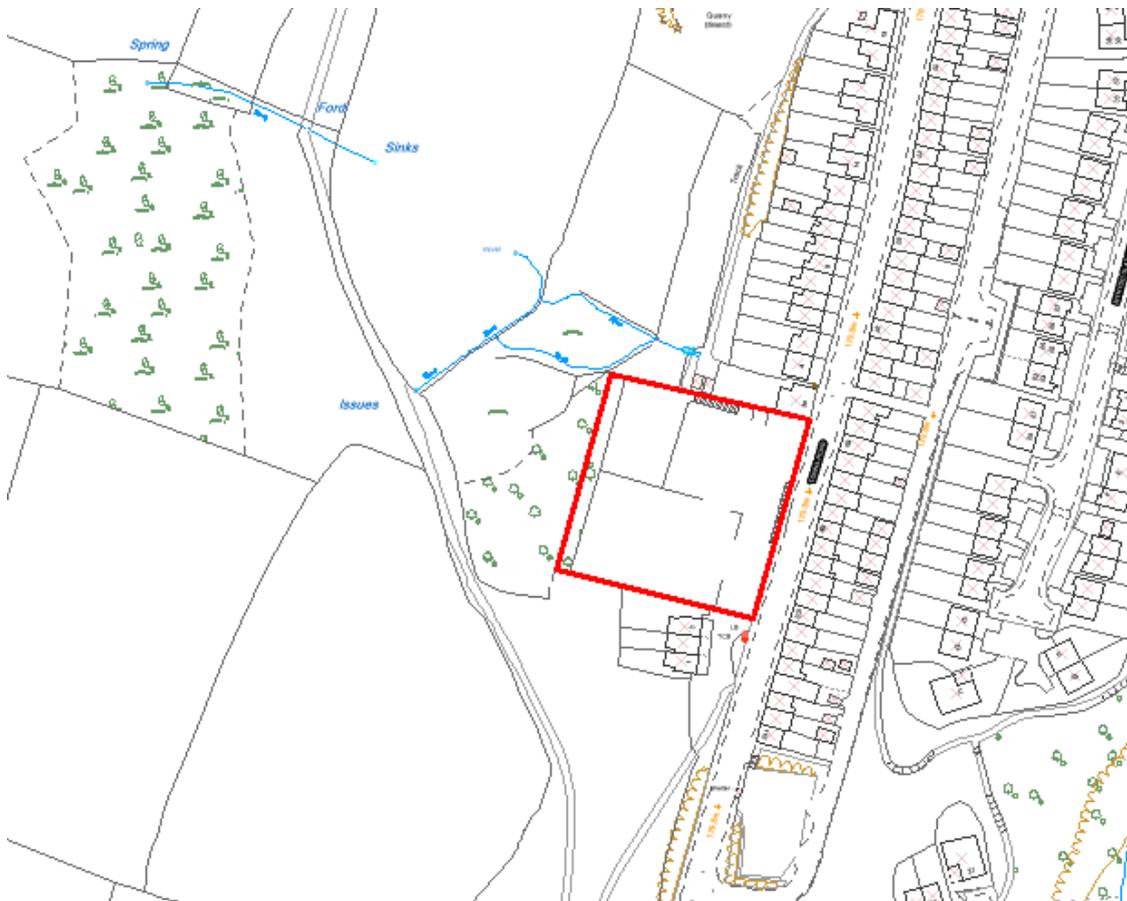
Former Petrol Station, Bridgend Road, Maesteg



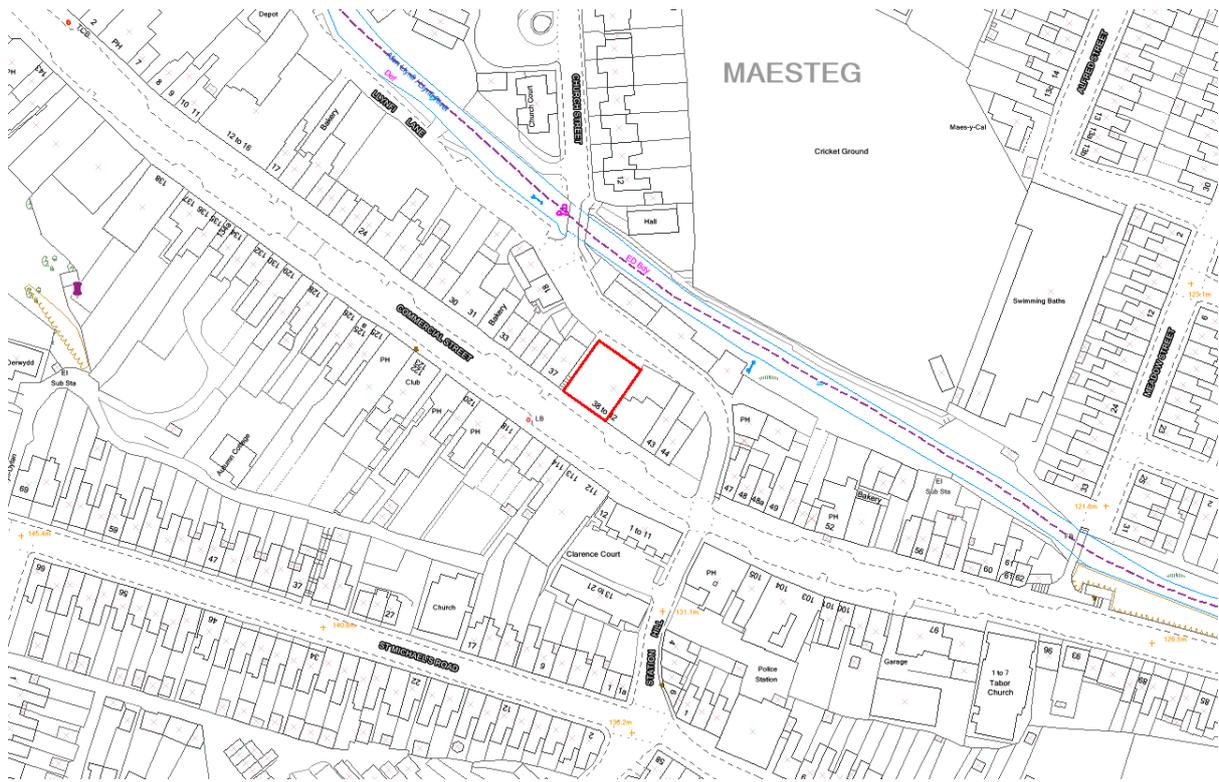
Hyfrodal Care Home



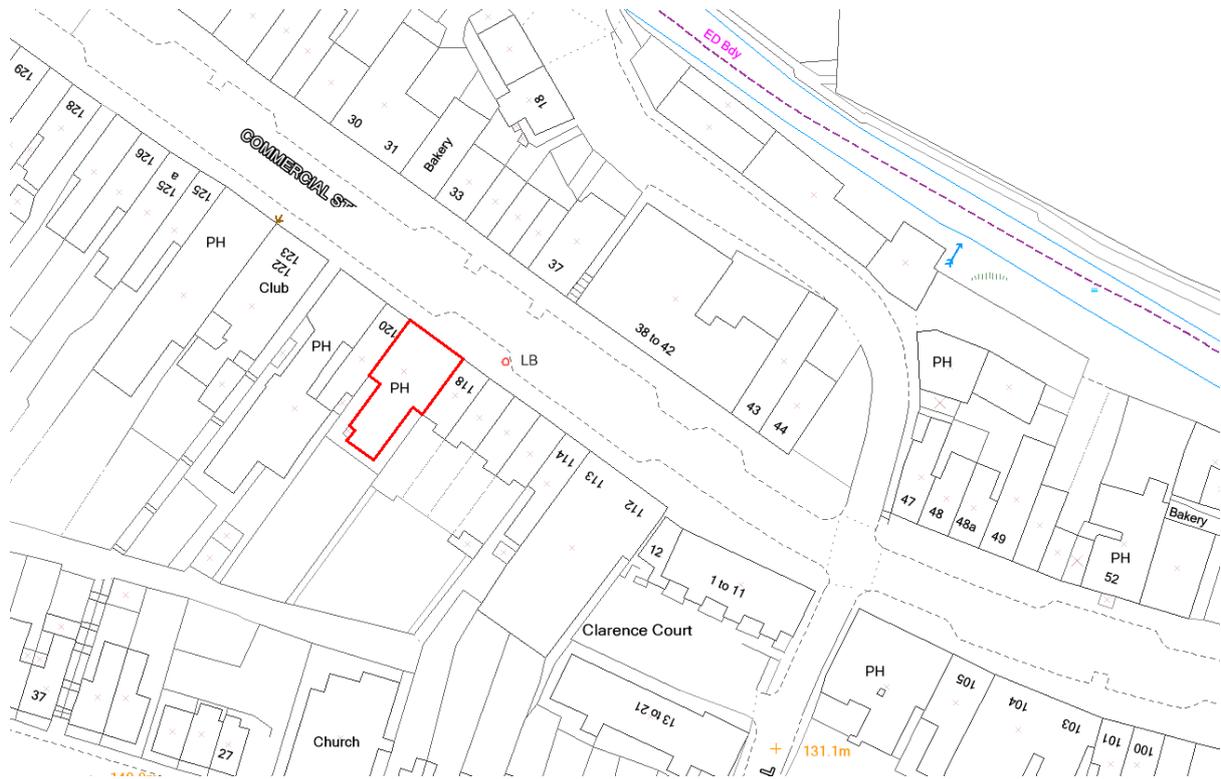
Tonna Road (Land at), Maesteg



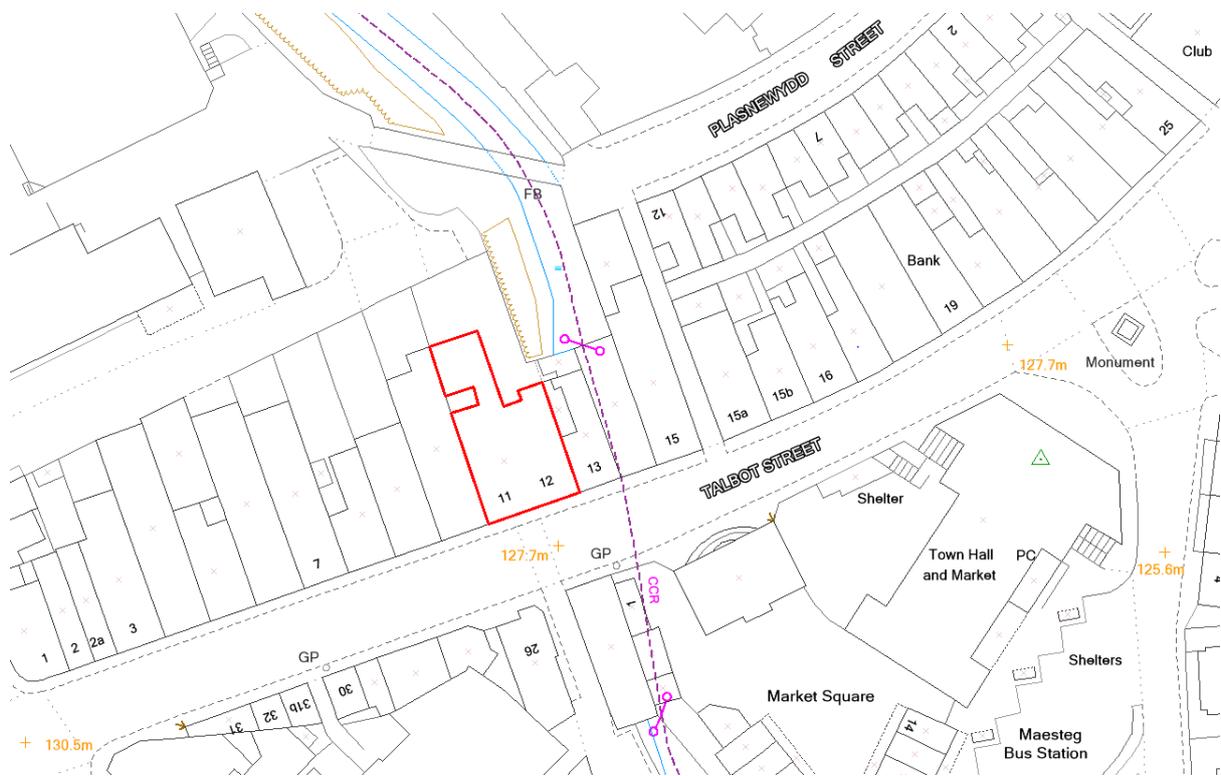
38 – 40 Commercial Street, Maesteg



119 Commercial Street, Maesteg



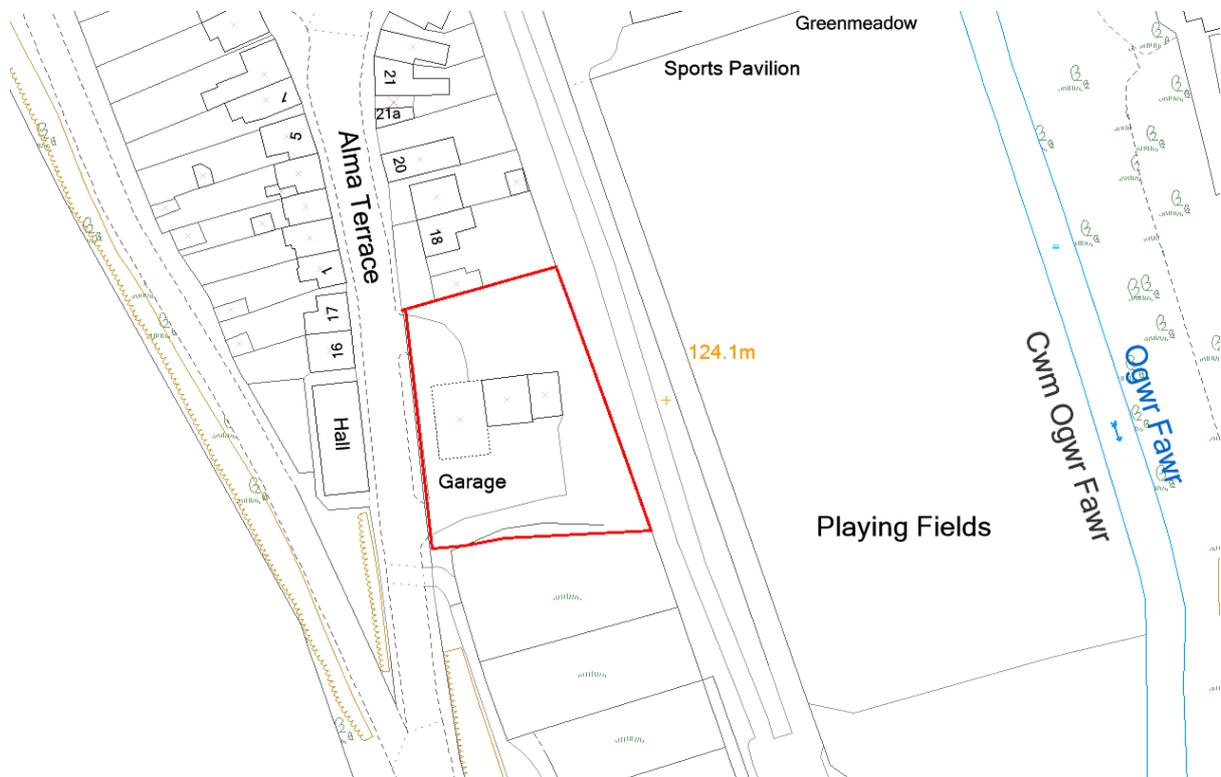
11/12 Talbot Street, Maesteg



Yellow Wales (former Care Home, Ty Llynfi), Maesteg



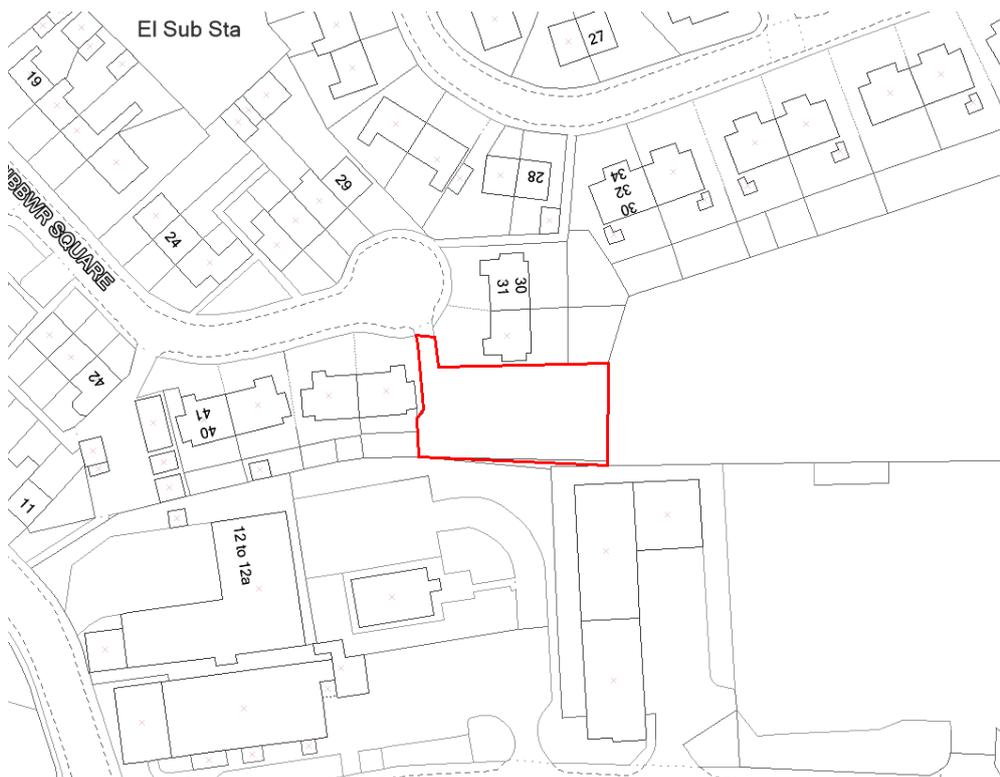
Former Petrol Station, Cemetery Road, Ogmore Vale



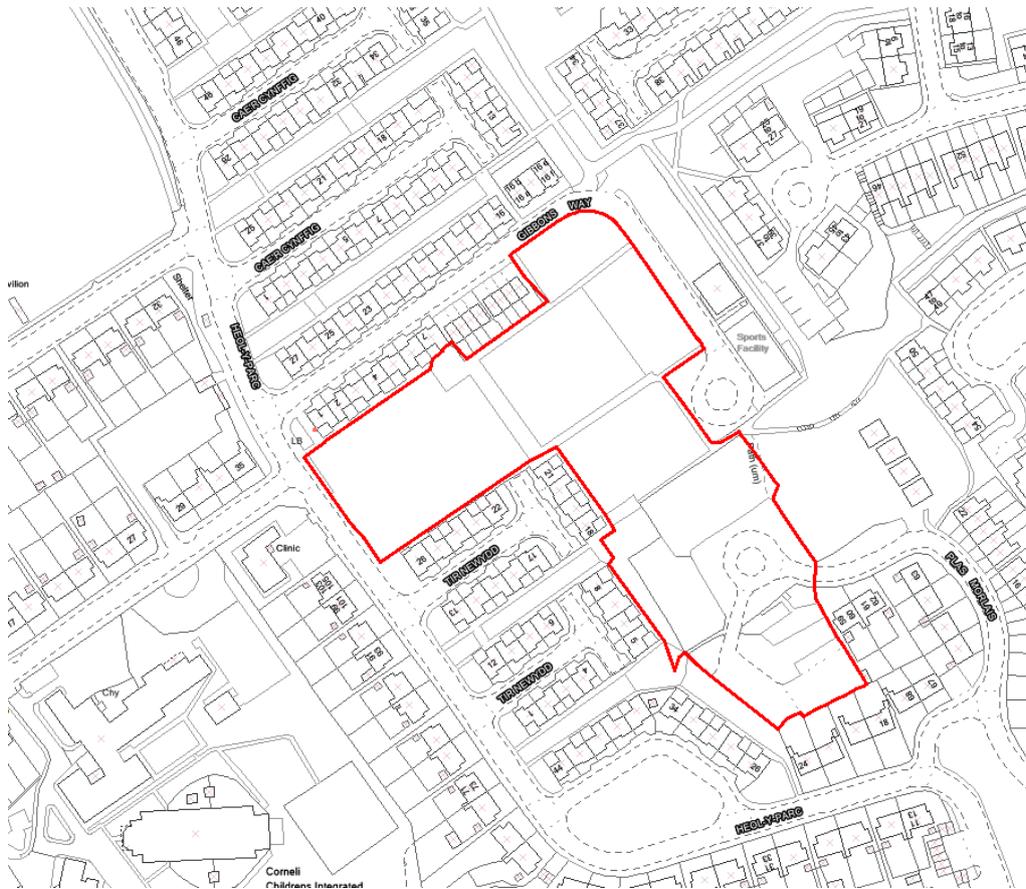
Former St John's School, Porthcawl



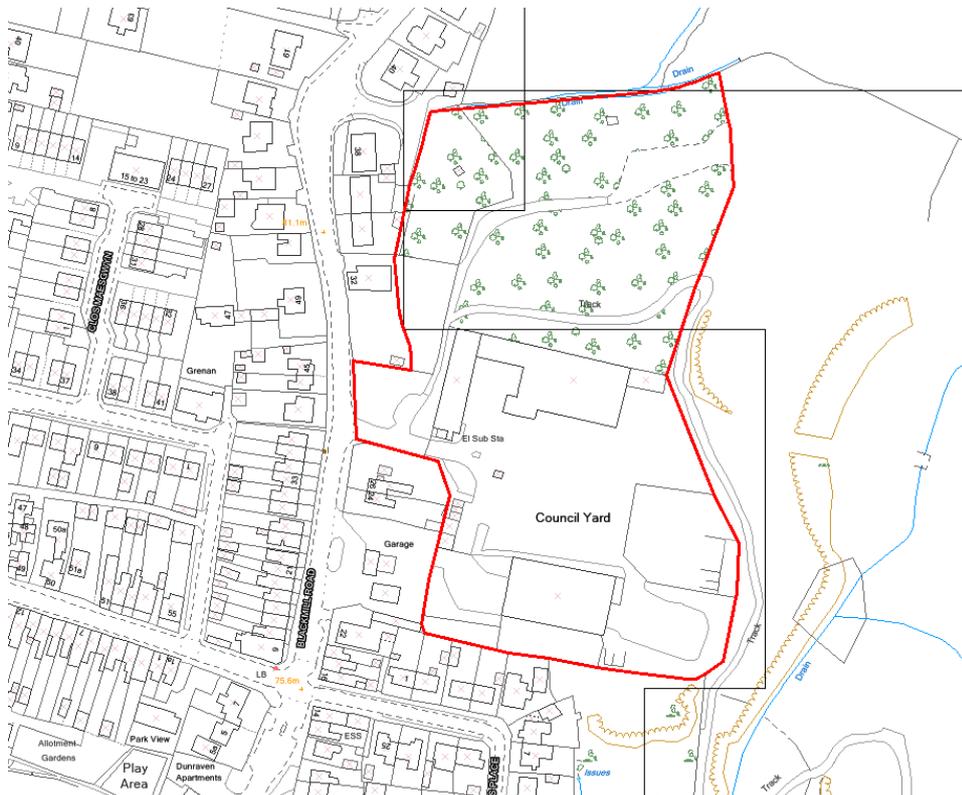
Cribbwr Square, Kenfig Hill



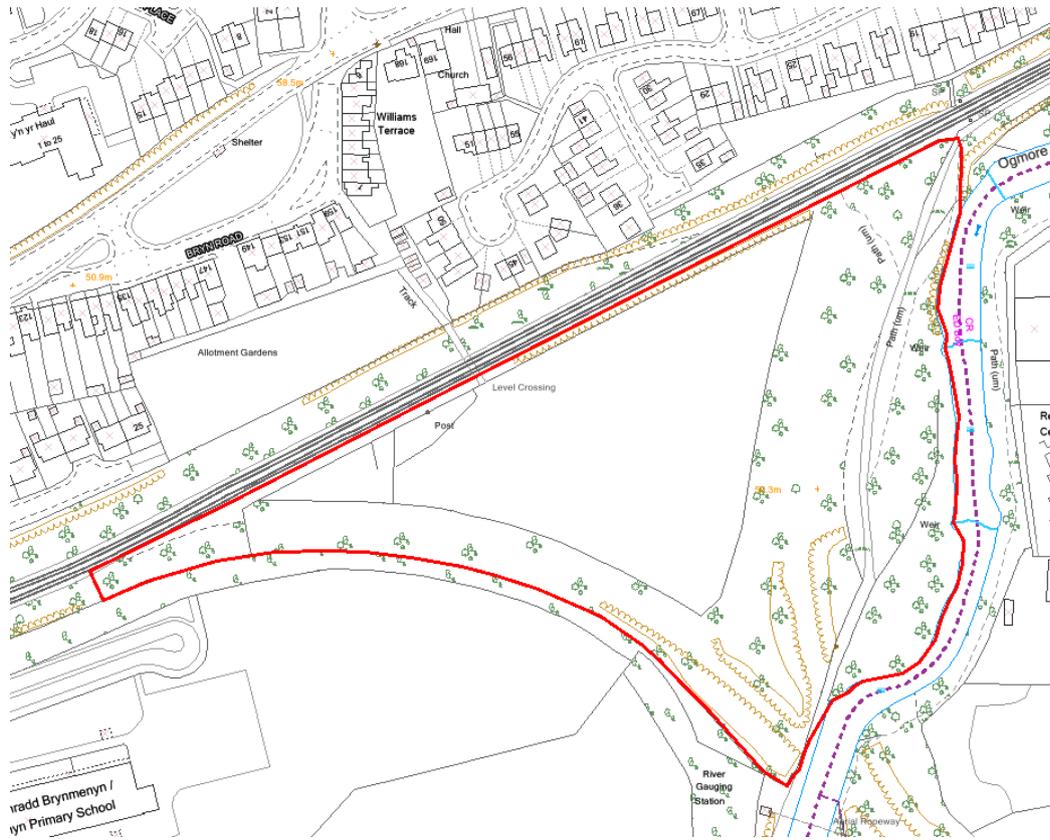
Gibbons Way (Land at), North Cornelly



Bryncethin Depot, Blackmill Road, Bryncethin

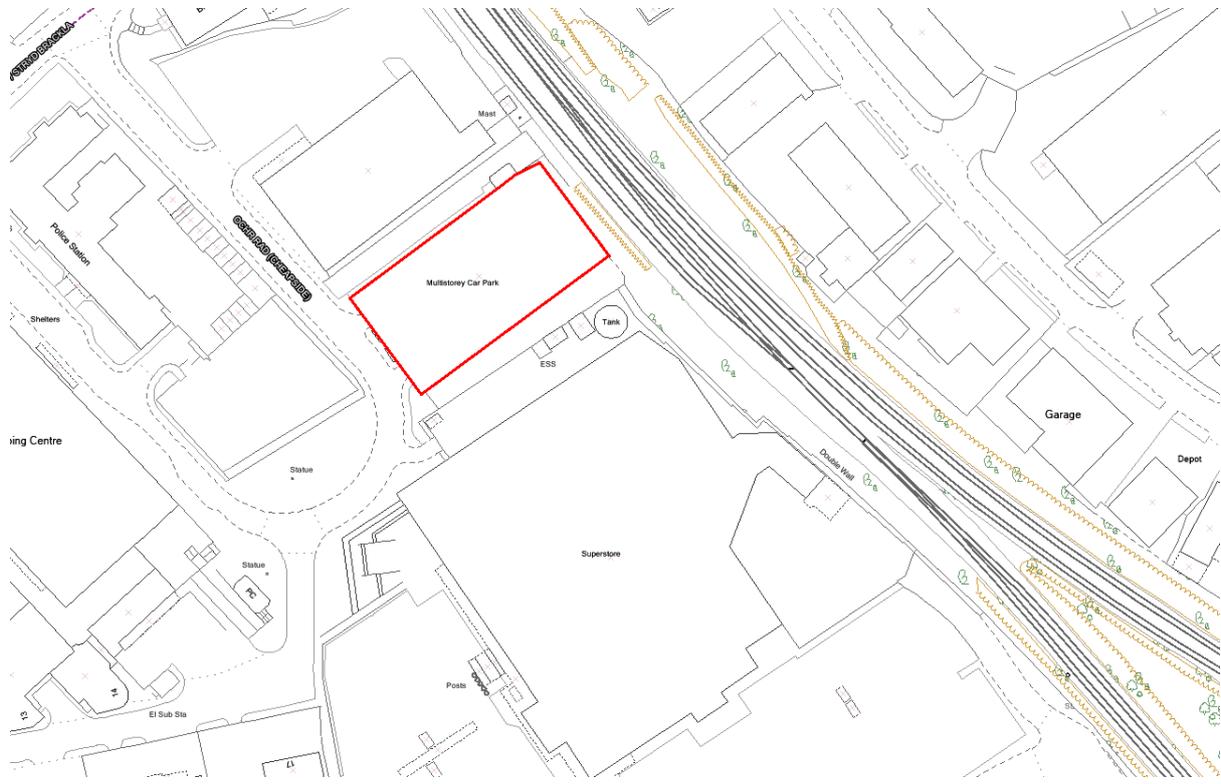


Former Archbishop McGrath School, Ynysawdre

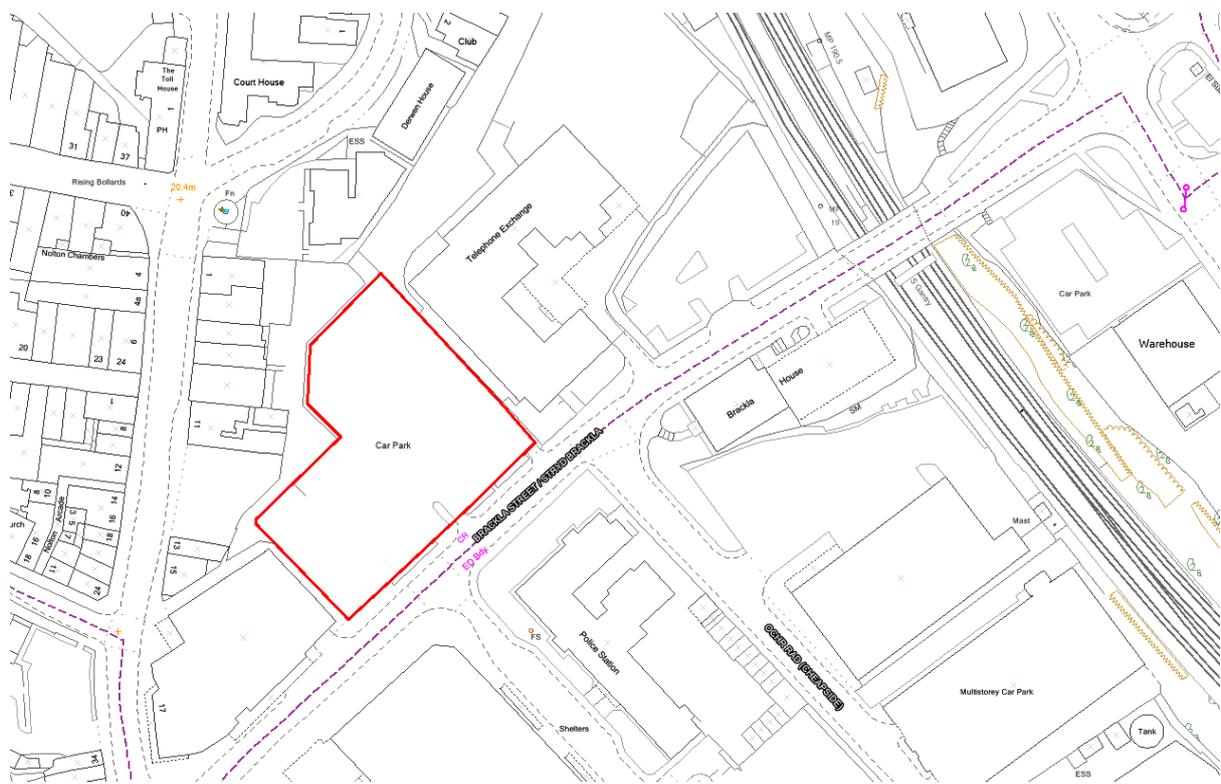


Potential Urban Capacity, Redevelopment of Car Parks

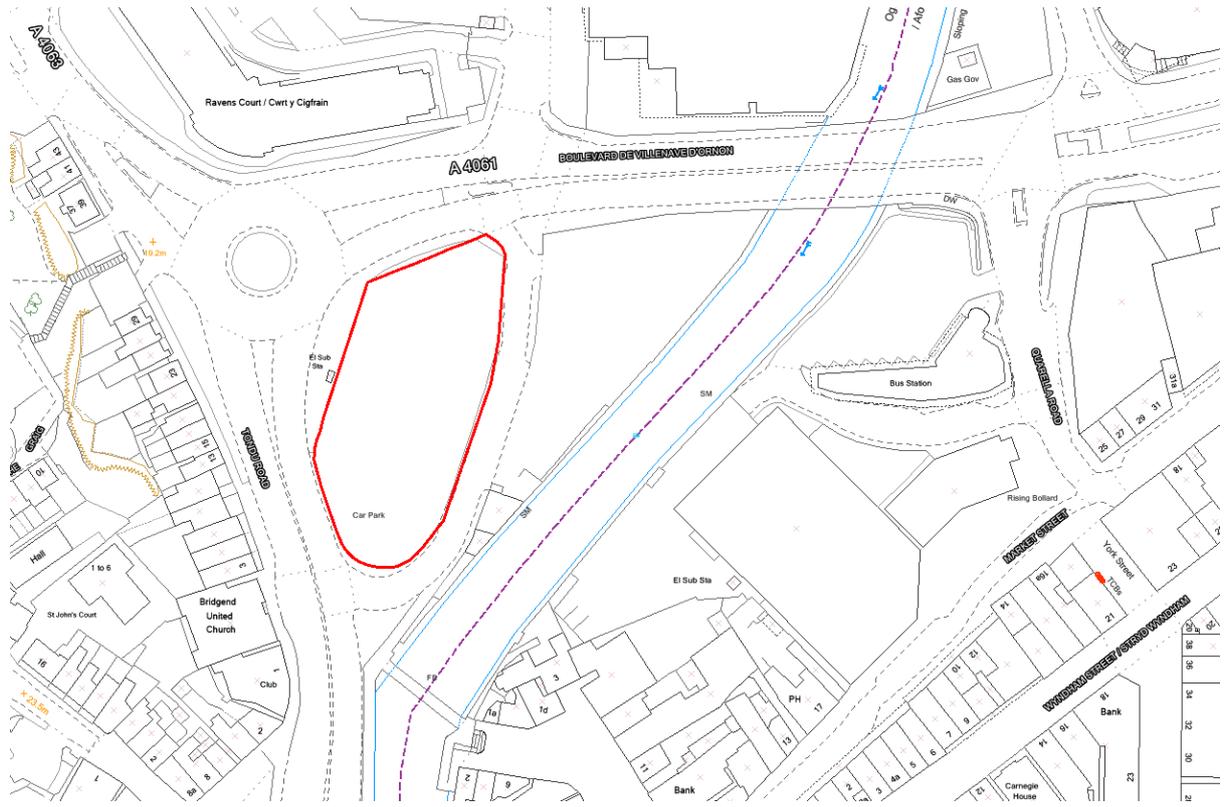
Brackla Multi Storey, Cheapside, Bridgend



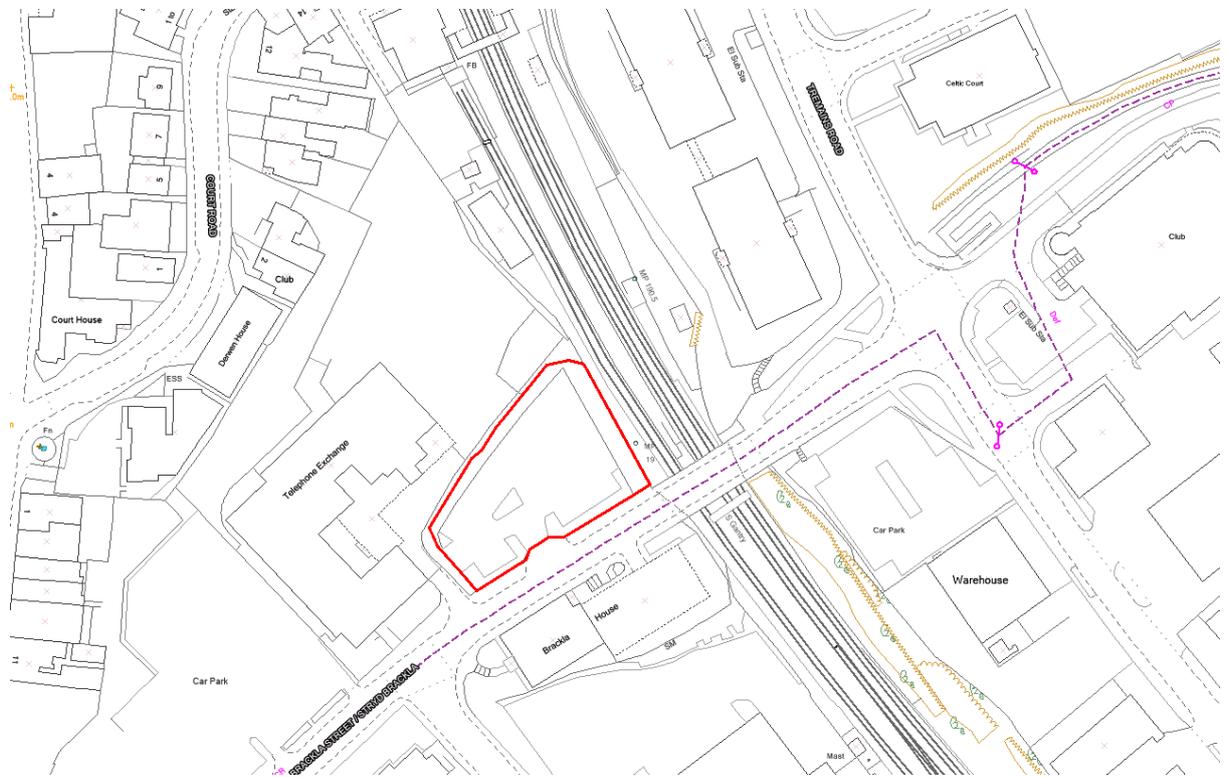
Brackla Street Car Park, Bridgend



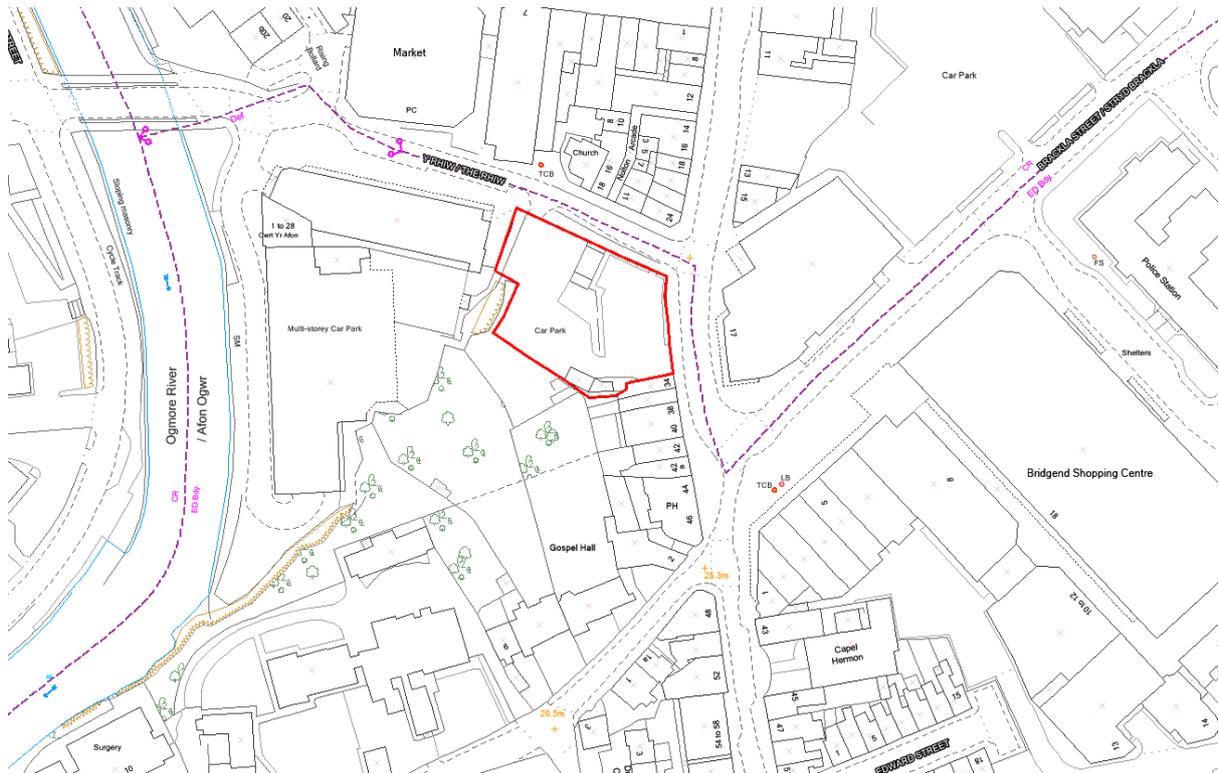
Brewery Lane Car Park, Bridgend (Centre Great)



Former BCBC Long Stay, Brackla Street, Bridgend



Rhiw Hill / Nolton Street, Bridgend



Derwen Road, Bridgend



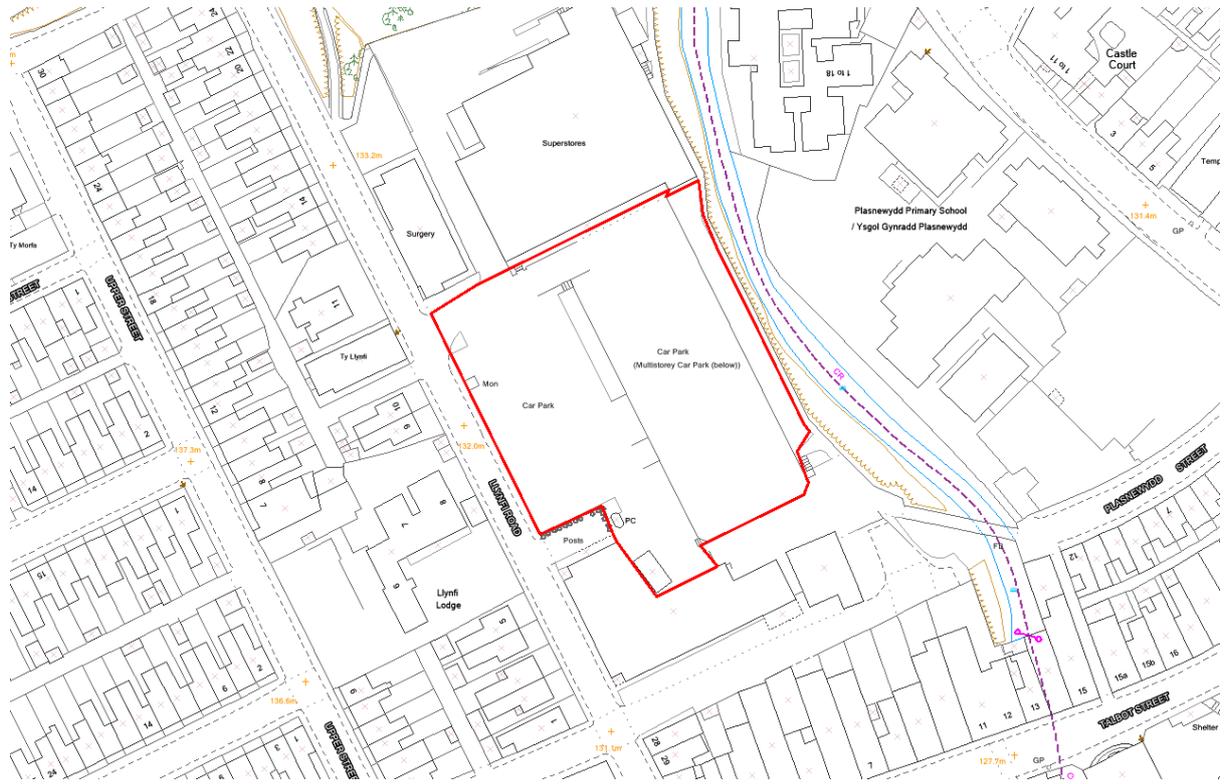
Victoria Street, Pontycymer



Oxford Street, Pontycymer



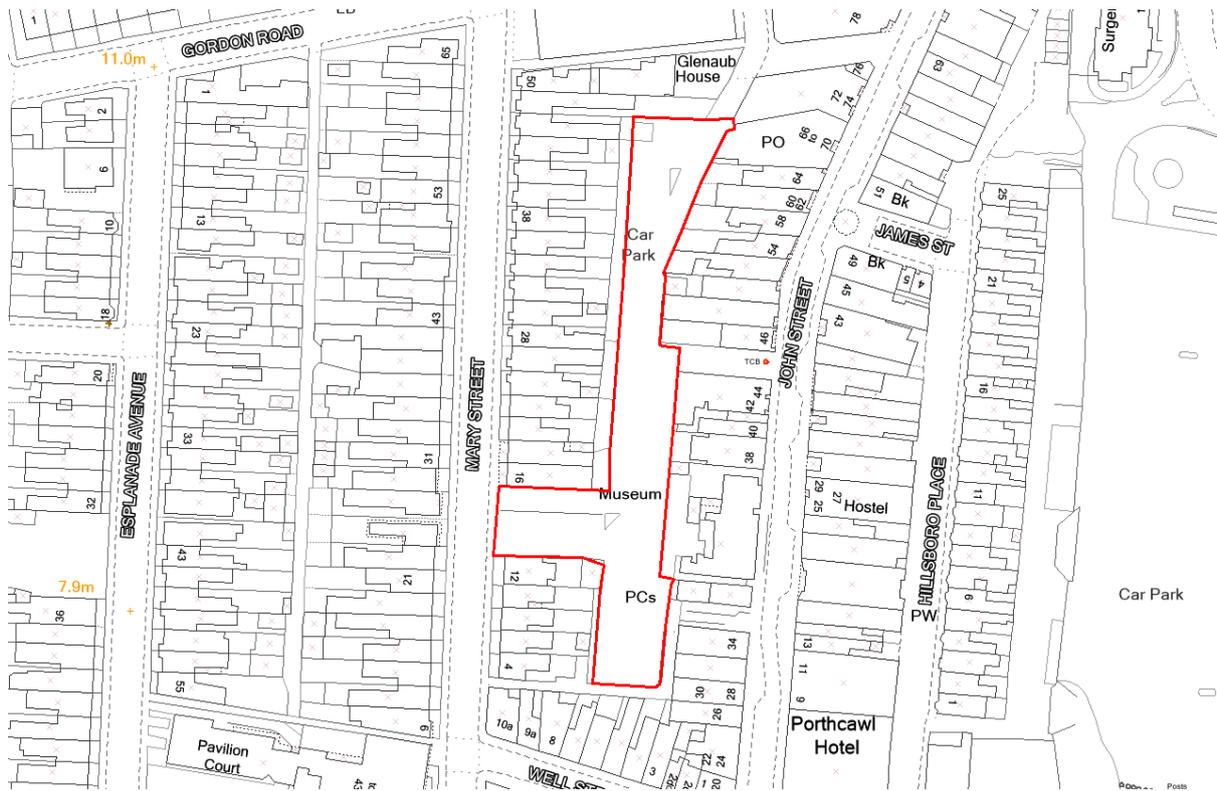
Maesteg Free Car Park



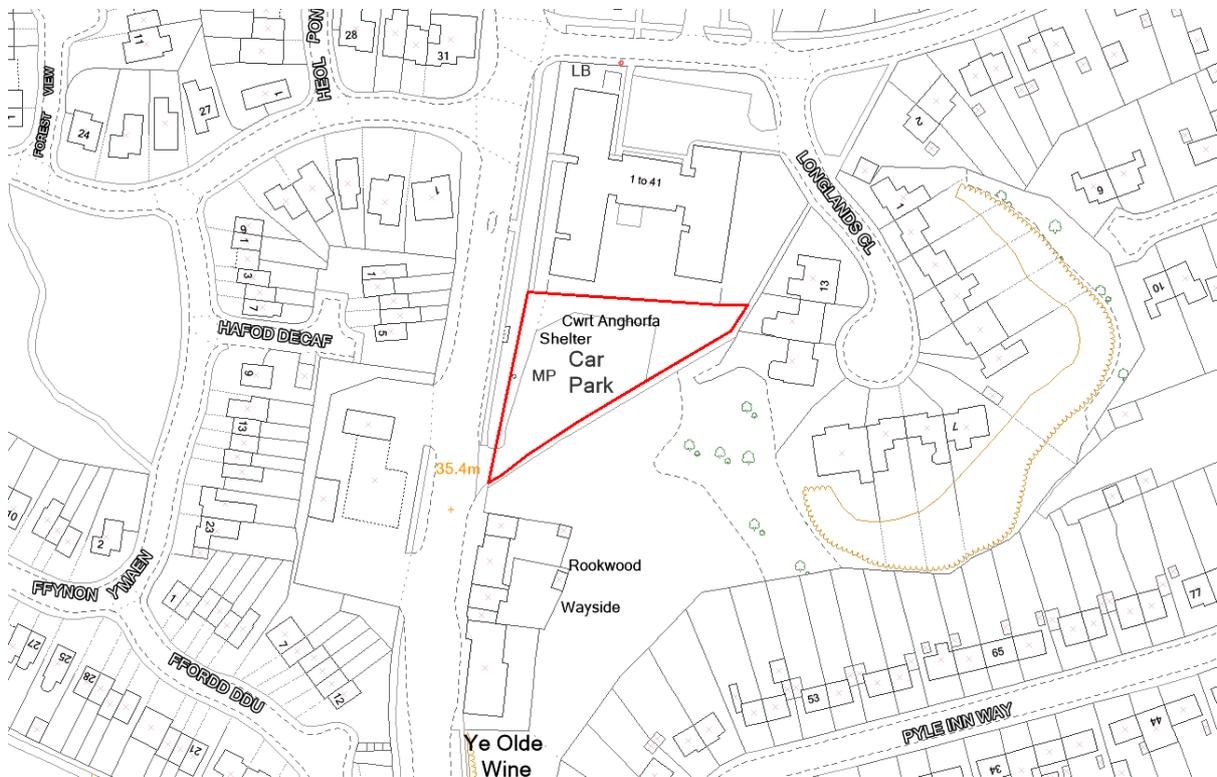
Free Car Park, Park Avenue, Ogmore Vale



Mary Street Car Park, Porthcawl



Pyle Road Car Park, Pyle

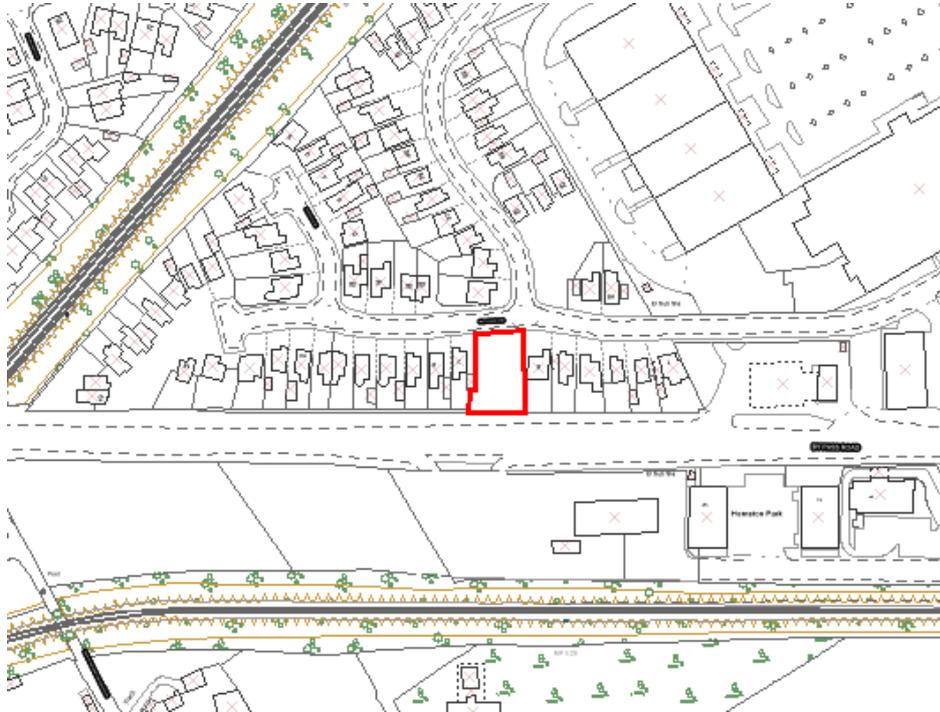


Hope Avenue Car Park, Aberkenfig



Potential Urban Capacity, Open Space Surplus to Requirements / Intensification of Existing Housing Areas

Picton Gardens (1), Hernstone, Bridgend



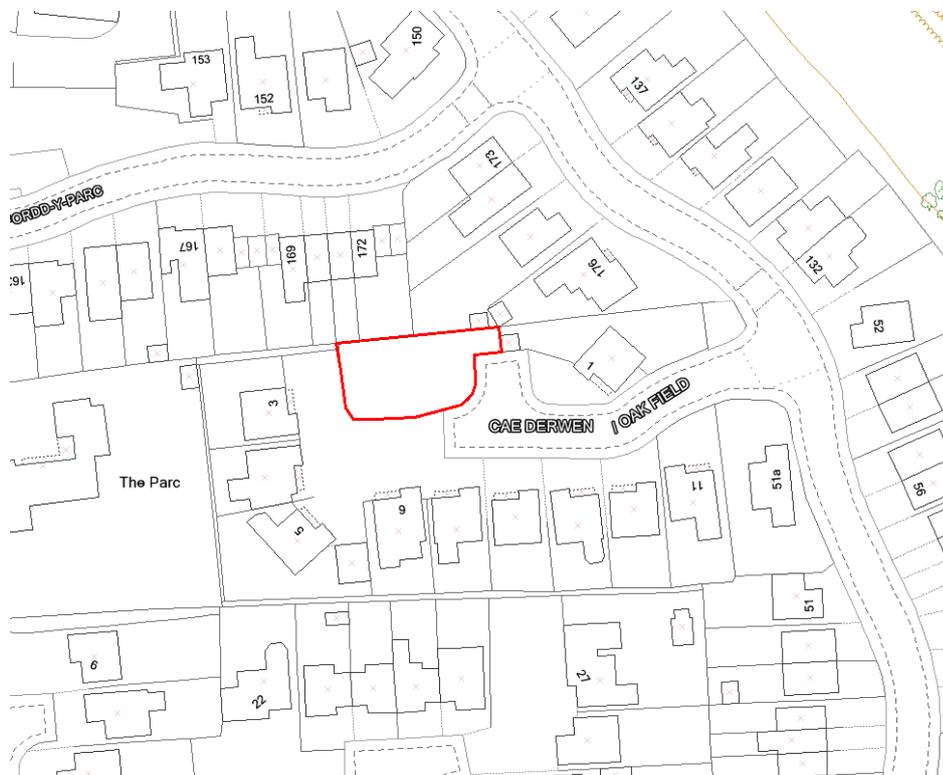
Ffordd-Y-Parc (1), Litchard, Bridgend



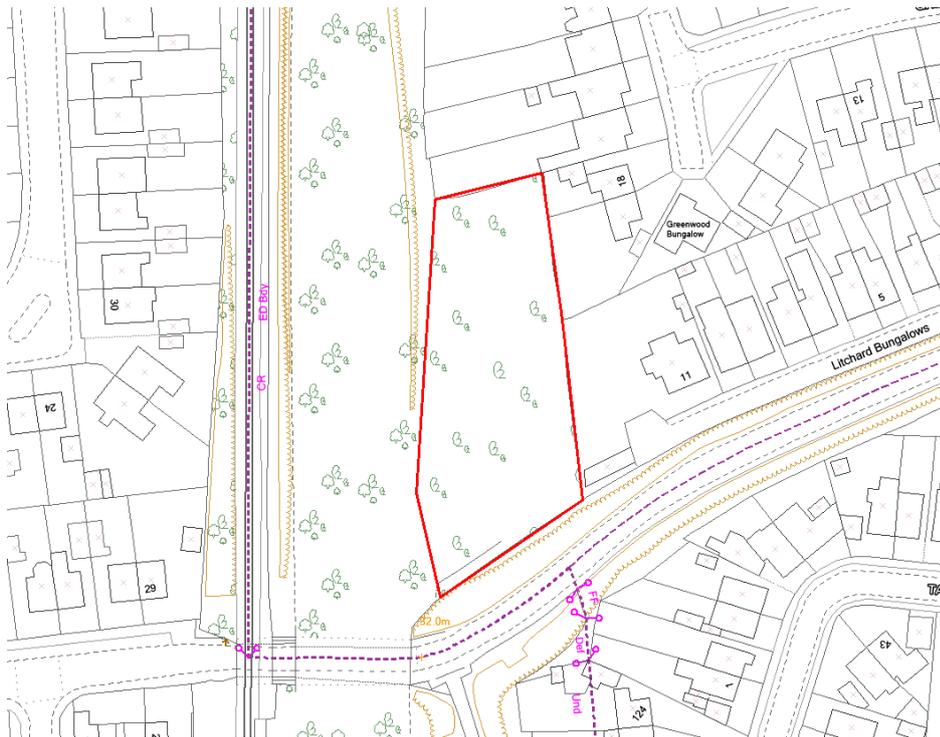
Ffordd-Y-Parc (2), Litchard, Bridgend



Oak Field, Litchard, Bridgend



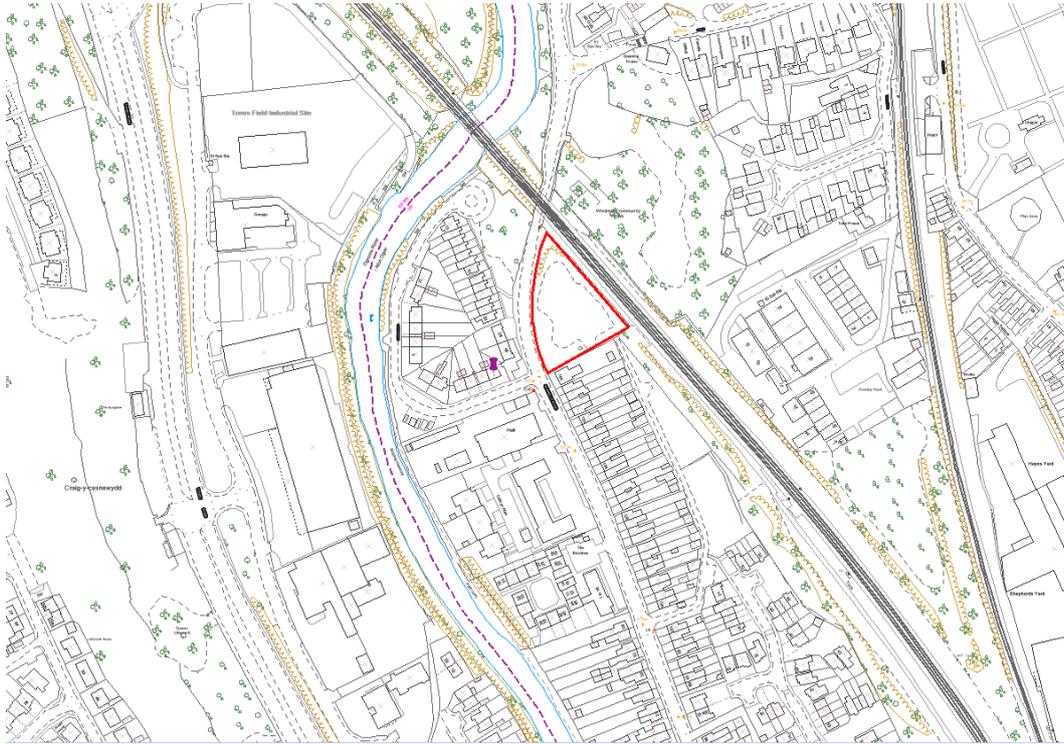
Litchard Terrace, Bridgend



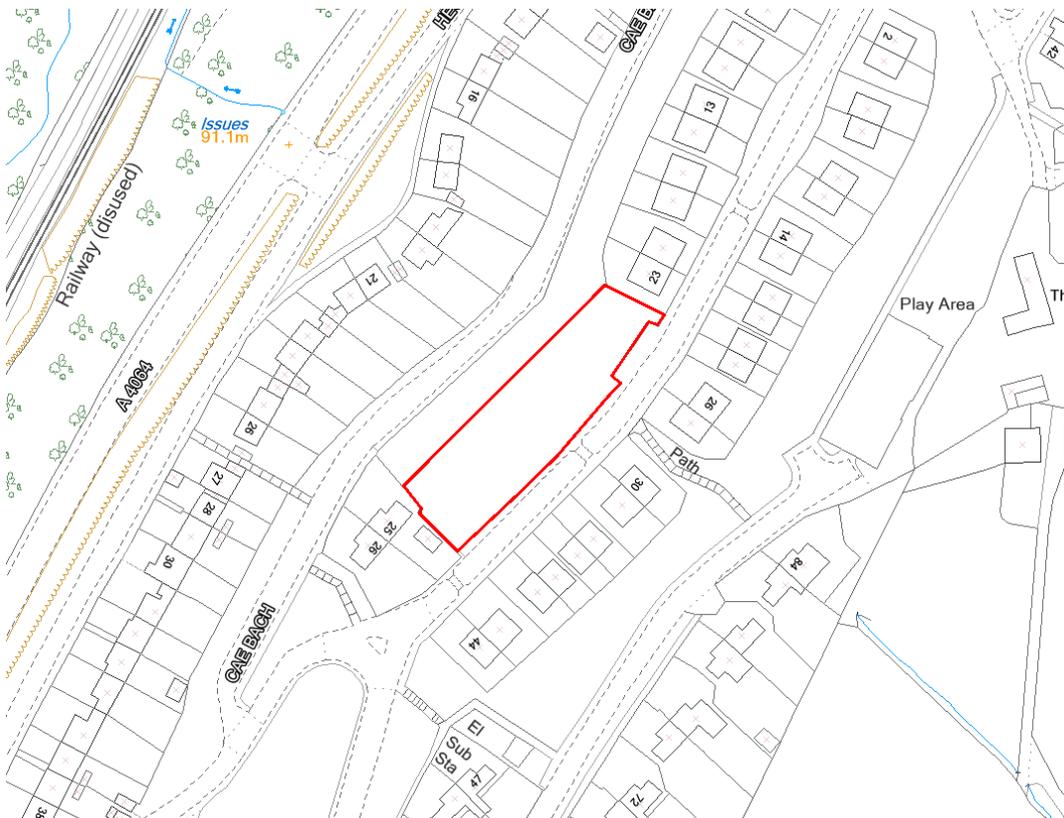
Picton Gardens (2), Hernstone, Bridgend



Quarella Road, Wildmill, Bridgend



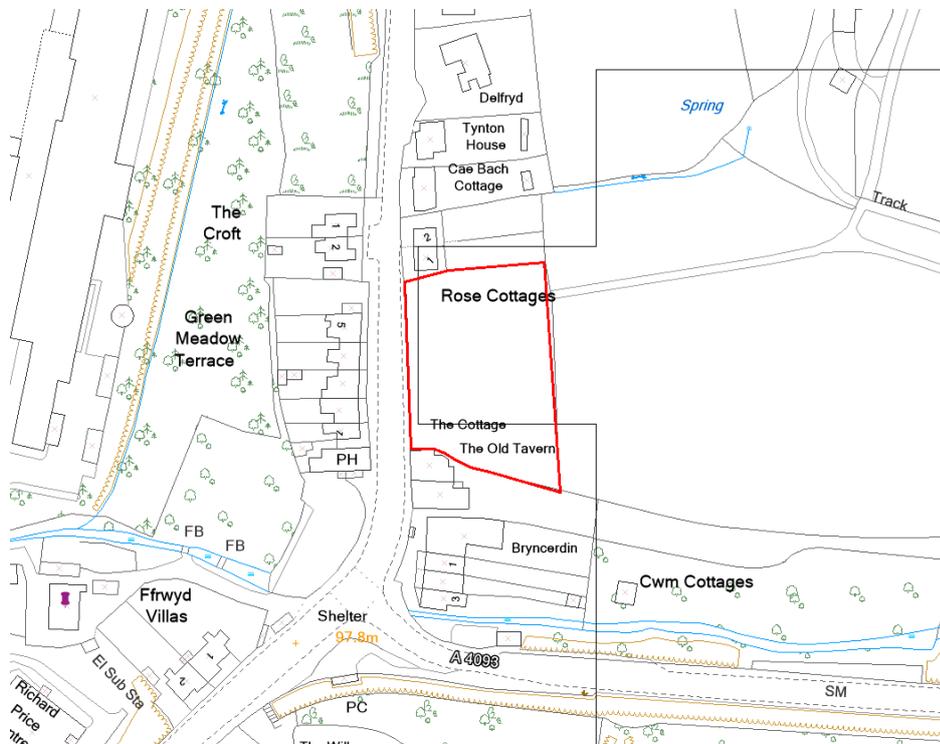
Craiglas, Llangeinor



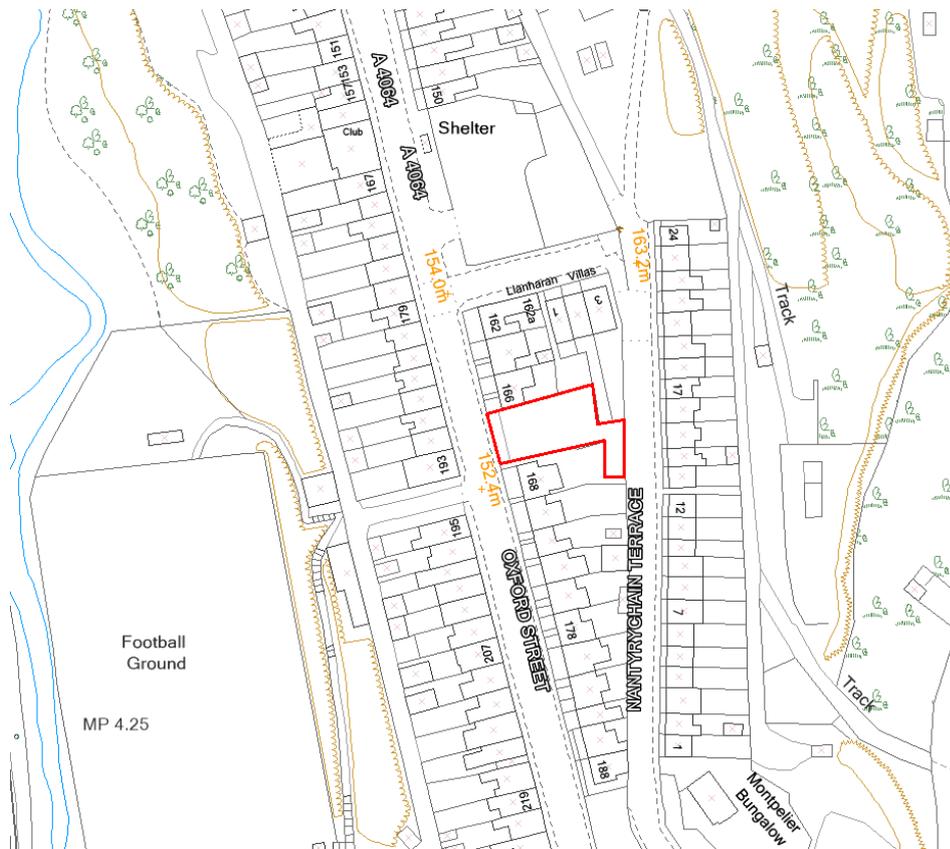
Cae Bach, Llangeinor



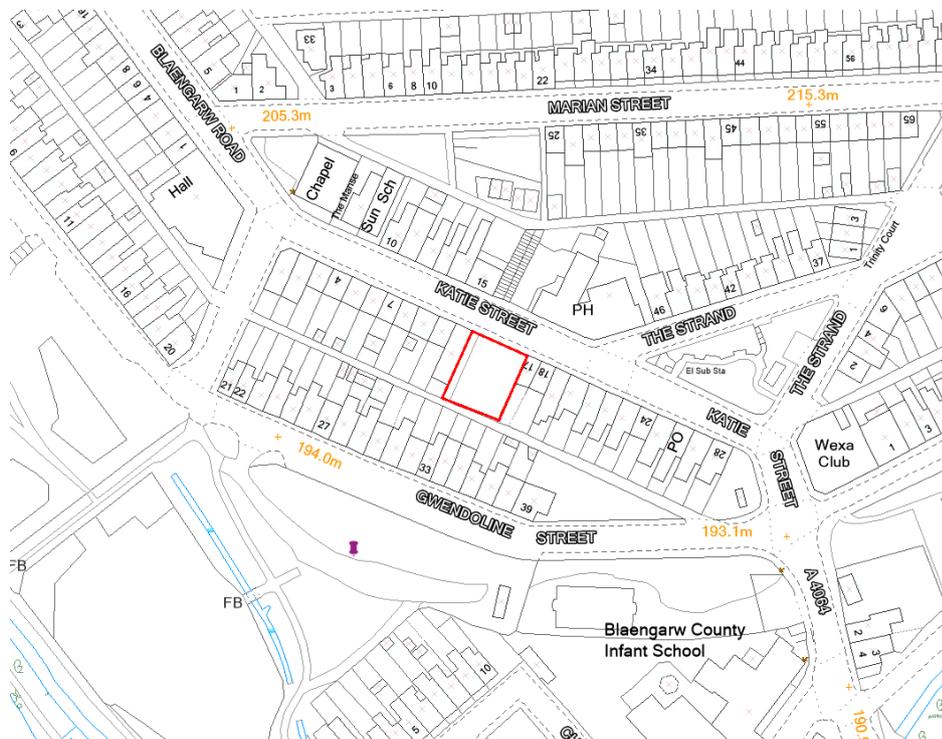
A4064, Llangeinor



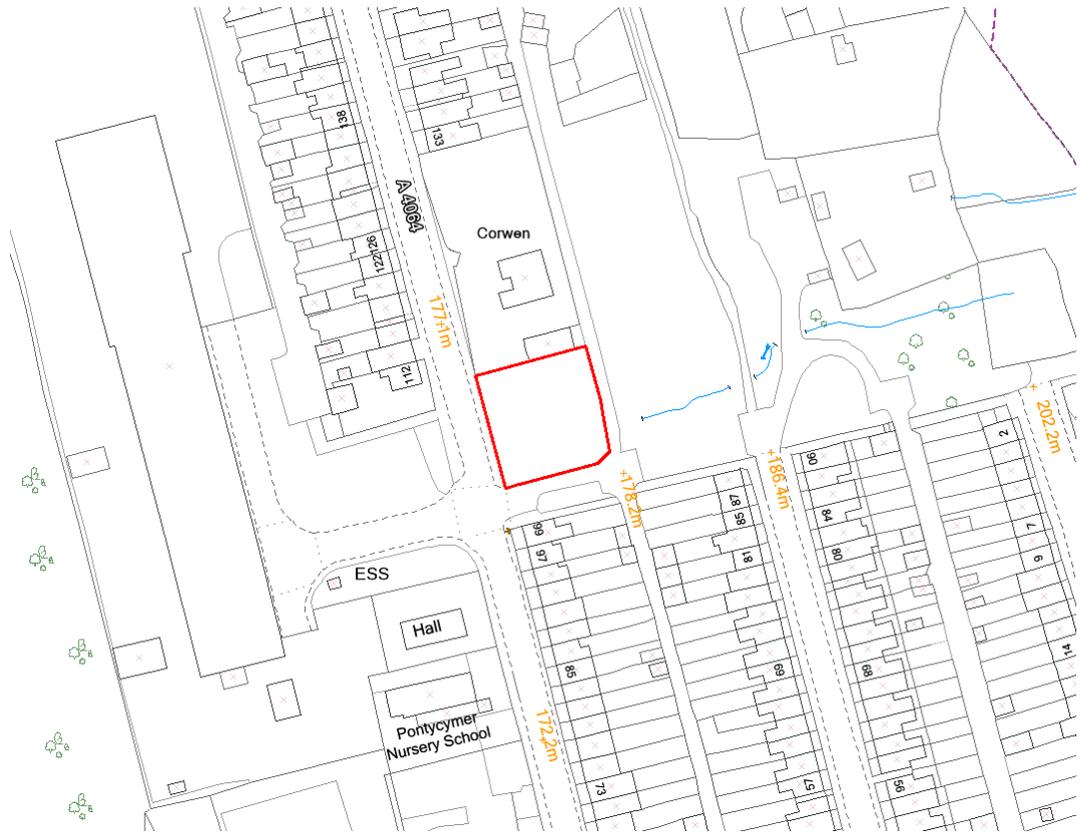
Oxford Street, Pontycymmer



Katie Street, Pontycymmer



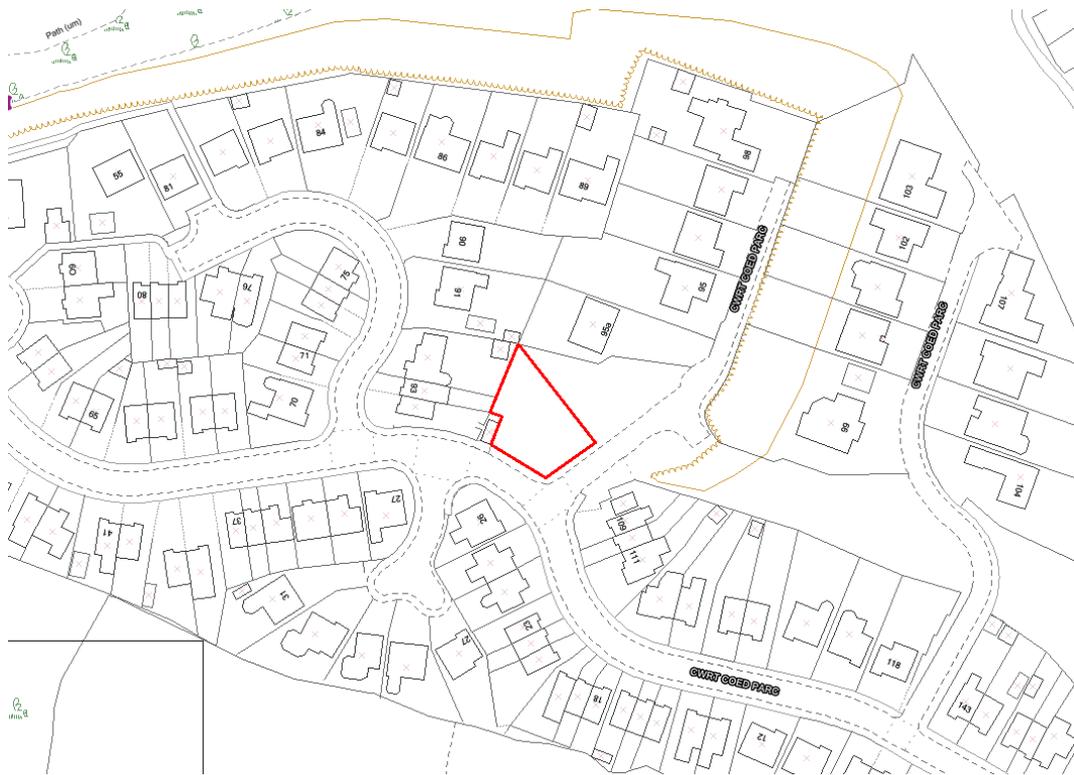
Victoria Street, Pontycymer



Bettws Road, Bettws



Cwrt Coed Parc (1), Maesteg



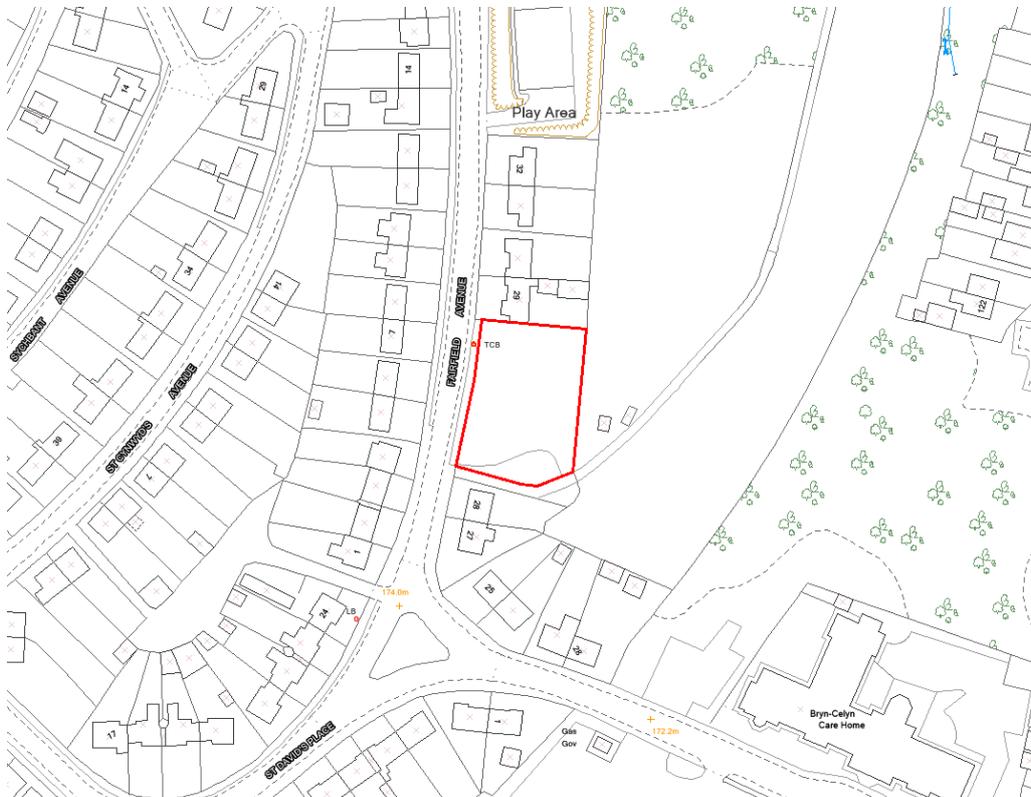
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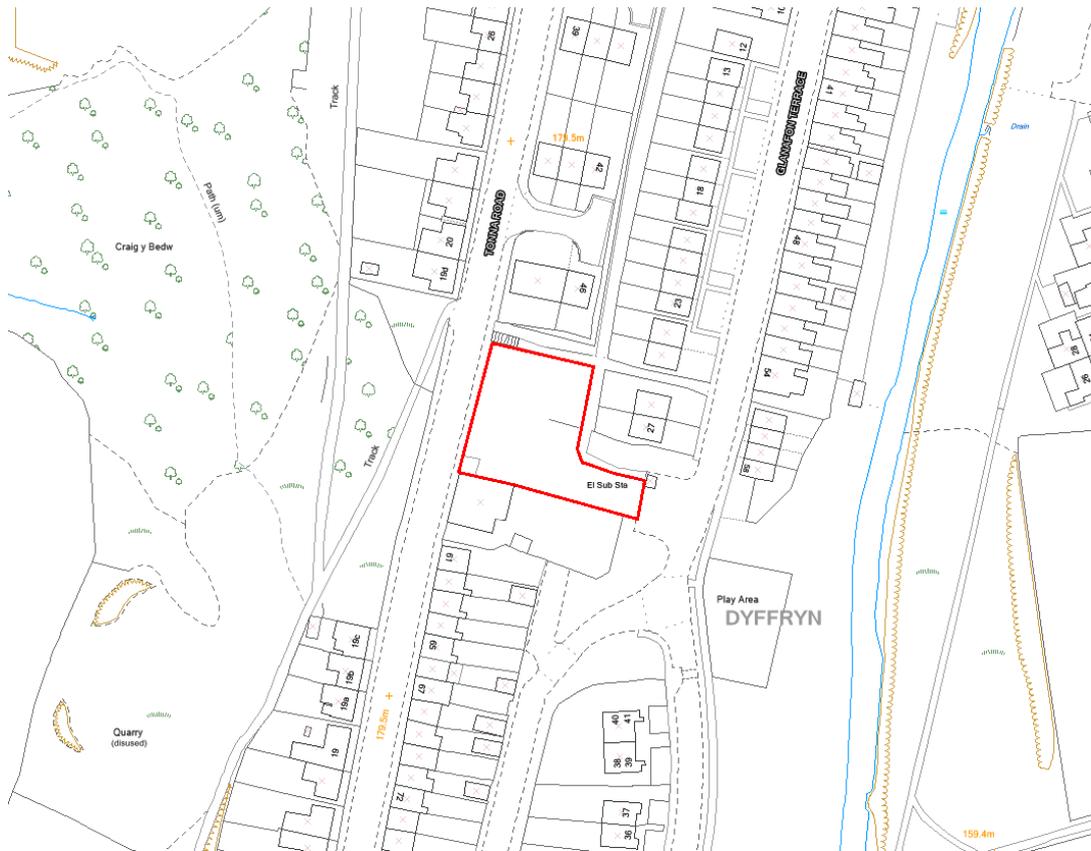
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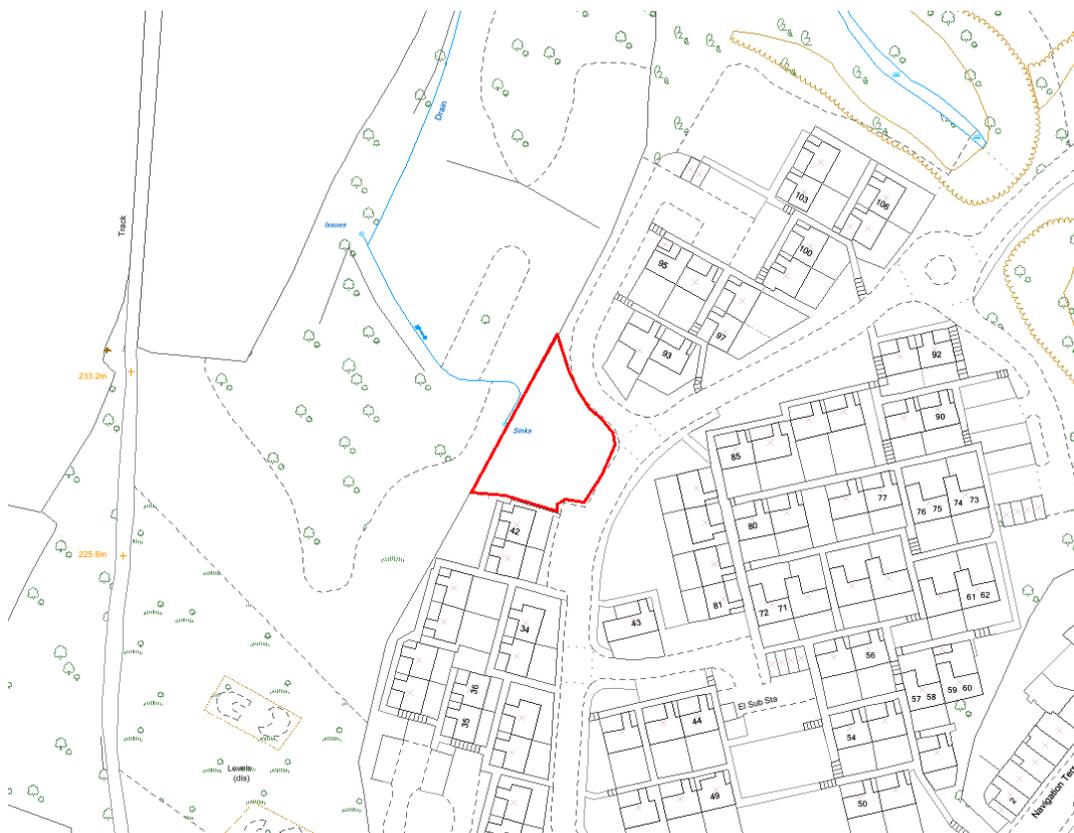
Fairfield Avenue, Maesteg



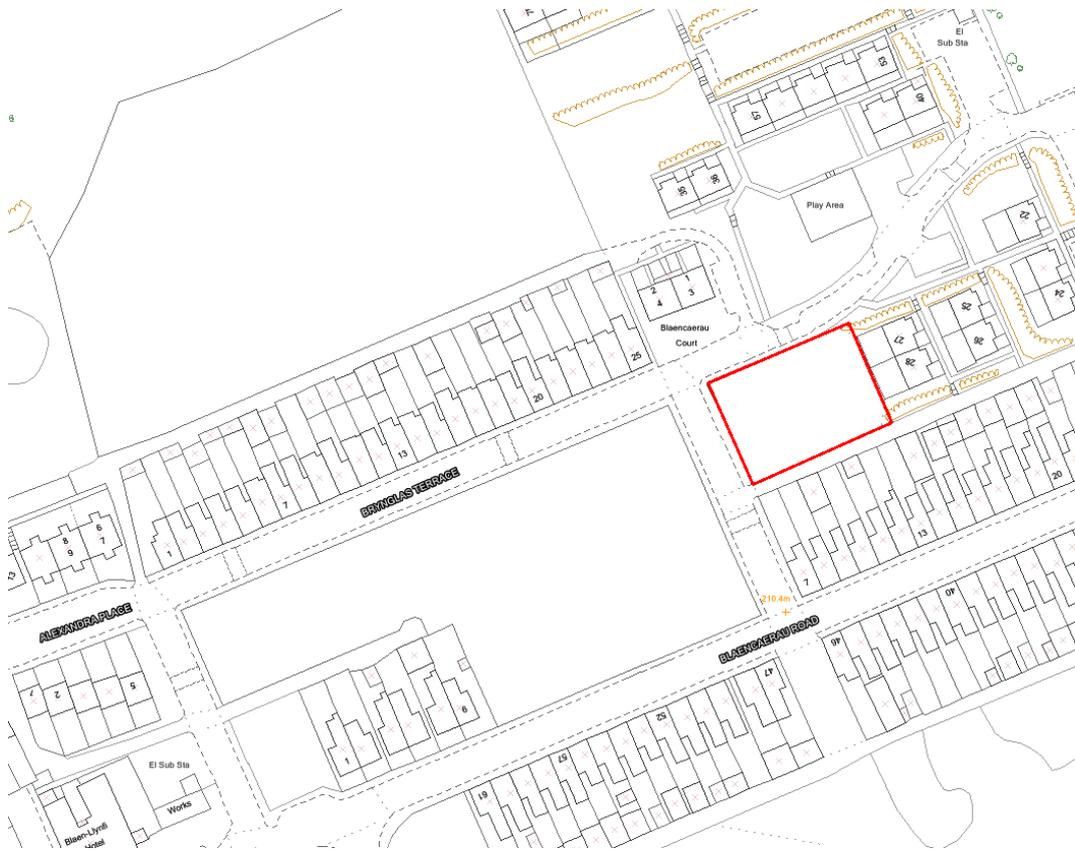
Tonna Road, Maesteg



Tudor Estate, Maesteg



Blaencaerau Estate (1), Caerau



Blaencaerau Estate (2), Caerau



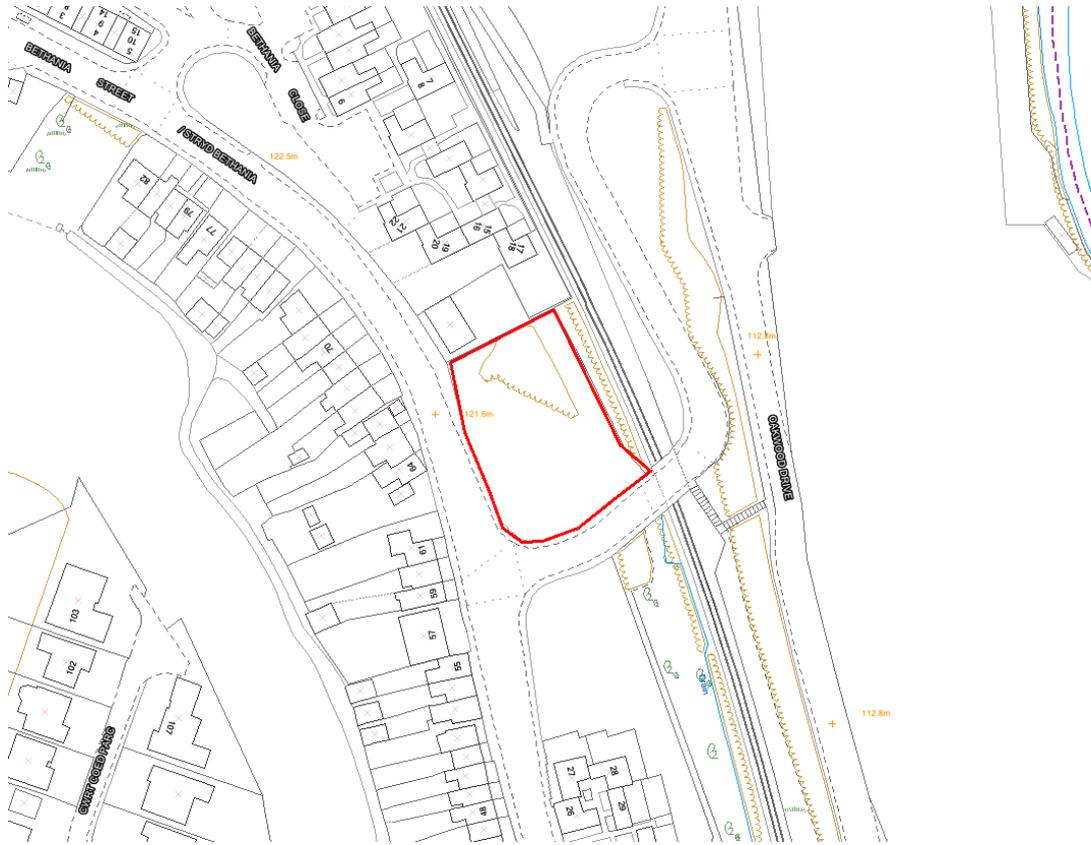
Blaencaerau Estate (3), Caerau



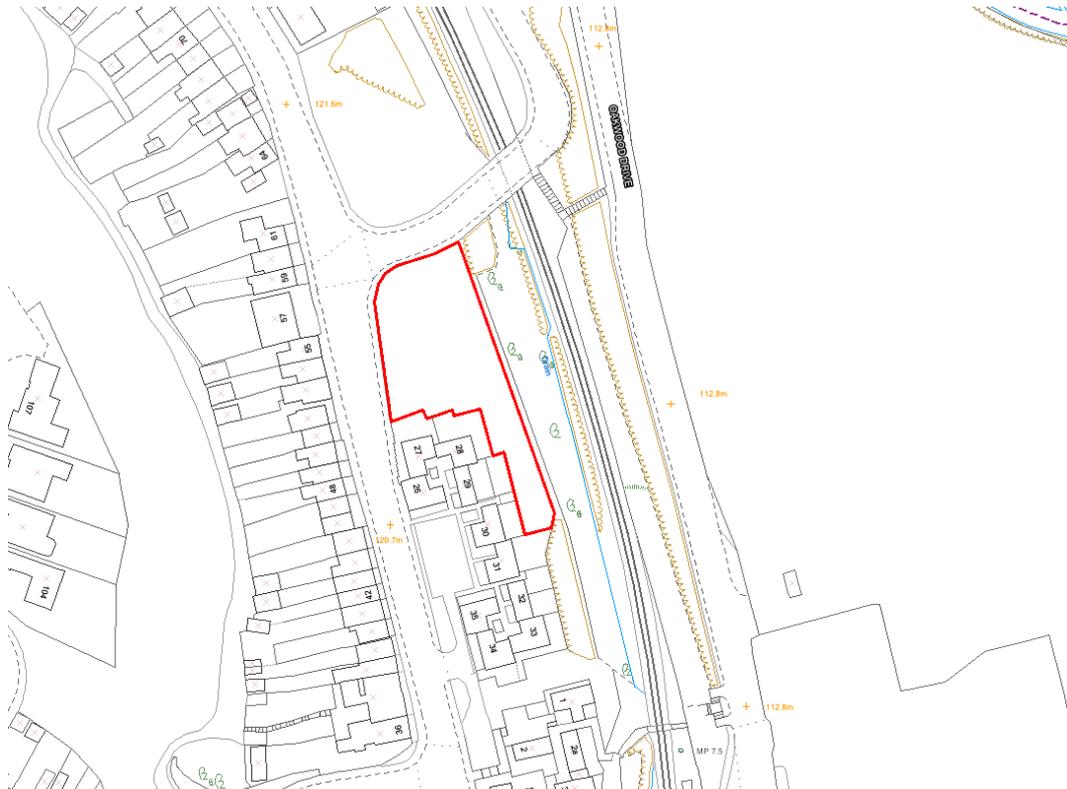
Pleasant View, Maesteg



Bethania Street, Maesteg



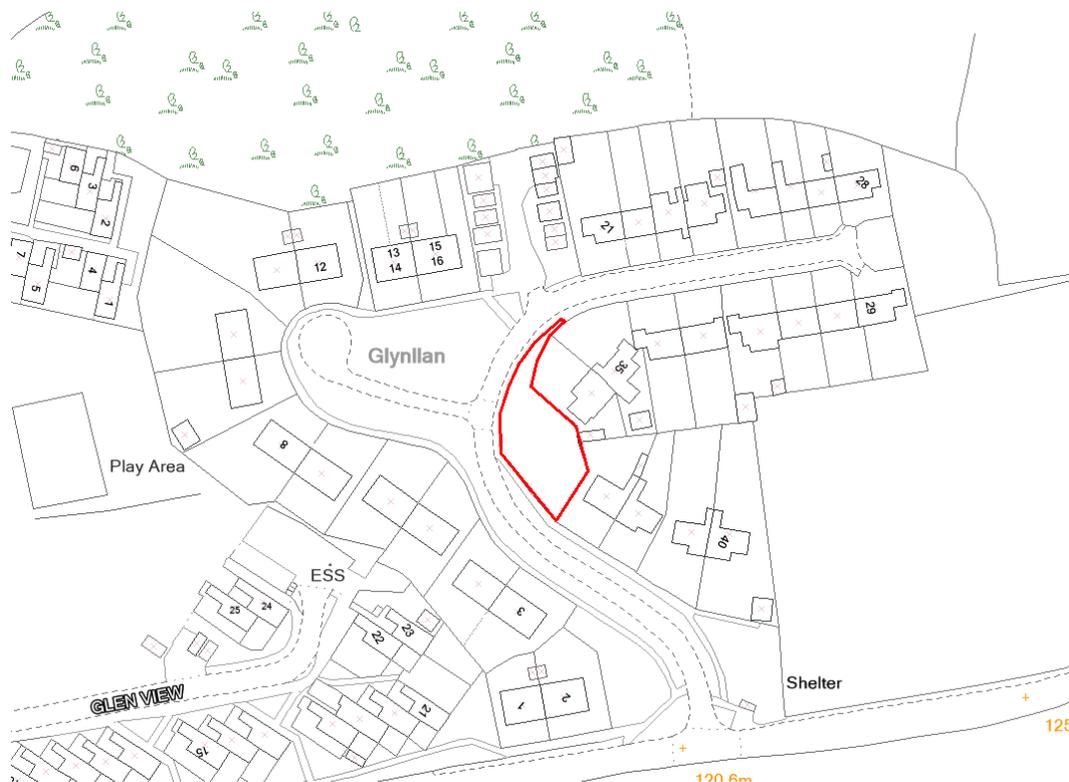
Llwydarth Road, Maesteg



Parc-Tyn-Y-Waun, Llangynwyd, Maesteg



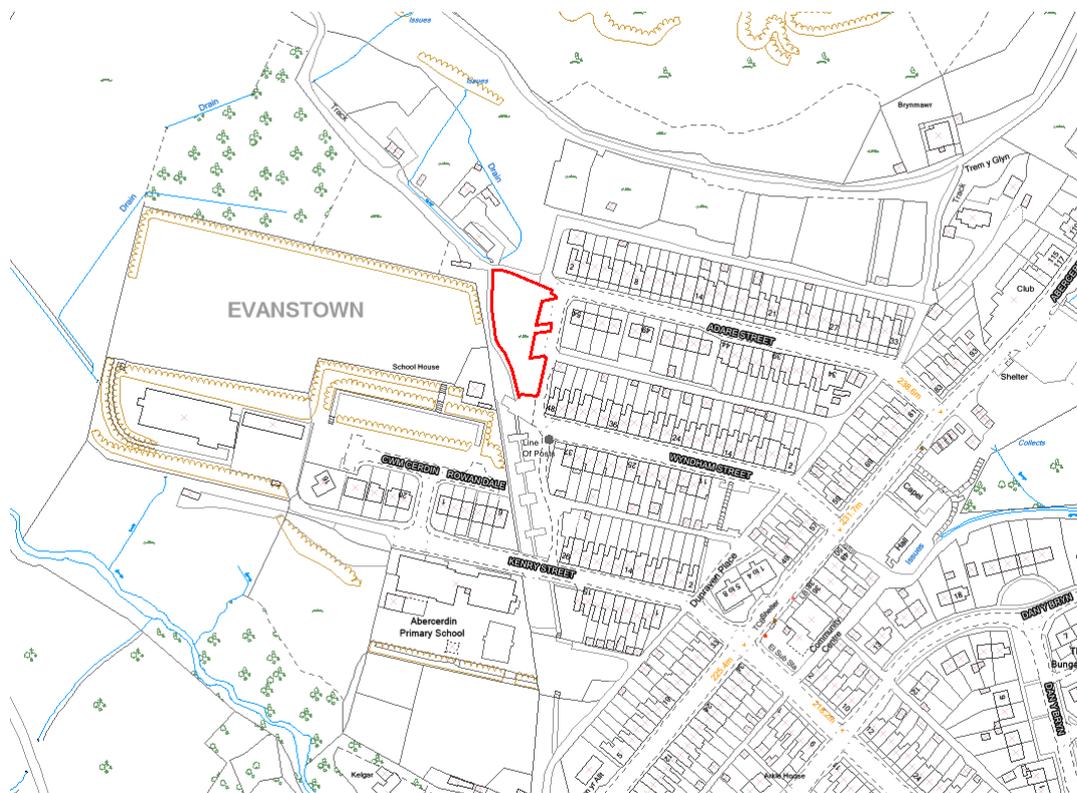
Glynllan (1), Blackmill



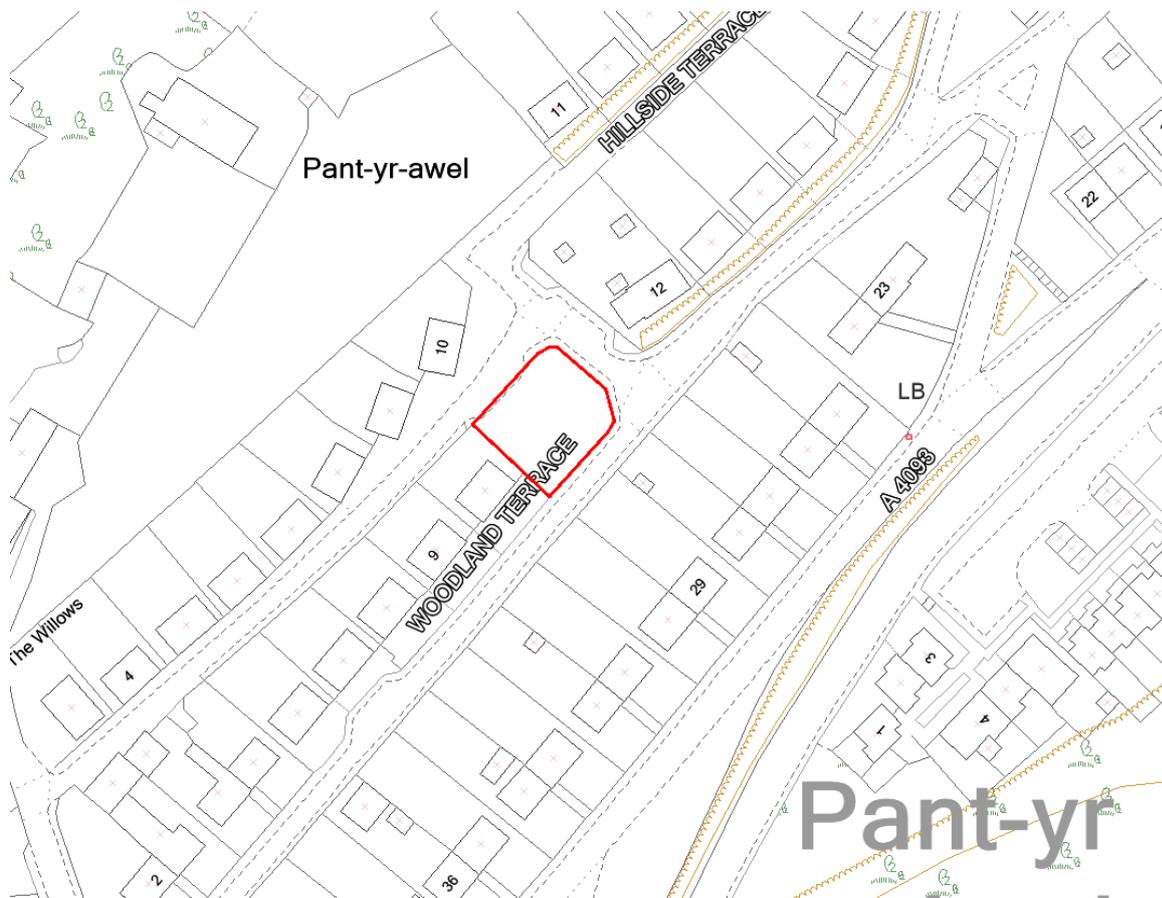
Glynllan (2), Blackmill



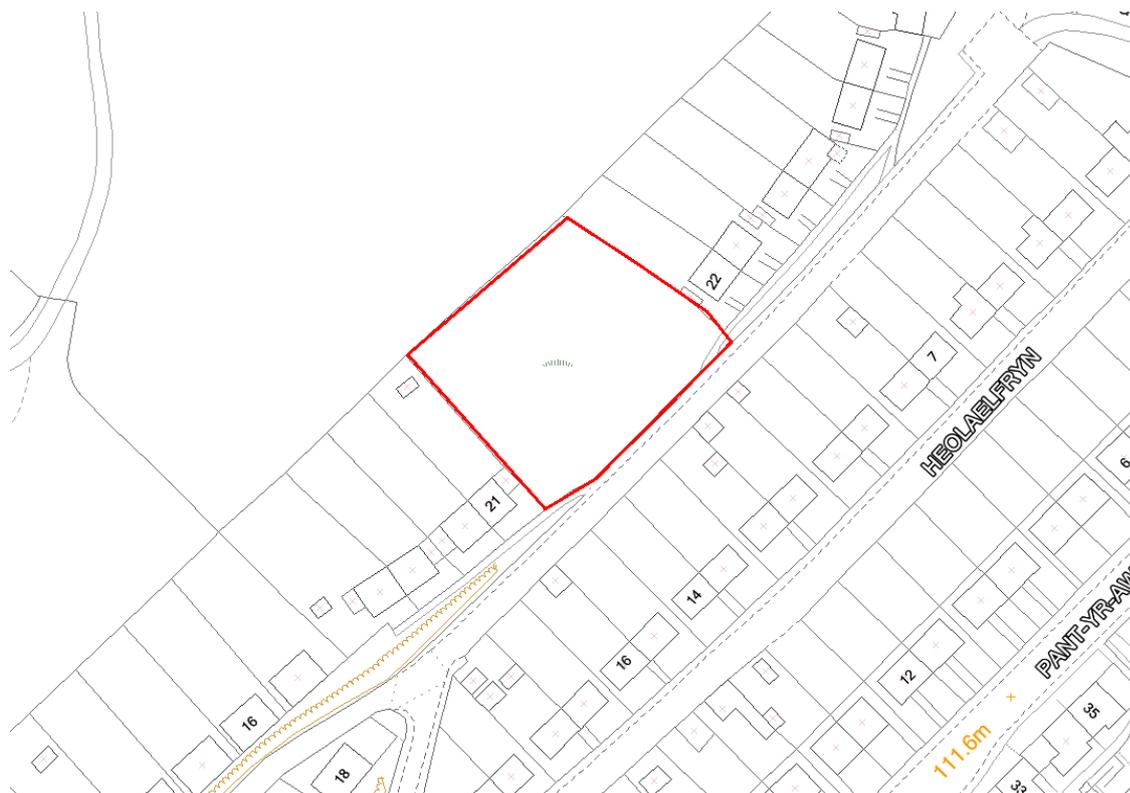
Adare Street, Evanstown



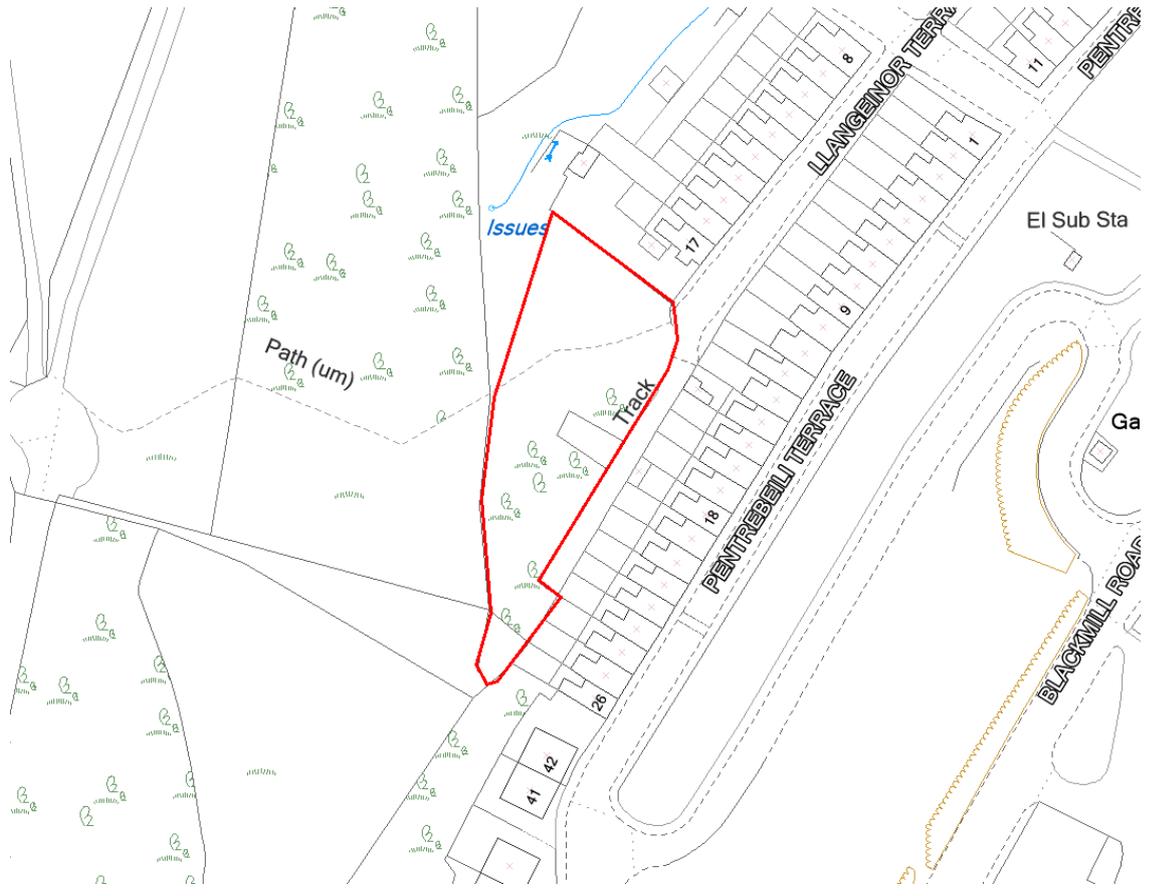
Woodland Terrace, Pantyrawel



Hillside Terrace, Pantyrawel



Llangeinor Terrace, Lewistown



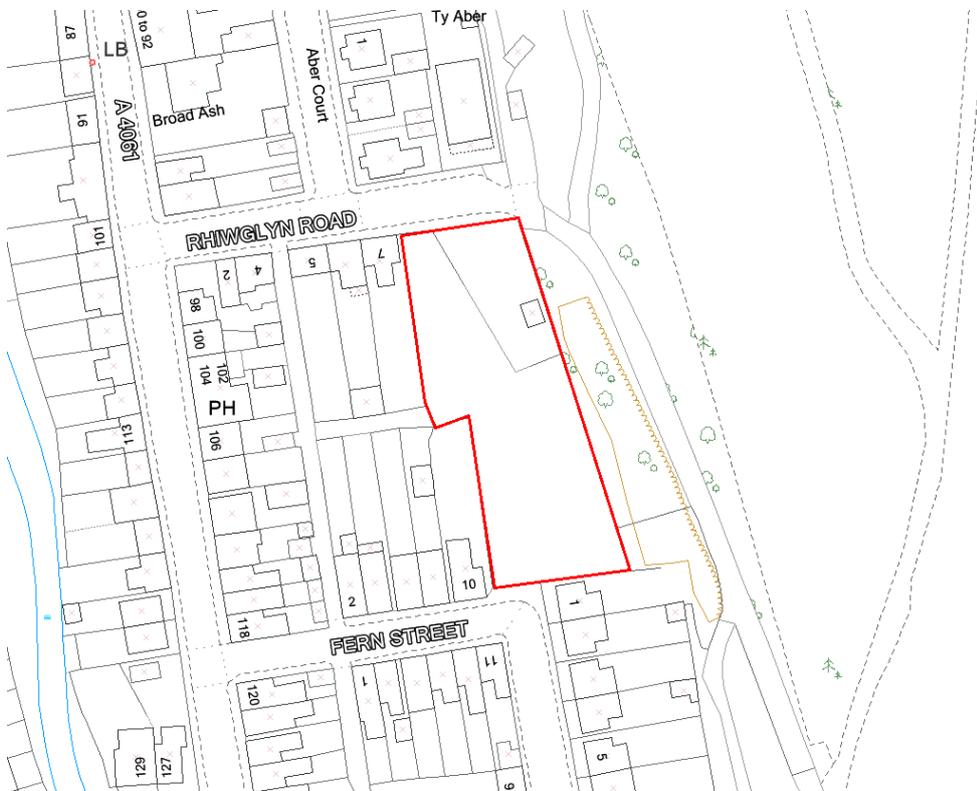
Bryn Road (1), Ogmore Vale



Bryn Road (2), Ogmore Vale



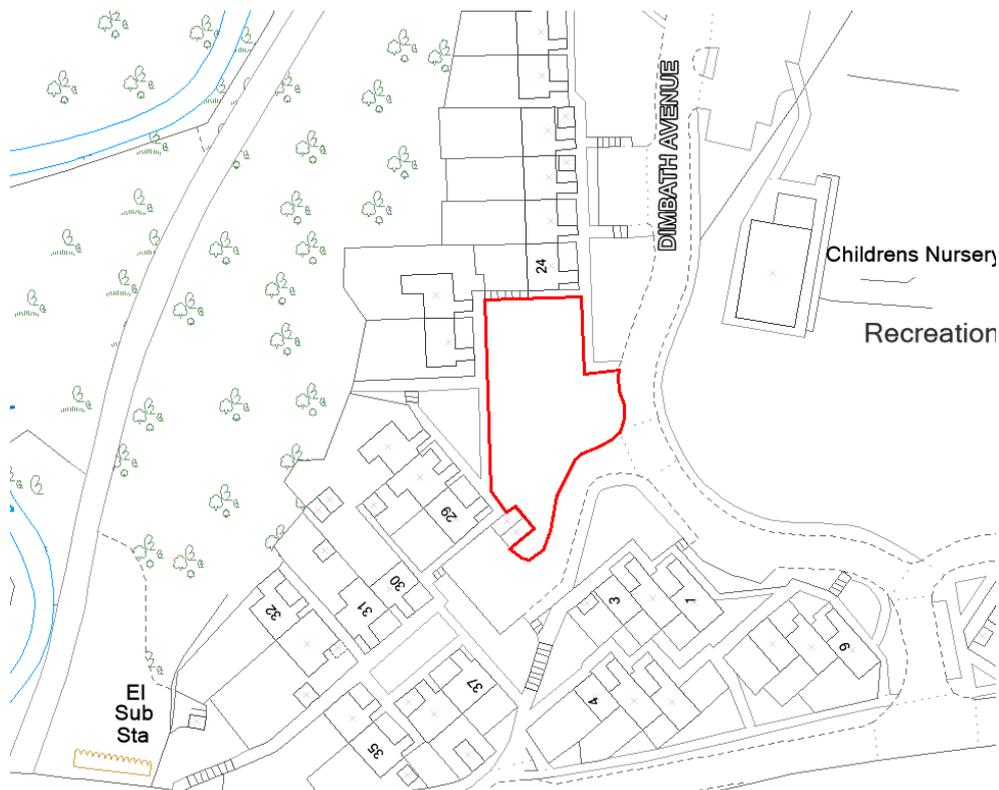
Rhiwglyn Road, Ogmore Vale



Station Road (Land at), Nantymoel



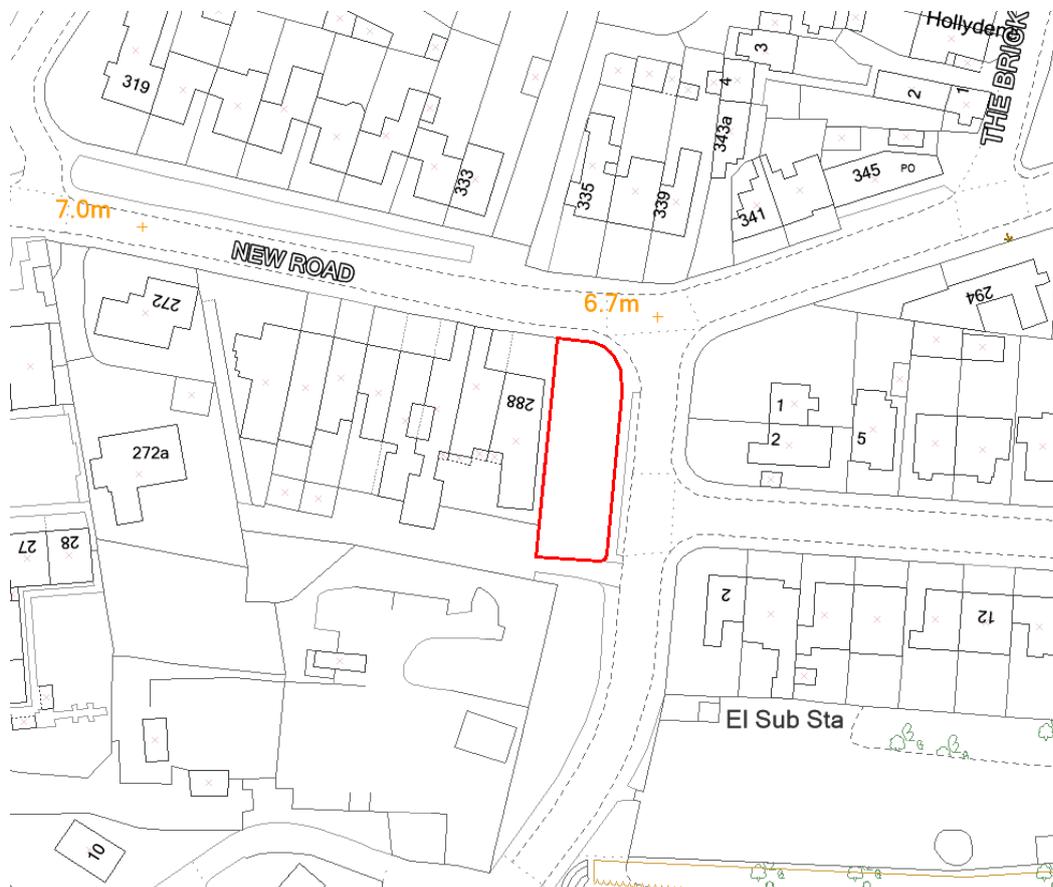
Dimbath Avenue, Blackmill



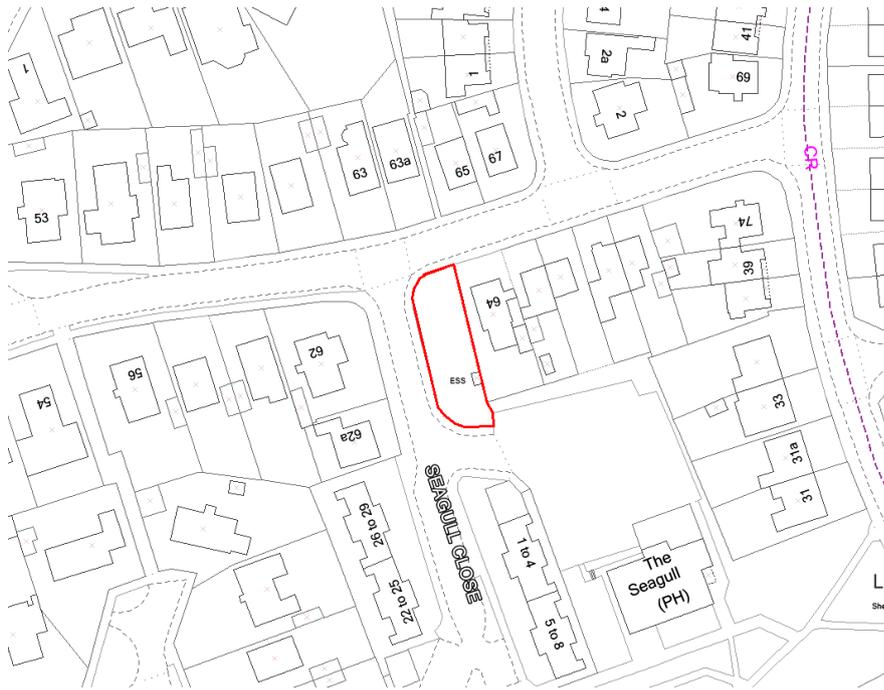
St David's Way, Porthcawl



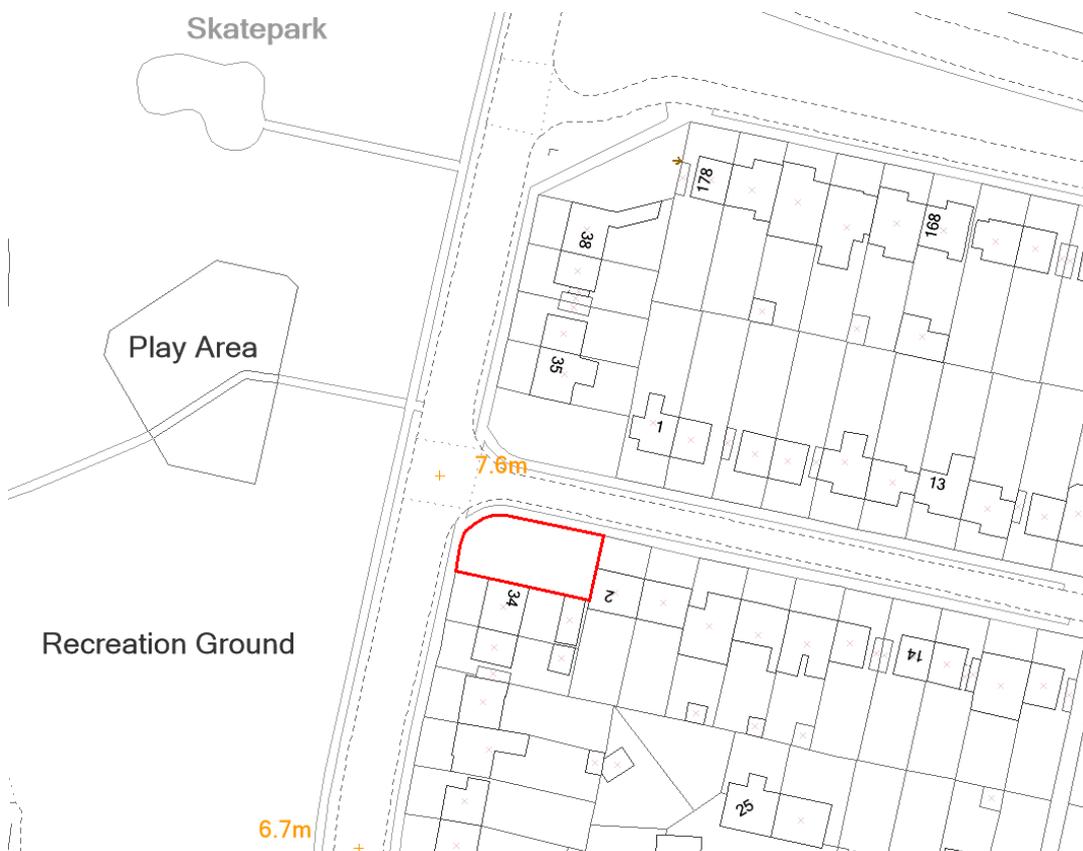
St John's Drive, Newton, Porthcawl



Seagull Close, Nottage, Porthcawl



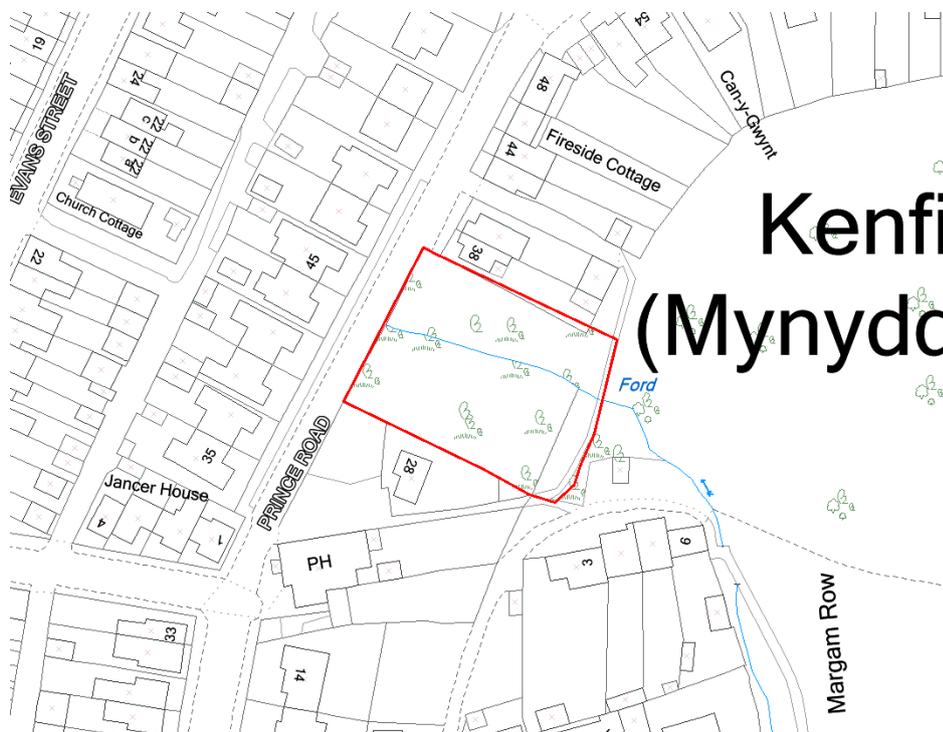
St David's Way (2), Porthcawl



Penrhyn, Kenfig Hill



Prince Road, Kenfig Hill

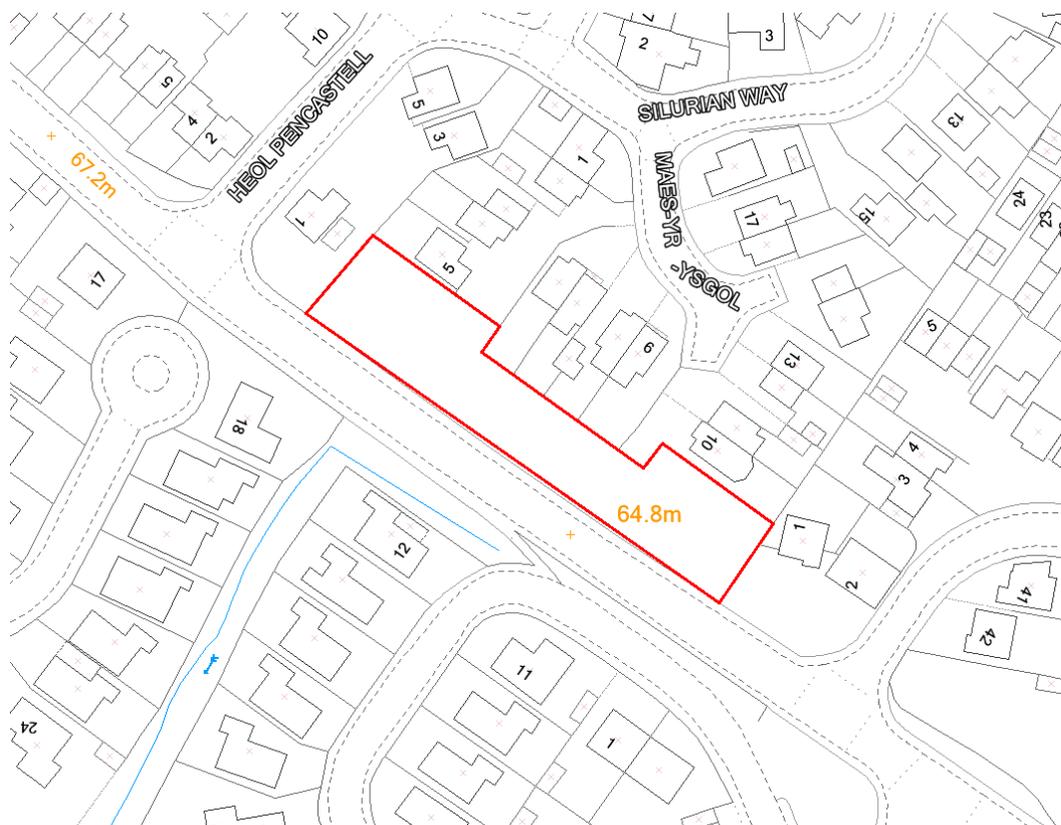


Kenfi (Mynydd)

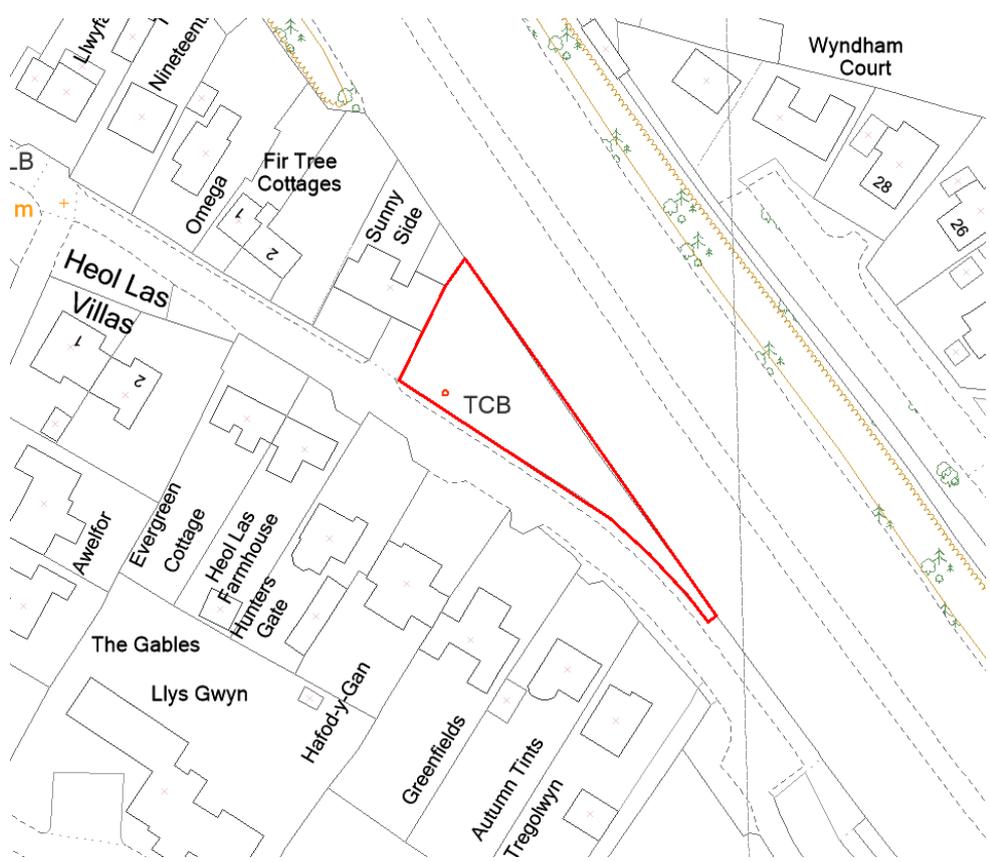
Moriah Place, Kenfig Hill



Waun Bant Road, Kenfig Hill



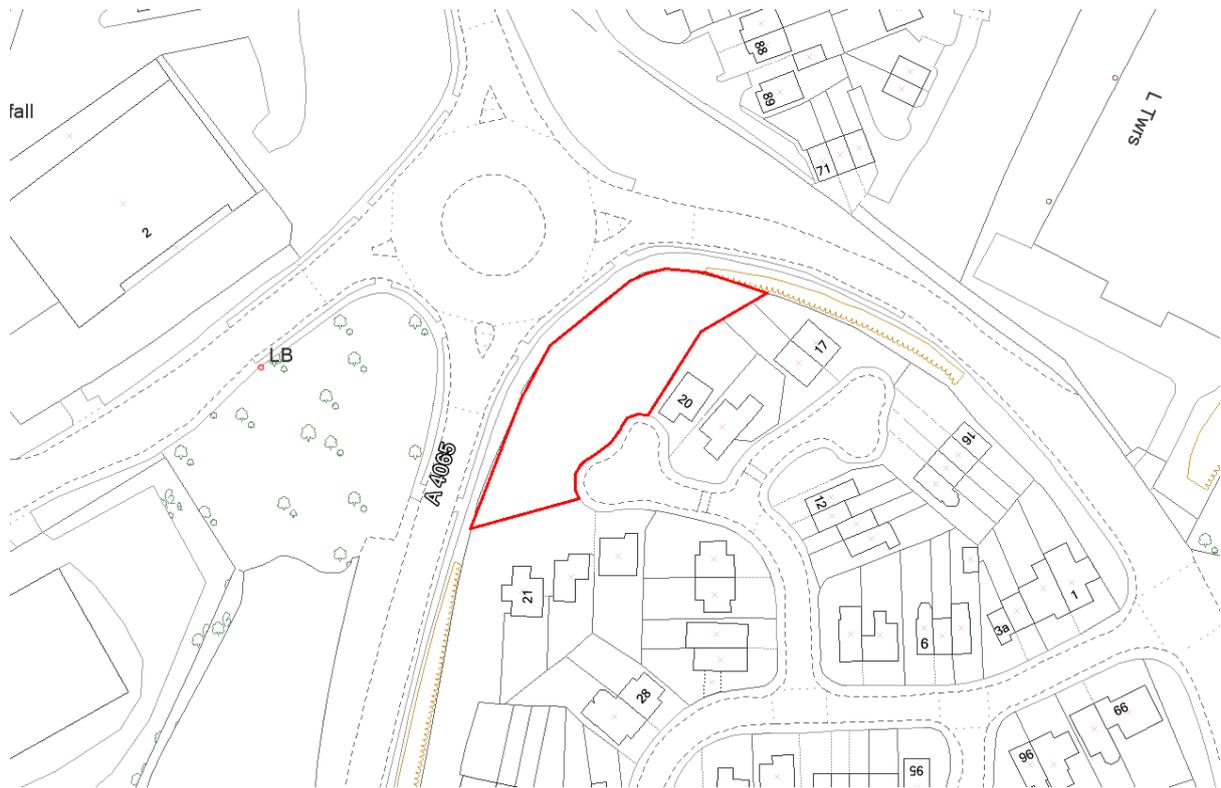
Heol Las, Maudlam



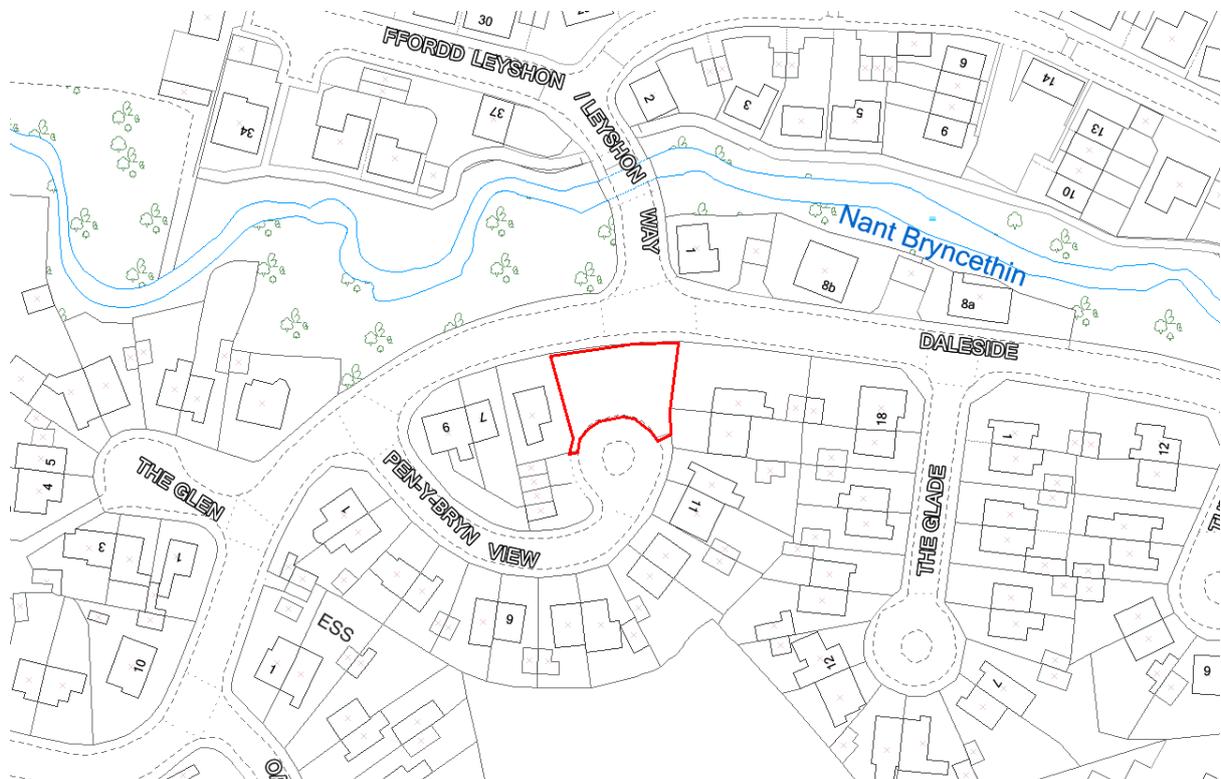
Rowan's Lane (1), Bryncethin



Davies Avenue, Bryncethin



Pen-Y-Bryn View, Bryncethin



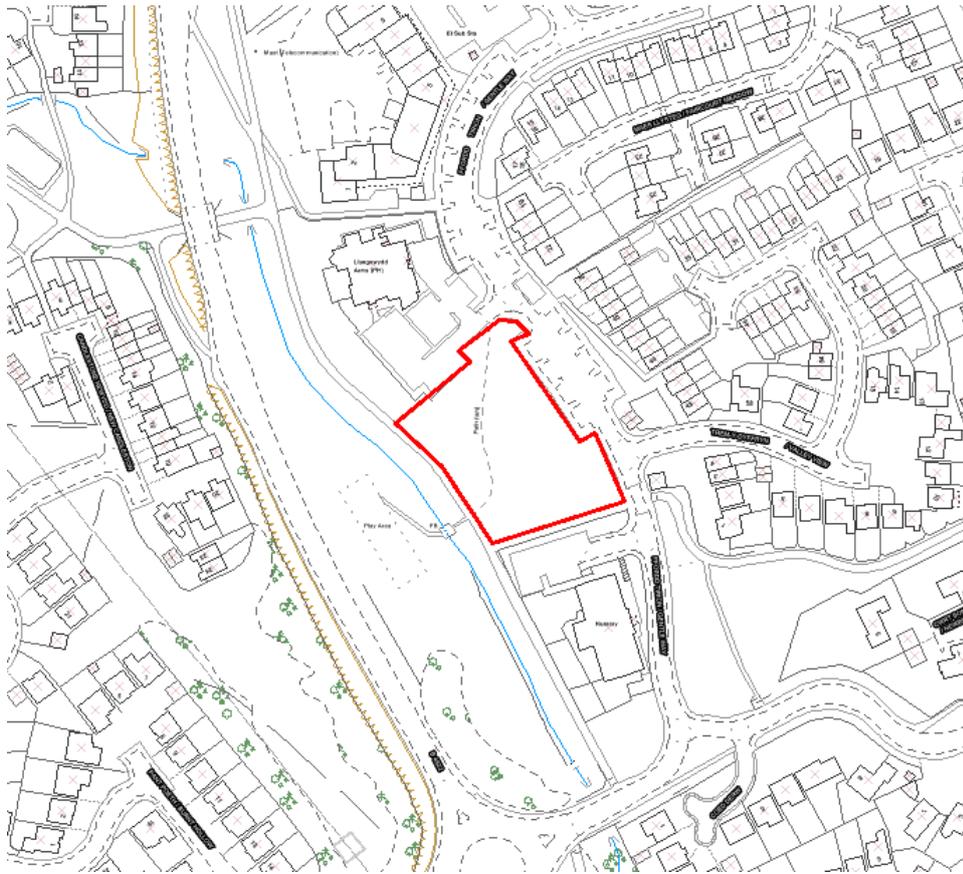
Penfai Road, Aberkenfig



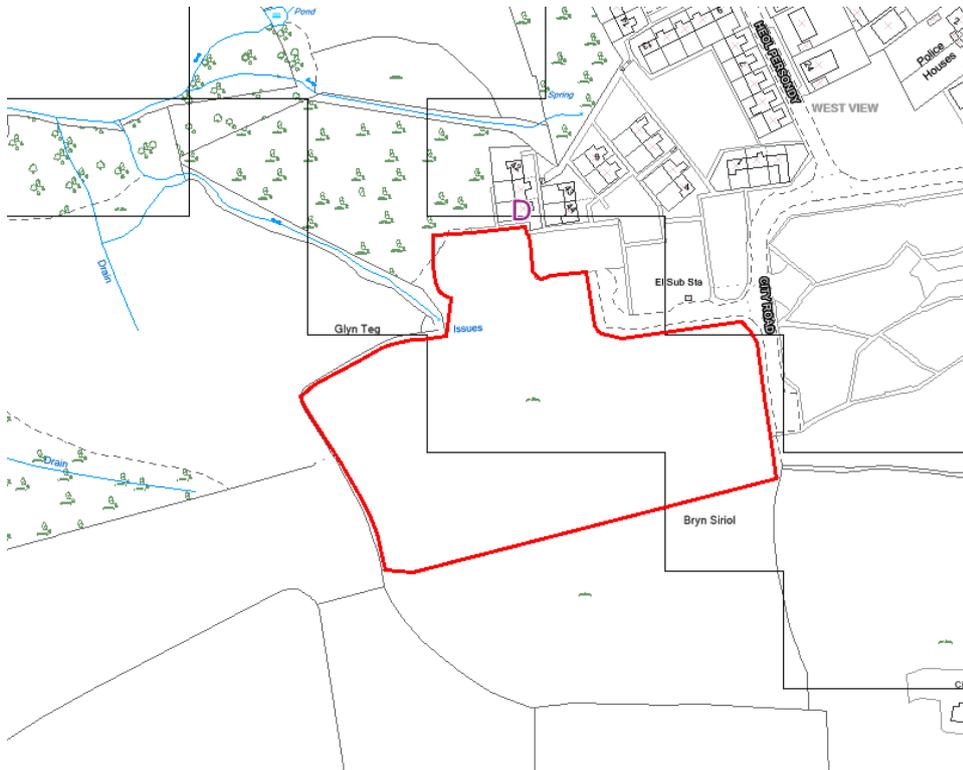
Rowan's Lane (2), Bryncethin



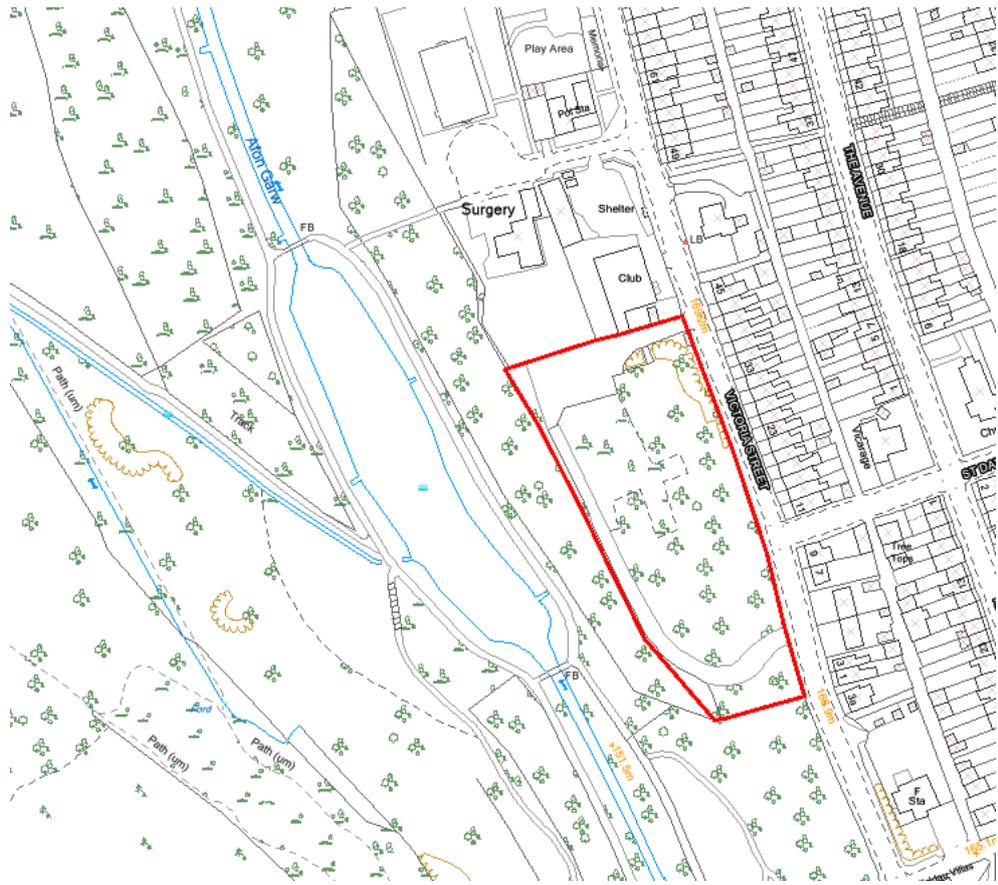
Gentle Way, Broadlands



Glyn Teg (Land at), Bettws



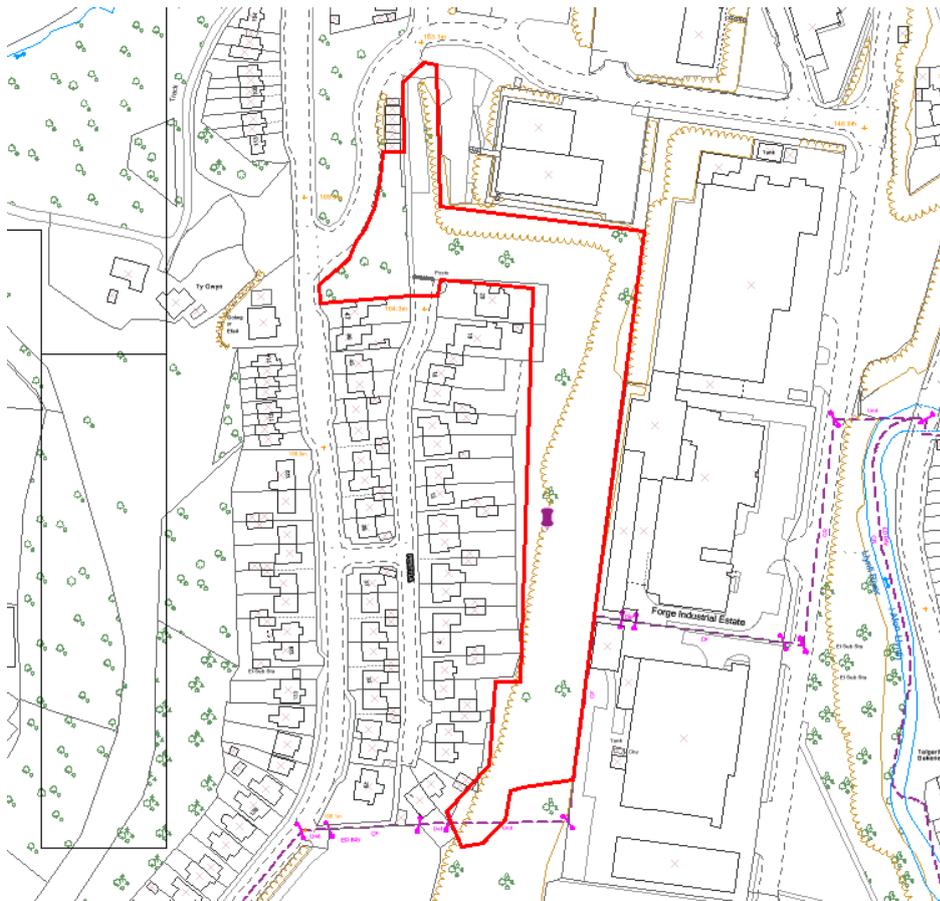
Victoria Street, Pontycymmer



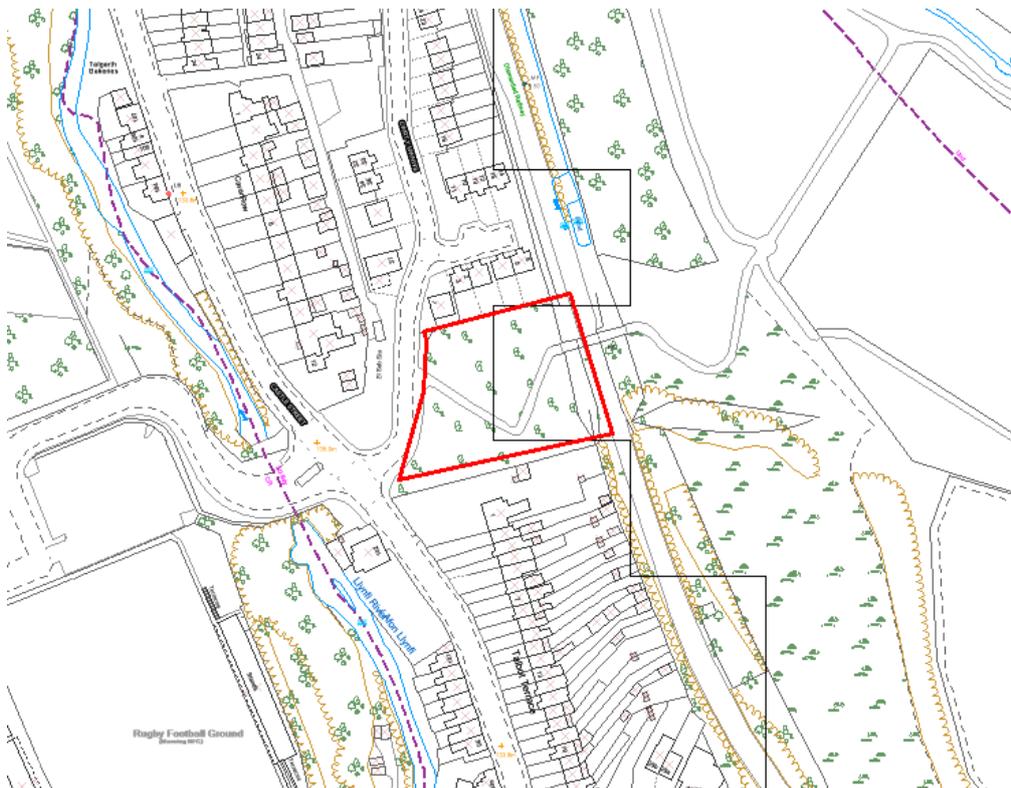
Gwendoline Street (Land at), Blaengarw



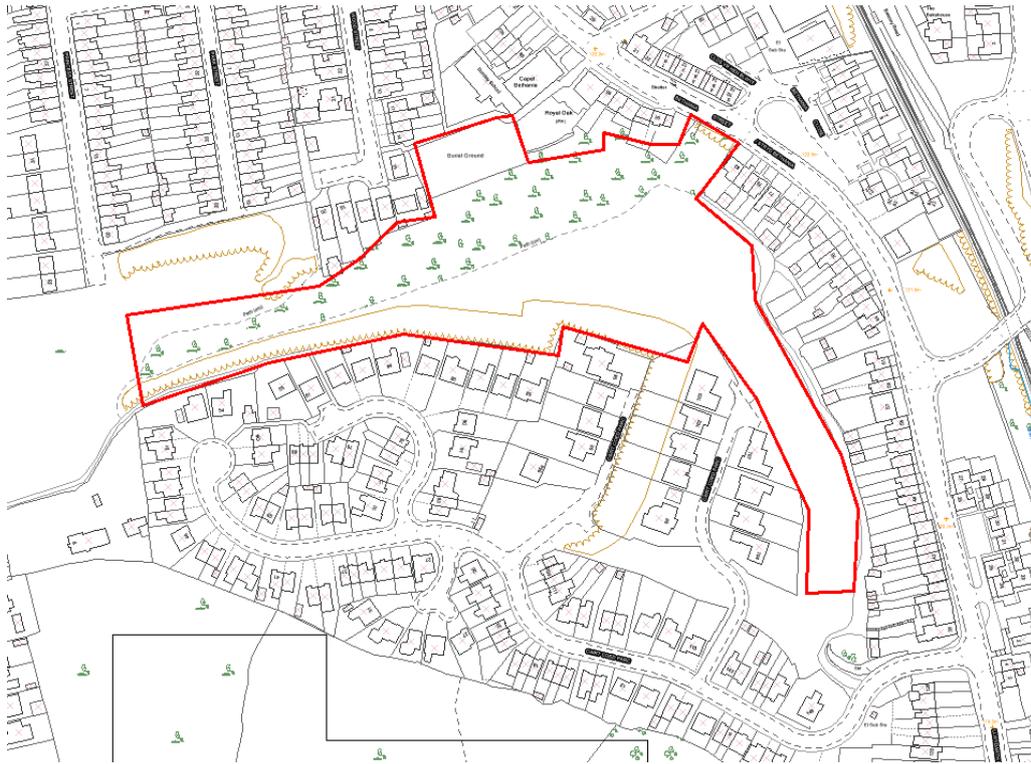
Pentyla (adjacent), Maesteg



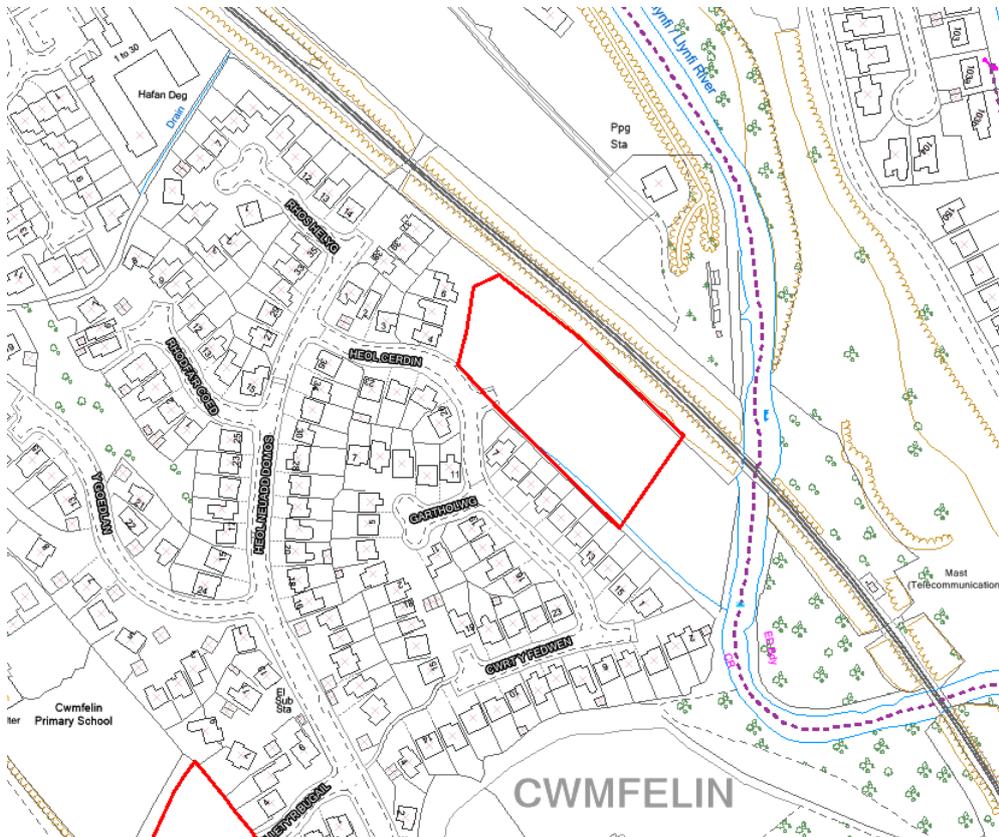
Cwrt y Mwnws, Maesteg



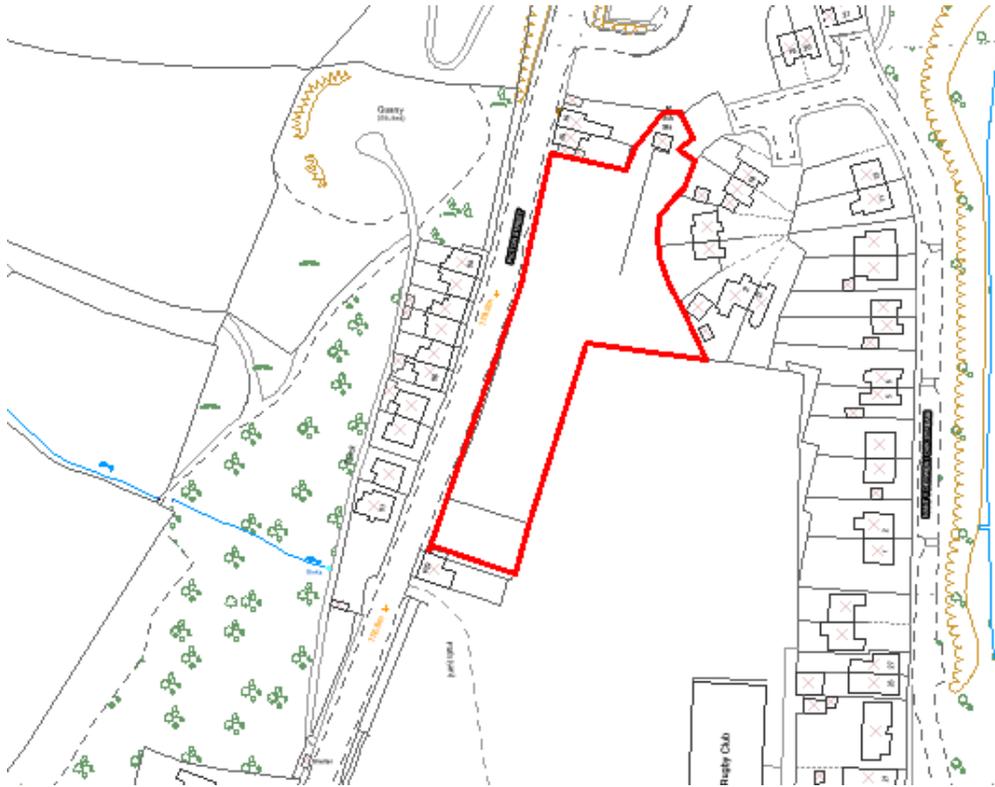
Cwrt Coed Parc, Maesteg



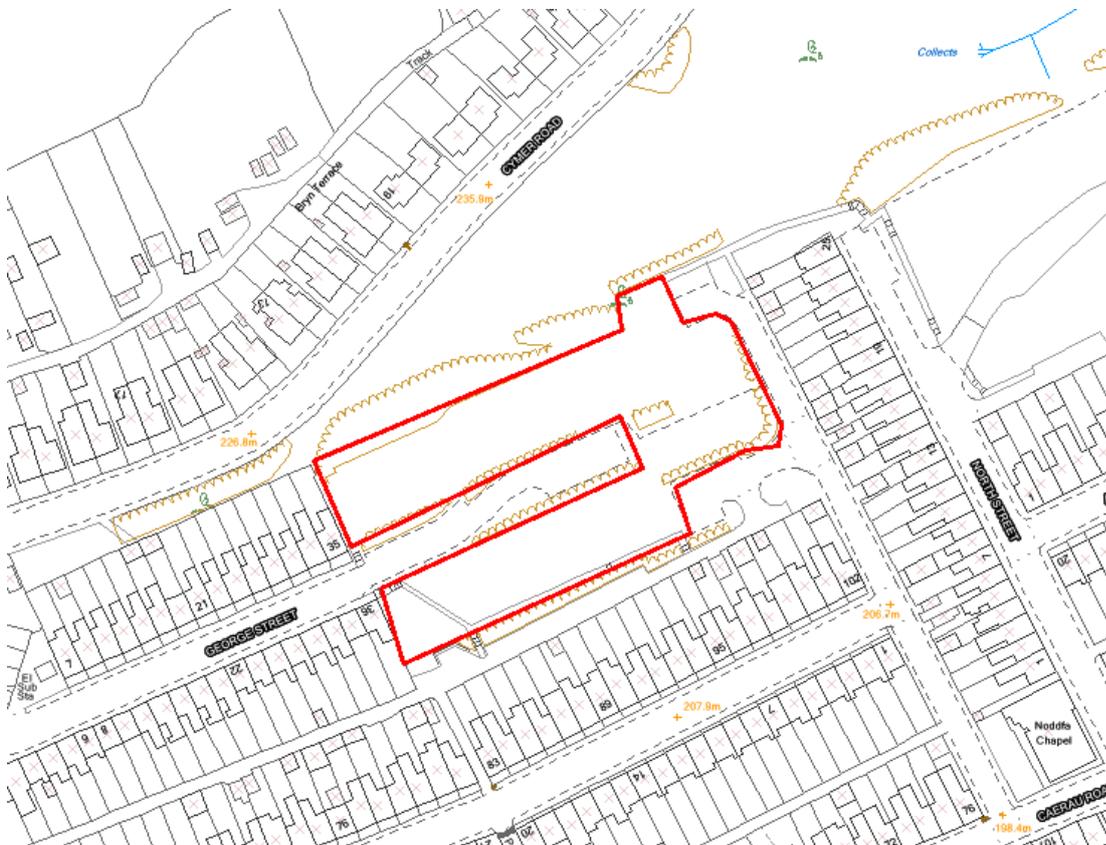
Heol Cerdin, Maesteg



Nant y Derwen, Maesteg



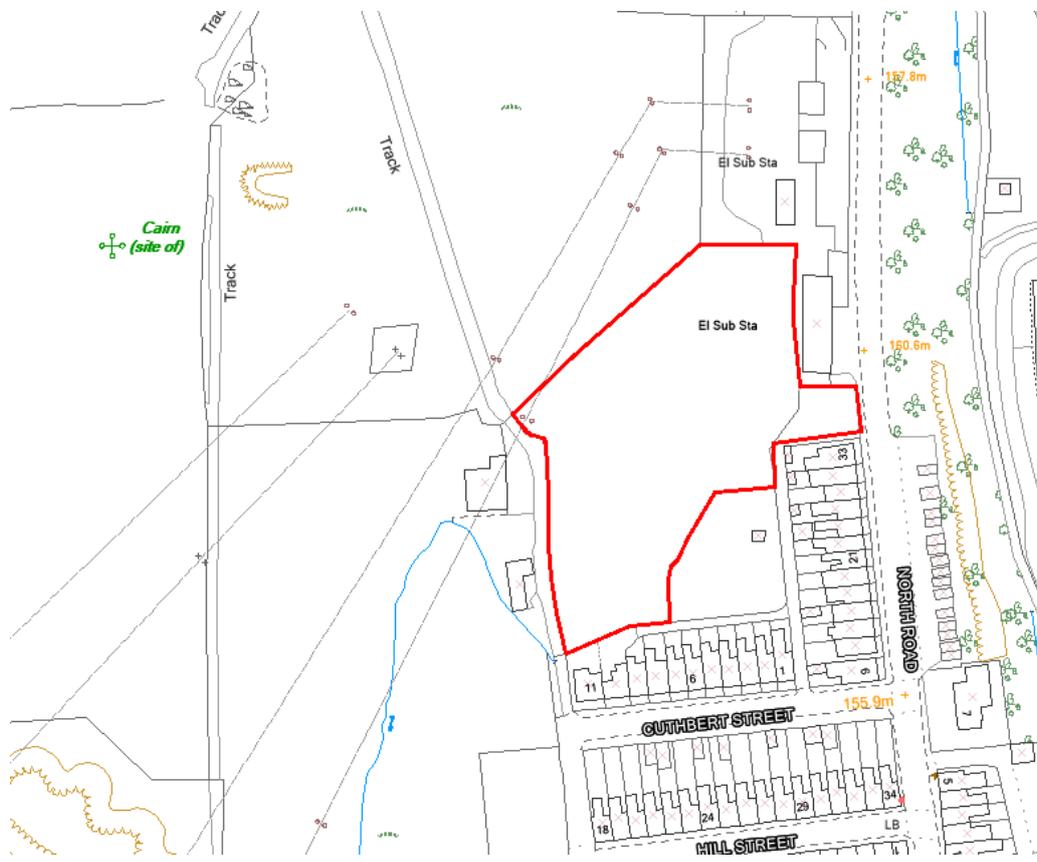
George Street, Caerau



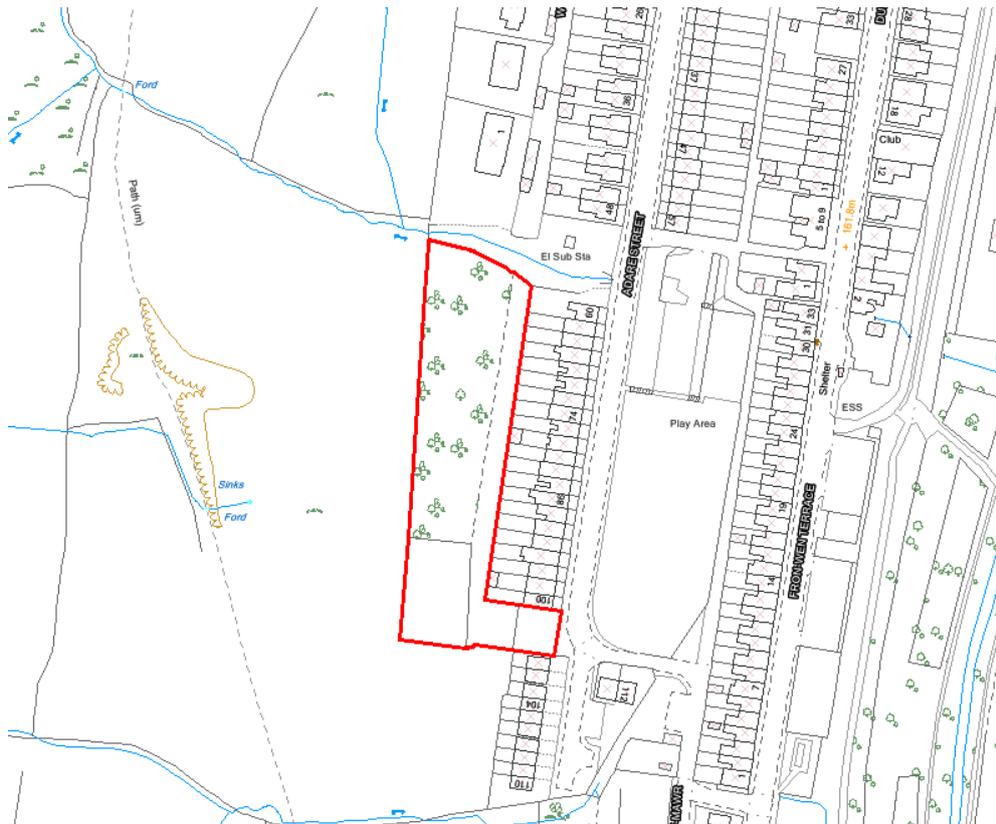
Yr Ysfa, Maesteg



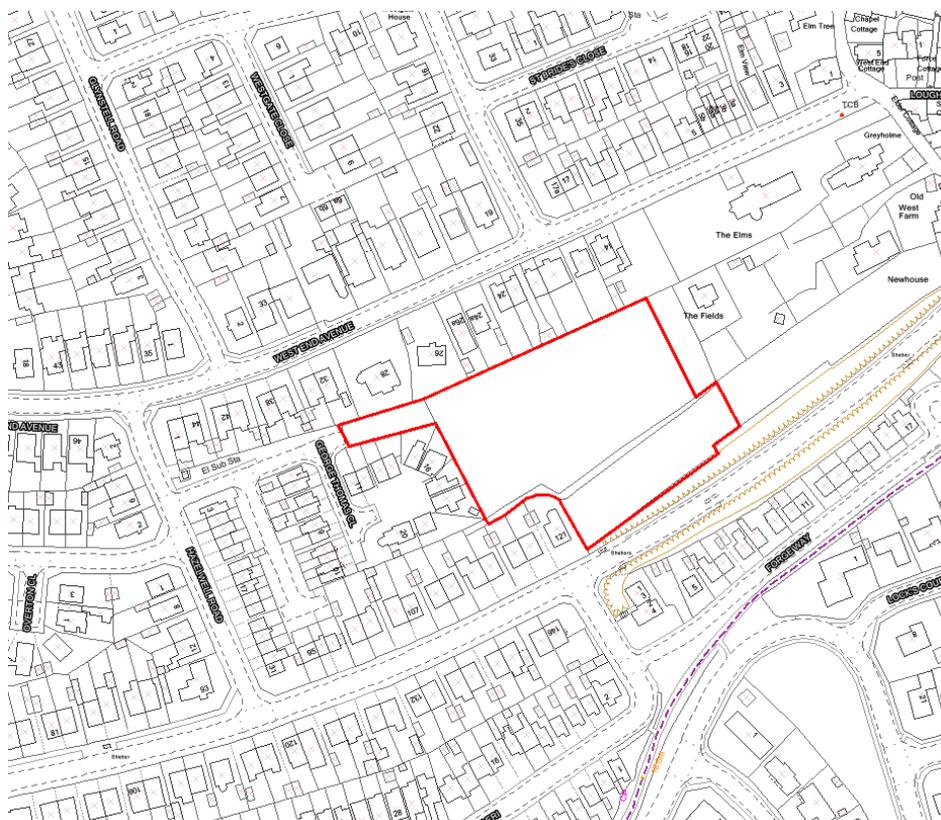
North Road, Ogmore Vale



Adare Street, Ogmore Vale



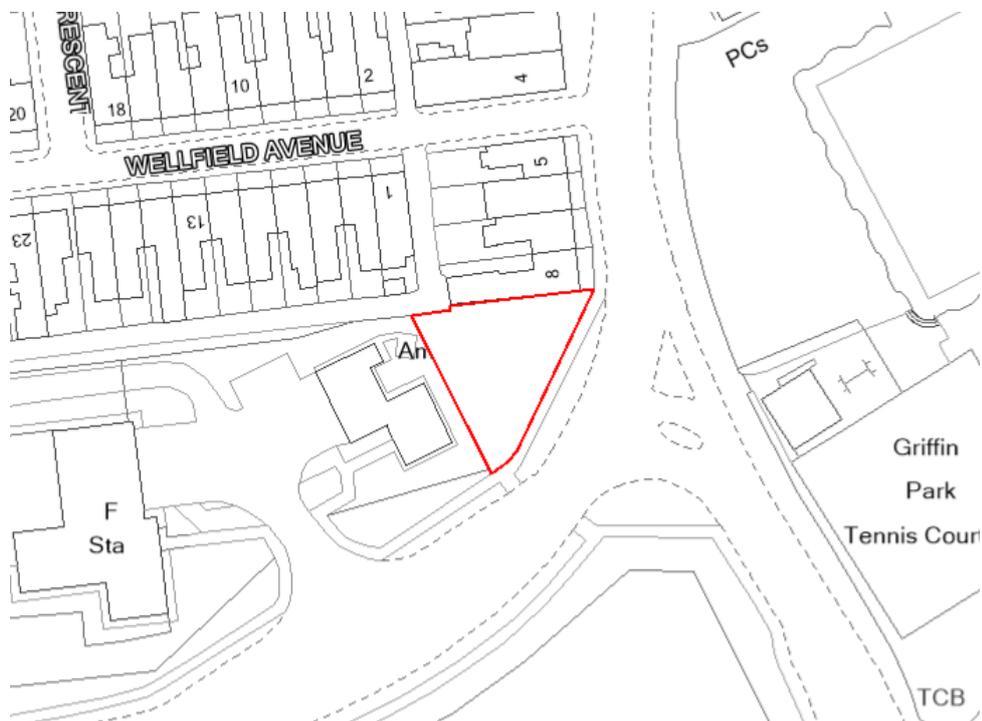
Fulmar Road, Nottage, Porthcawl



Manor Grove, Danygraing, Porthcawl



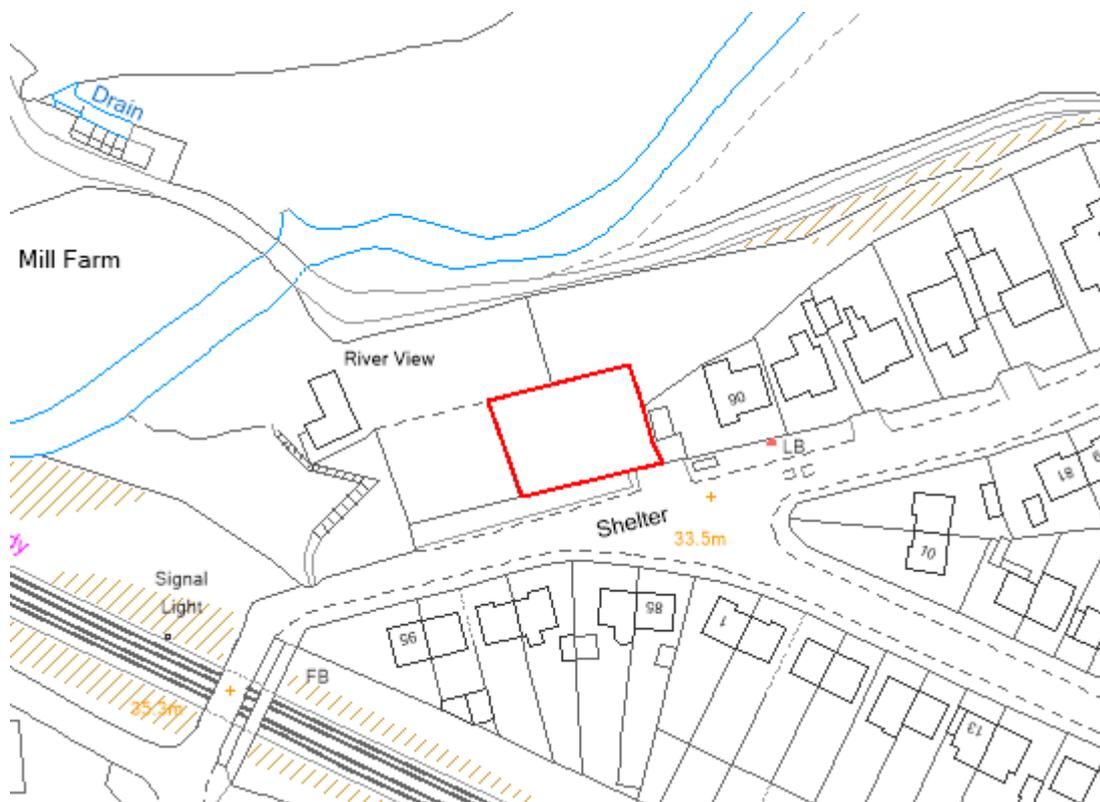
Eastern Promenade, Porthcawl



Queens Avenue, Porthcawl



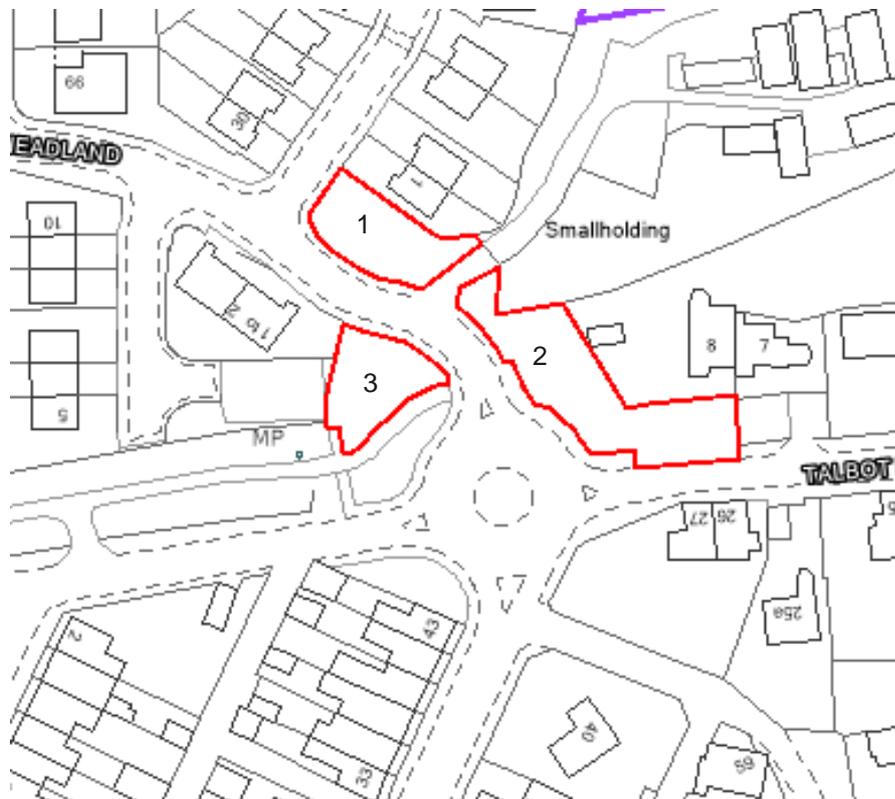
Marlas Road, Pyle



Bryndu Road, Kenfig Hill



Penrhyn (1, 2 and 3), Kenfig Hill



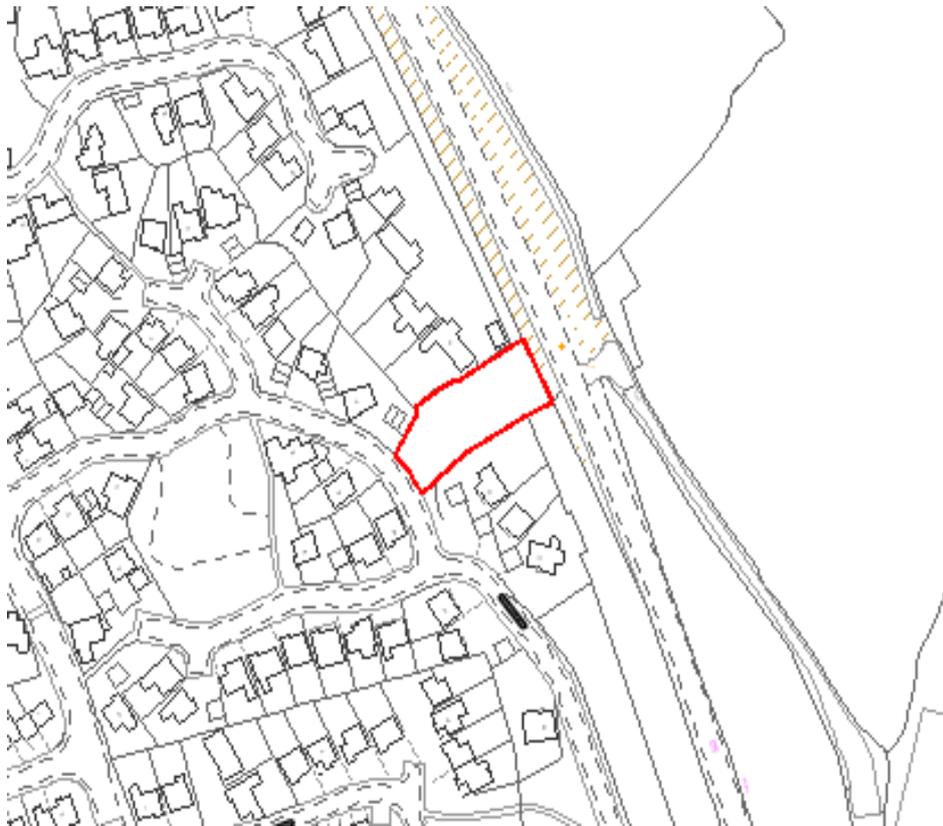
Swan Yr Aderyn, Kenfig Hill



Heol-Yr-Groes, Bridgend



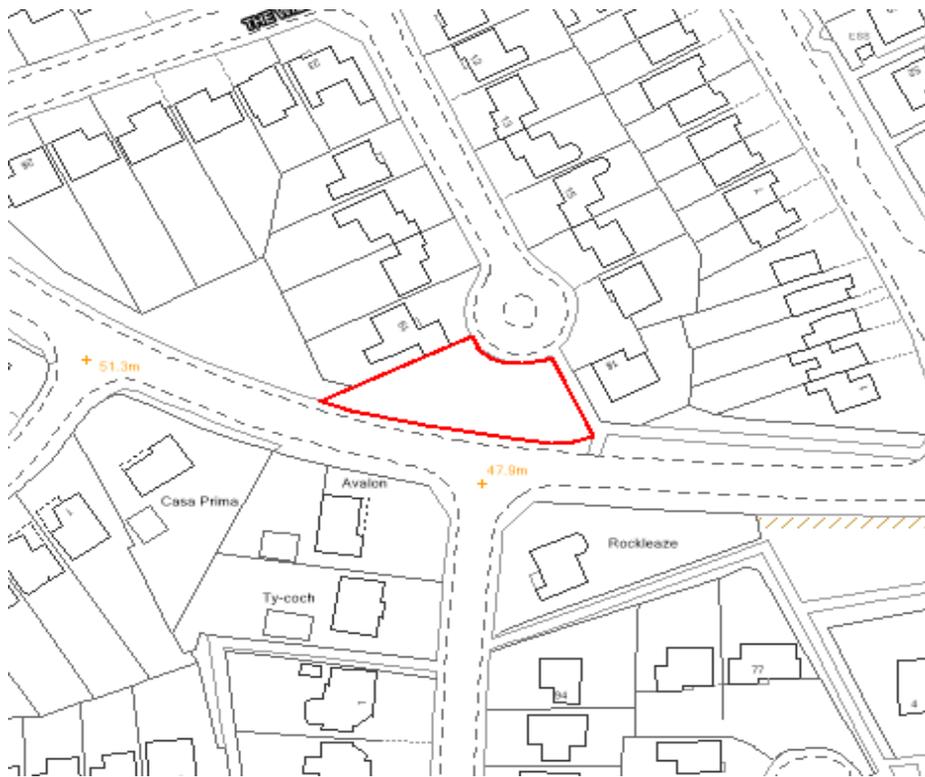
Honeysuckle Way, Bridgend



Briary Way, Brackla, Bridgend



Princess Way, Brackla, Bridgend



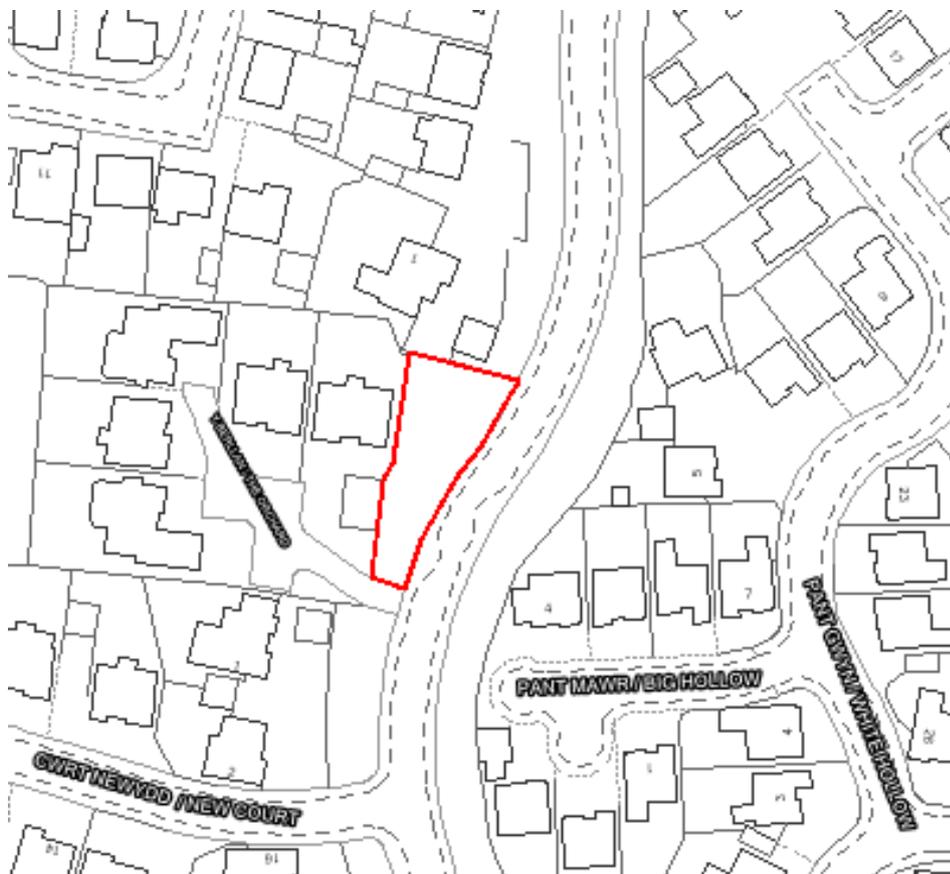
Glynbridge Gardens, Coity Higher, Bridgend



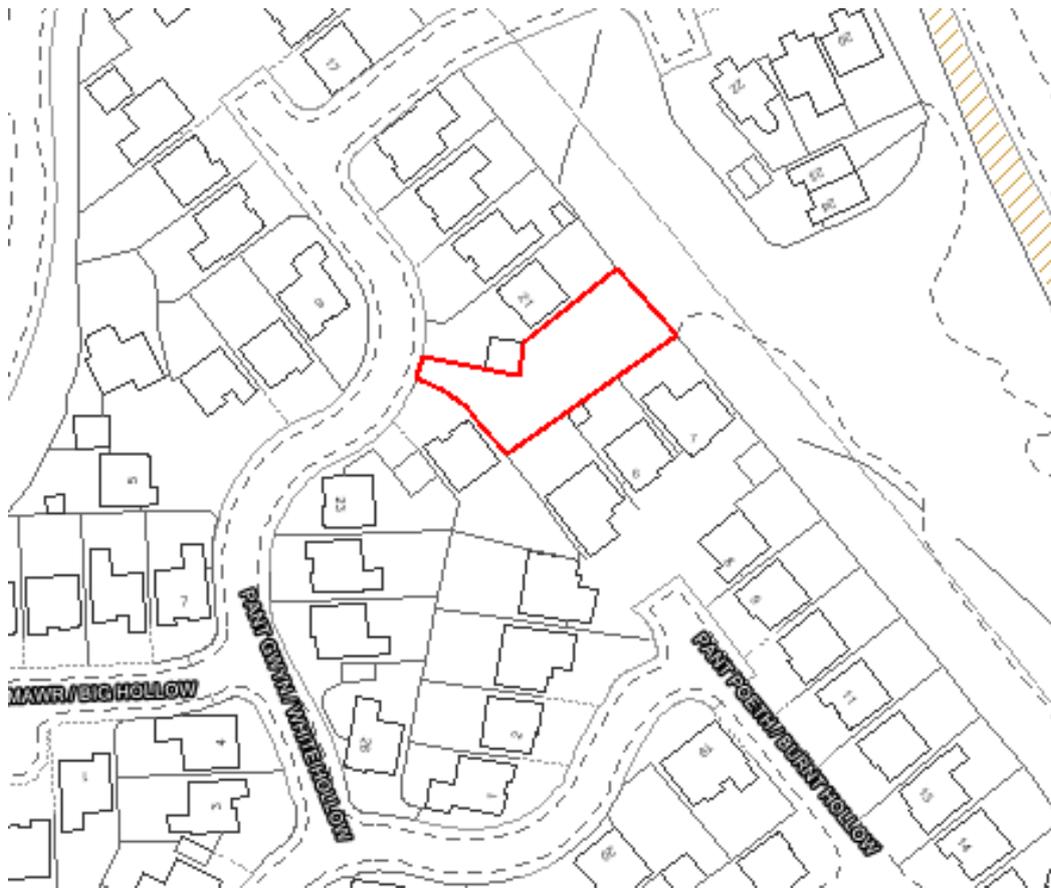
Starling Hill, Bridgend



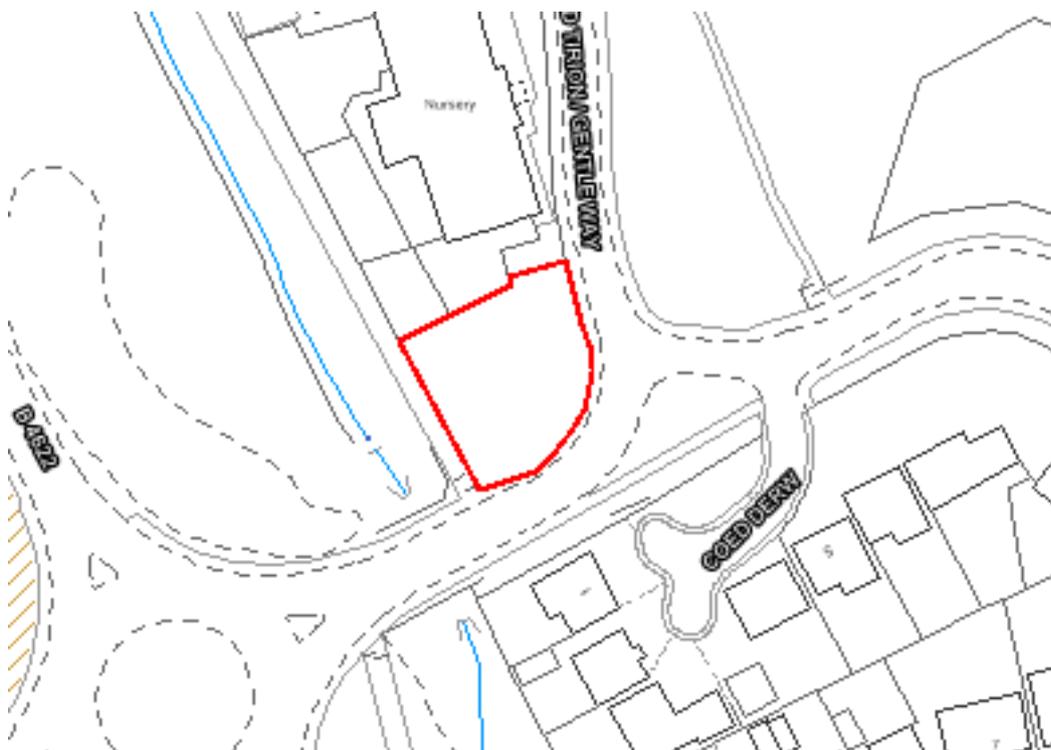
The Orcred, Bridgend



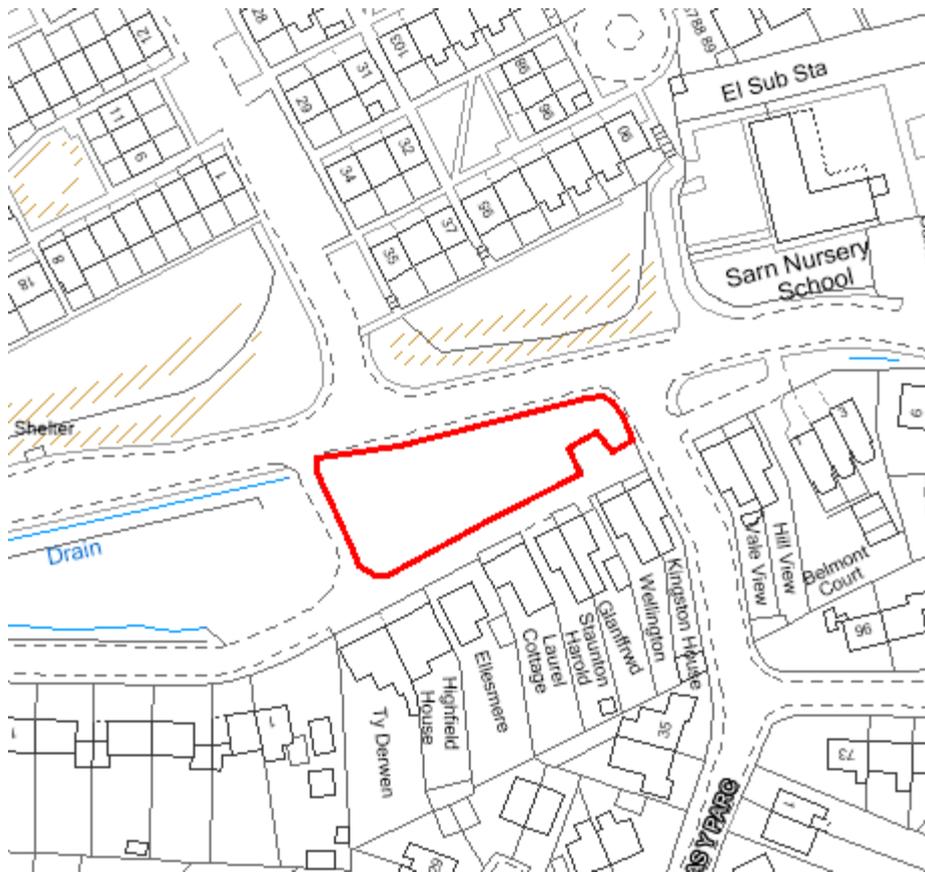
White Hollow, Bridgend



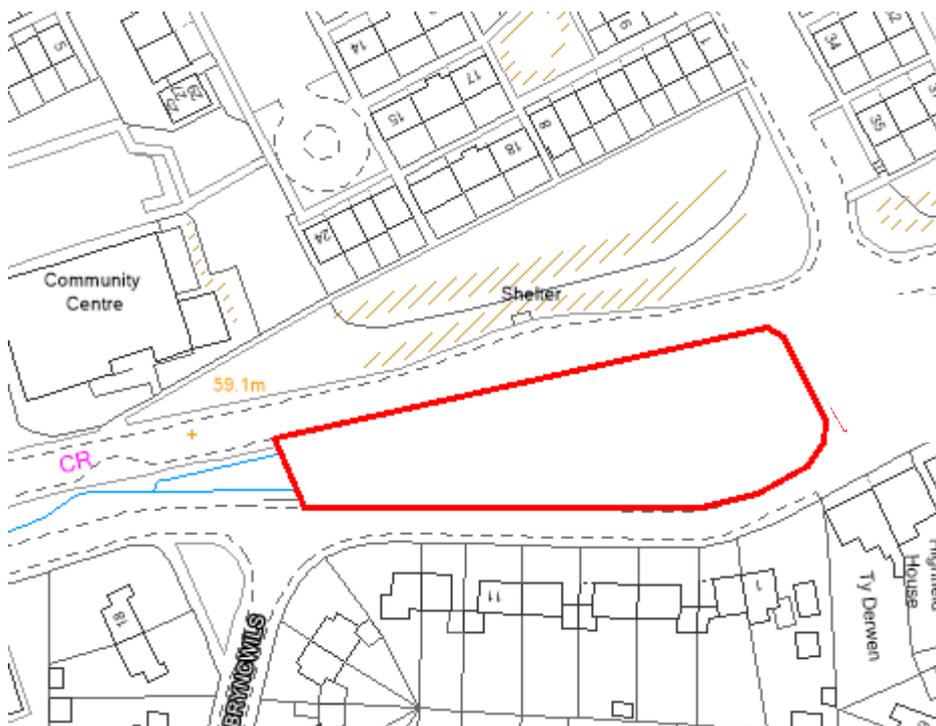
Gentle Way, Broadlands



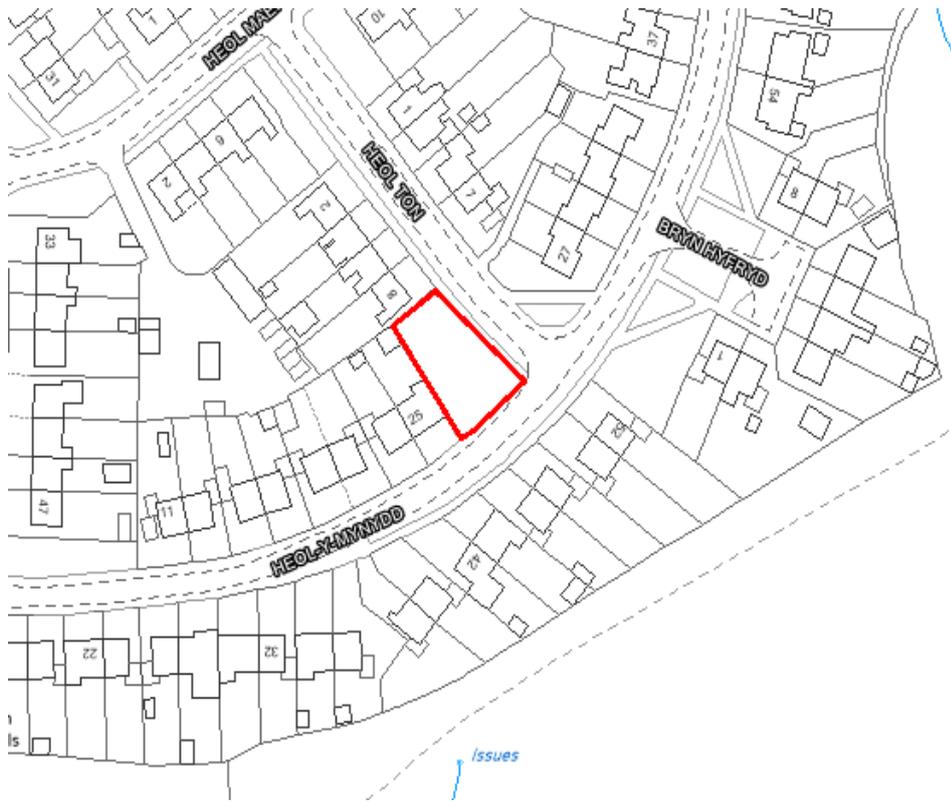
Heol Canola (1), Sarn, Bridgend



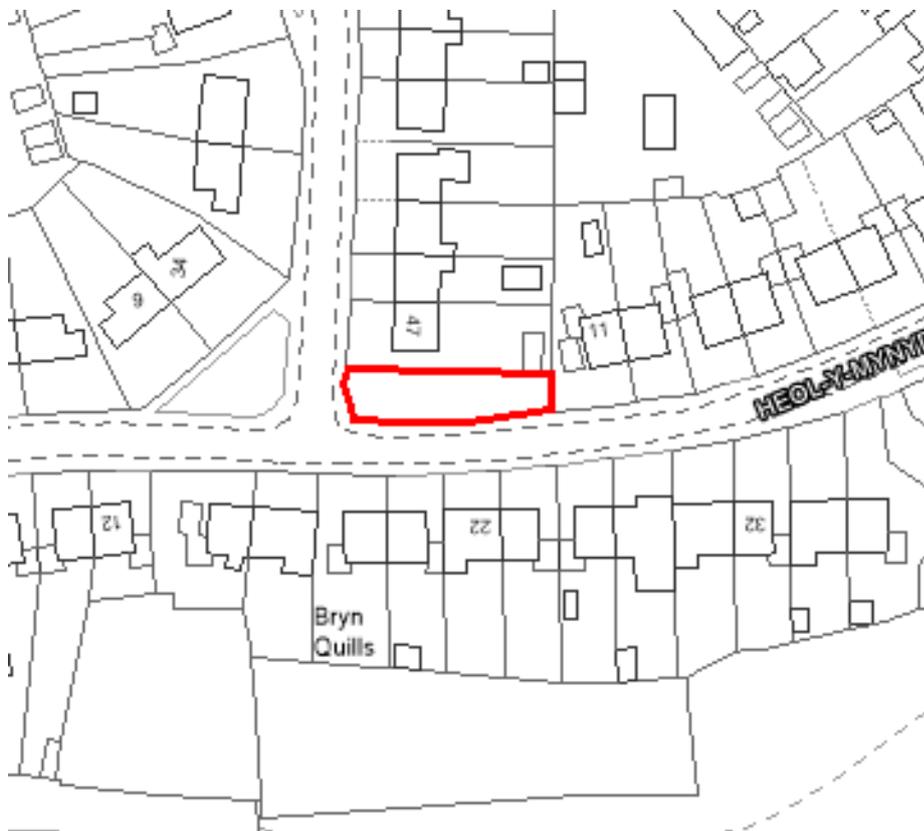
Heol Canola (2), Sarn, Bridgend



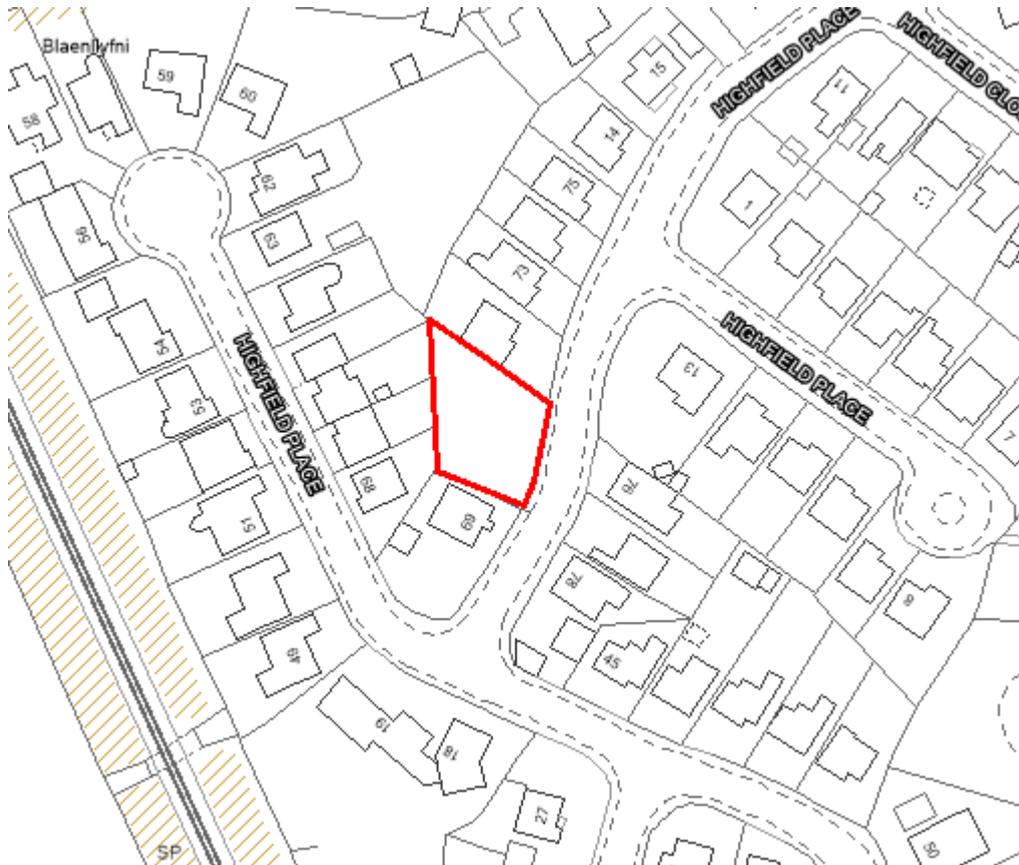
Heol Y Myndd (1), Sarn, Bridgend



Heol Y Myndd (2), Sarn, Bridgend



Highfield Place, Sarn, Bridgend



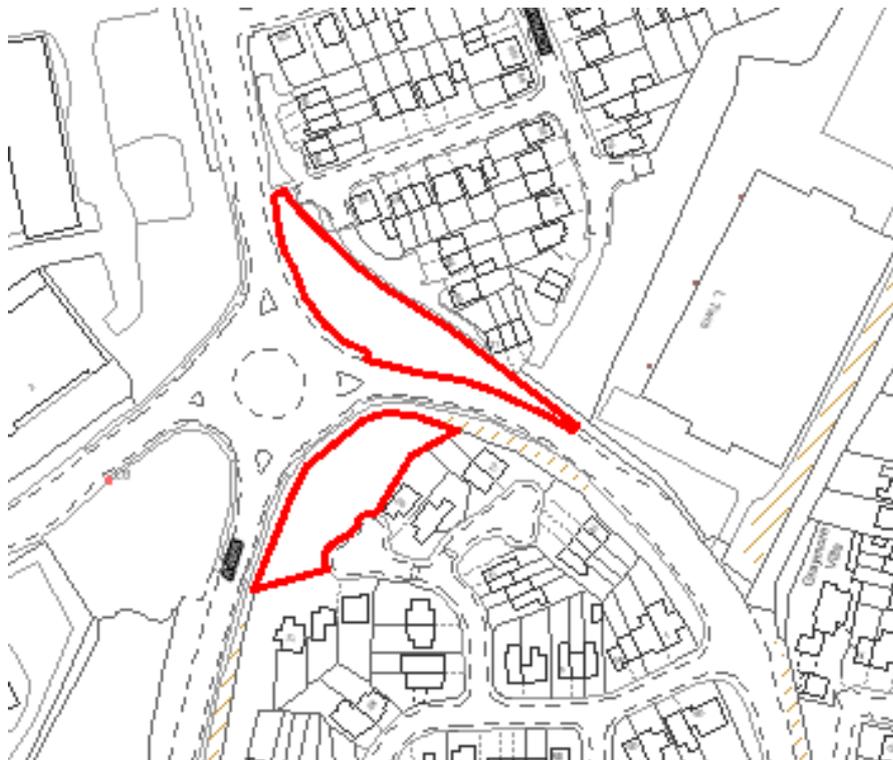
Heol Cwrdy (1), Sarn, Bridgend



Heol Cwrdy (2), Sarn, Bridgend



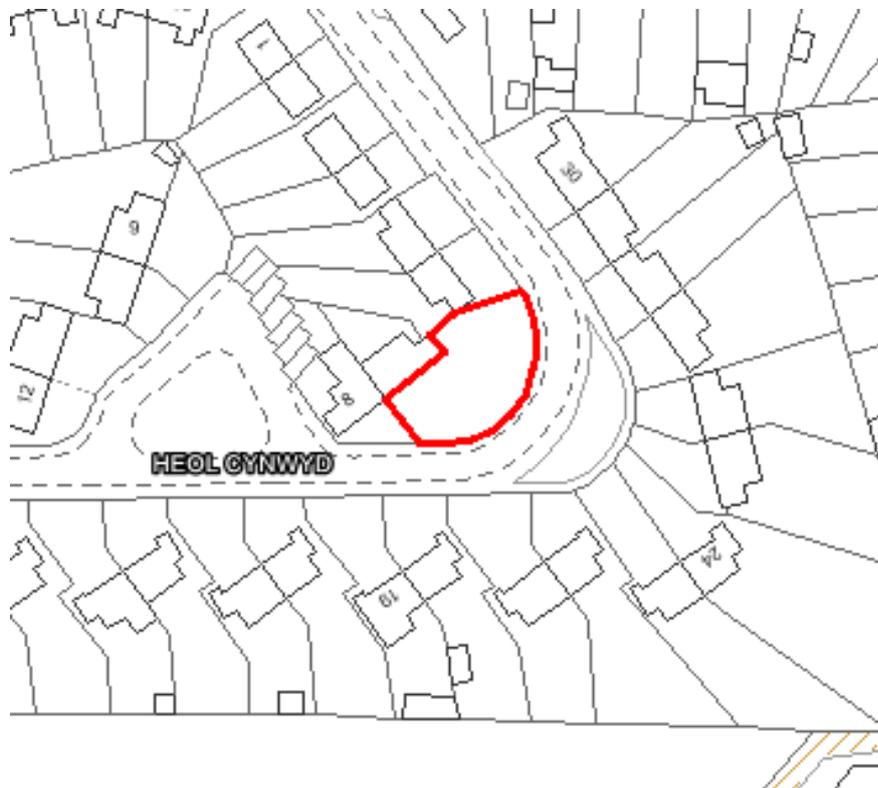
Ogmore Terrace, Brynmenyn, Bridgend



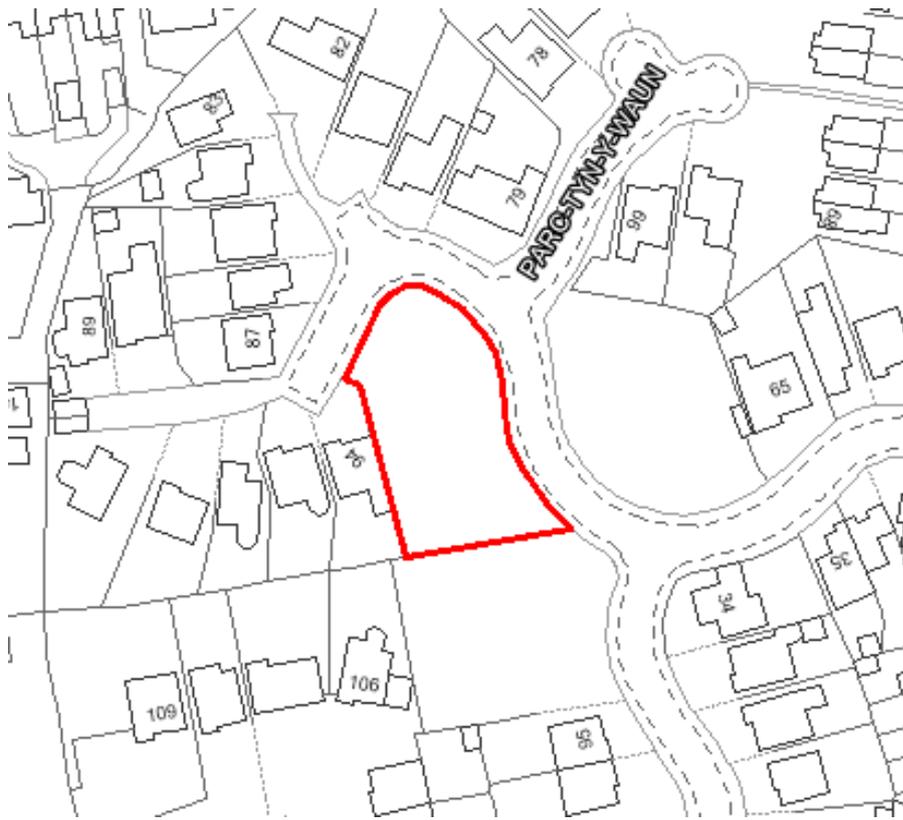
Heol Coed Leyshon, Coytrahen, Bridgend



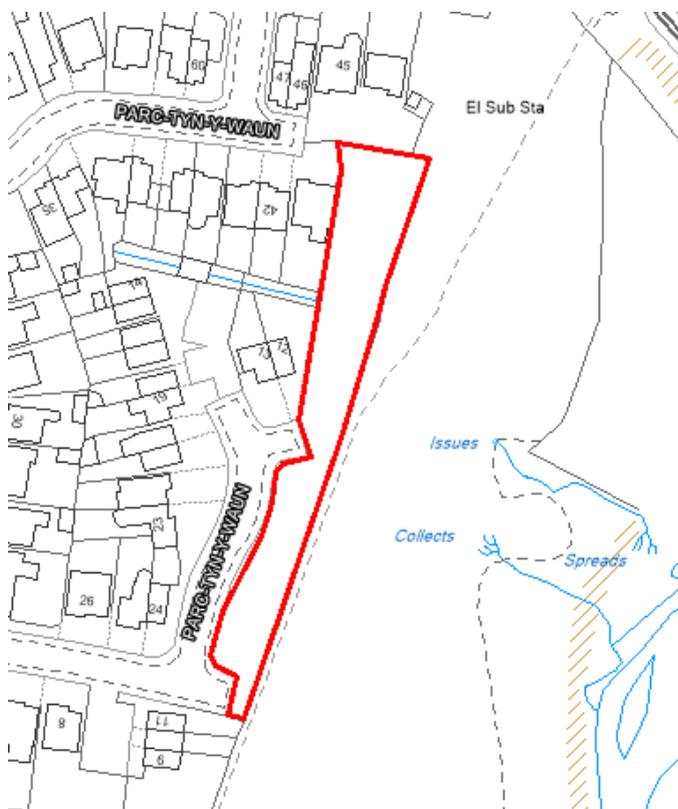
Heol Cynwyd, Llangynwyd, Maesteg



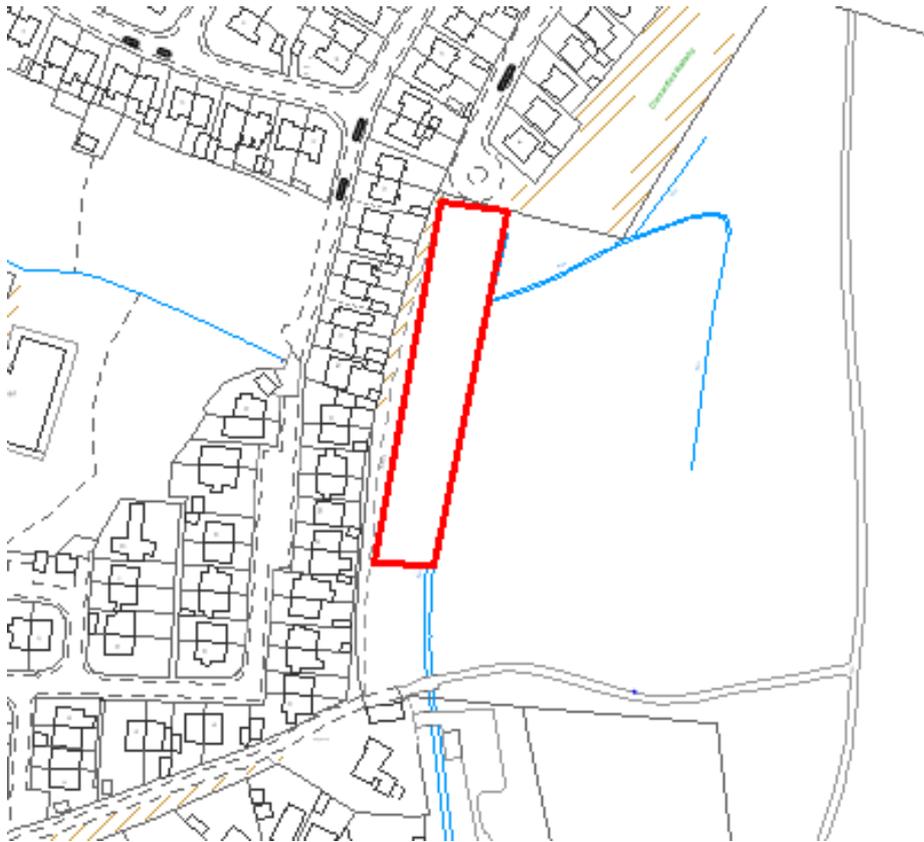
Parc-Tyn-Y-Waun (1), Llangynwyd, Maesteg



Parc-Tyn-Y-Waun (2), Llangynwyd, Maesteg



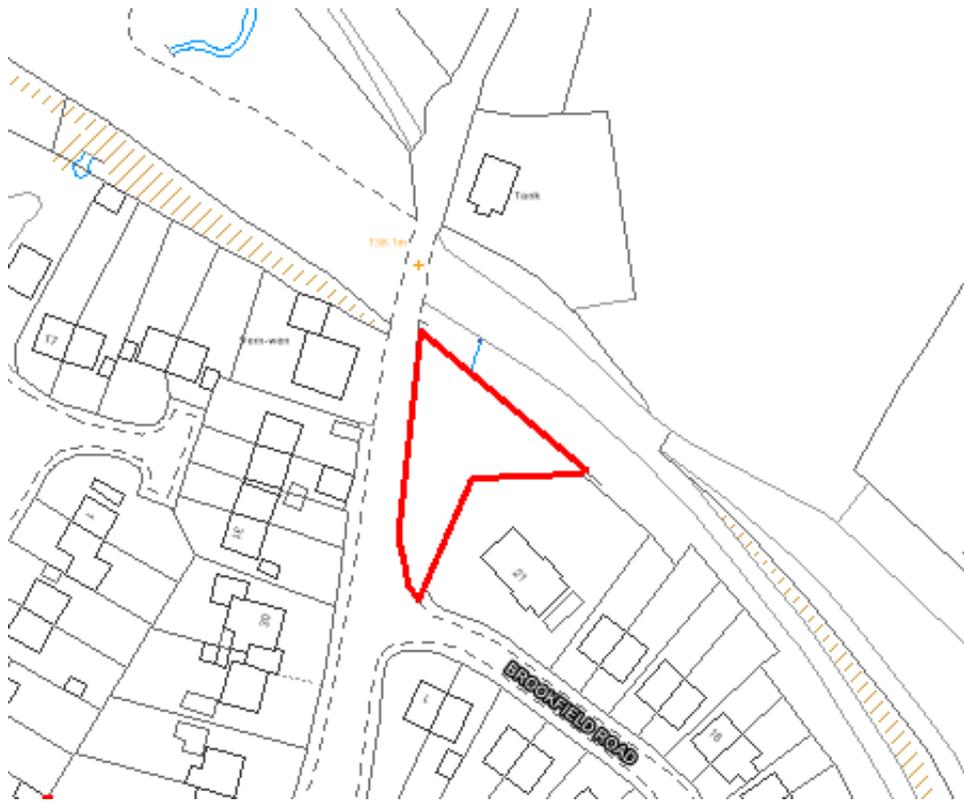
Caer Gymrig (1), Maesteg



Caer Gymrig (2), Maesteg



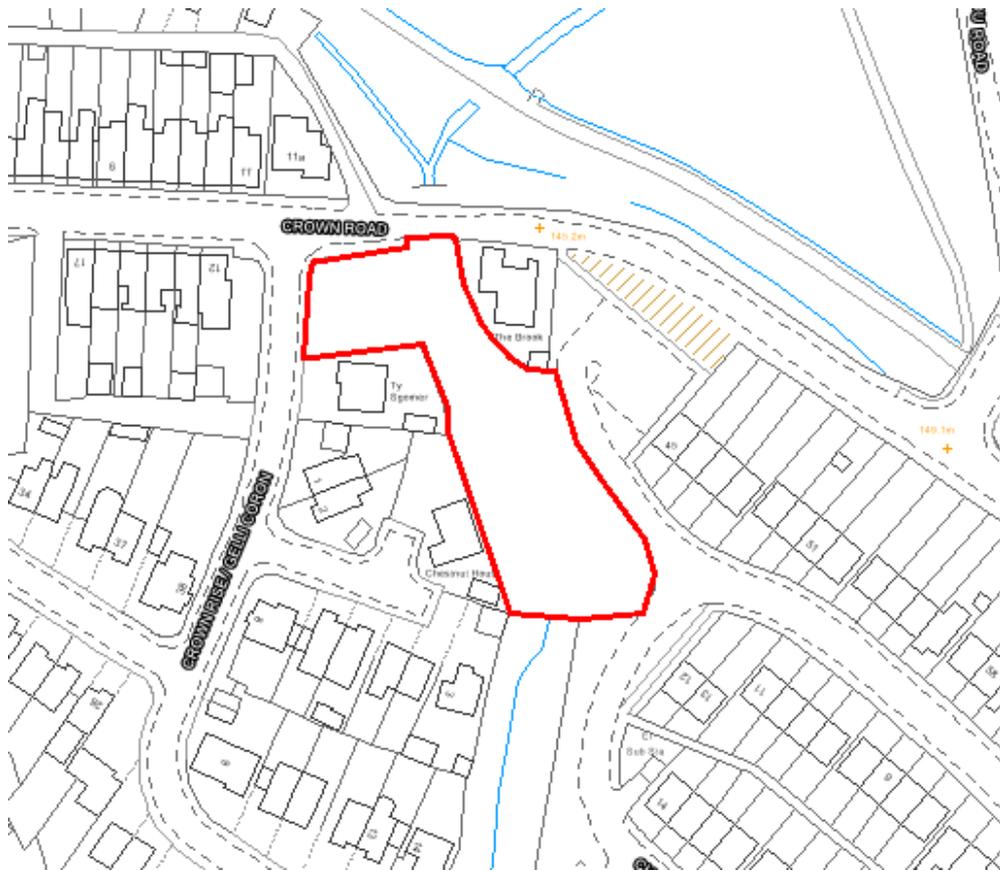
Heol Faen, Maesteg



Chestnut Grove, Maesteg



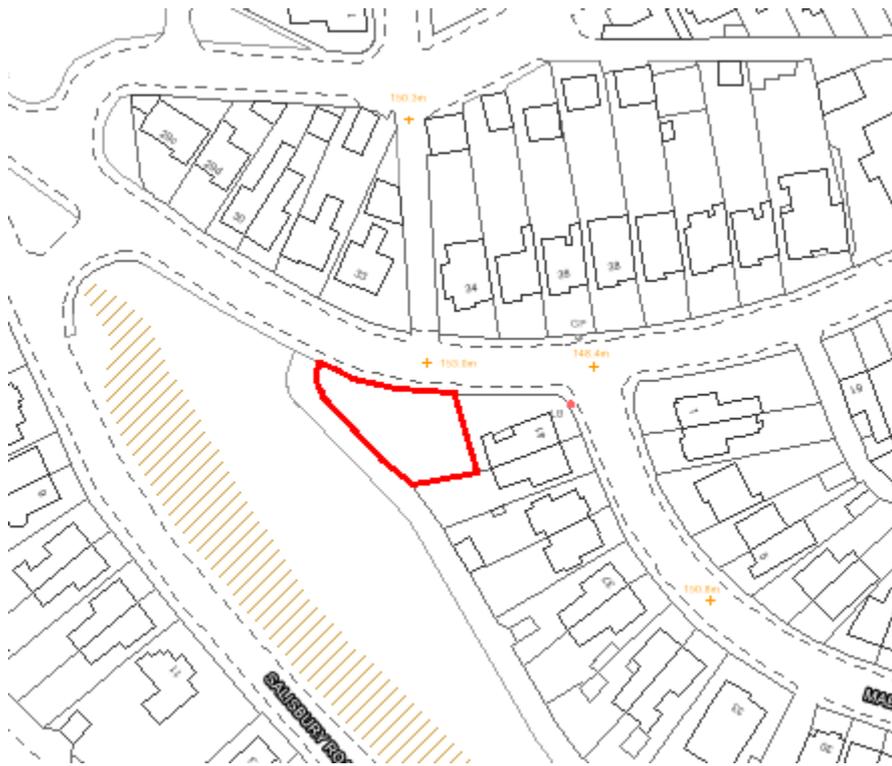
Crown Road (1), Maesteg



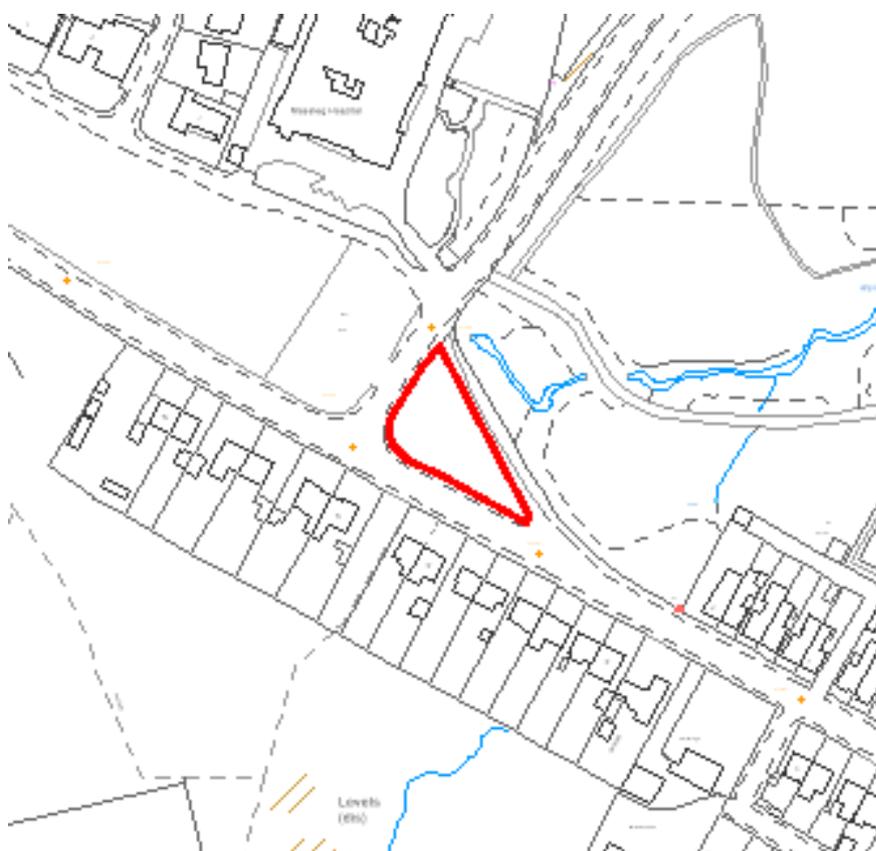
Crown Road (2), Maesteg



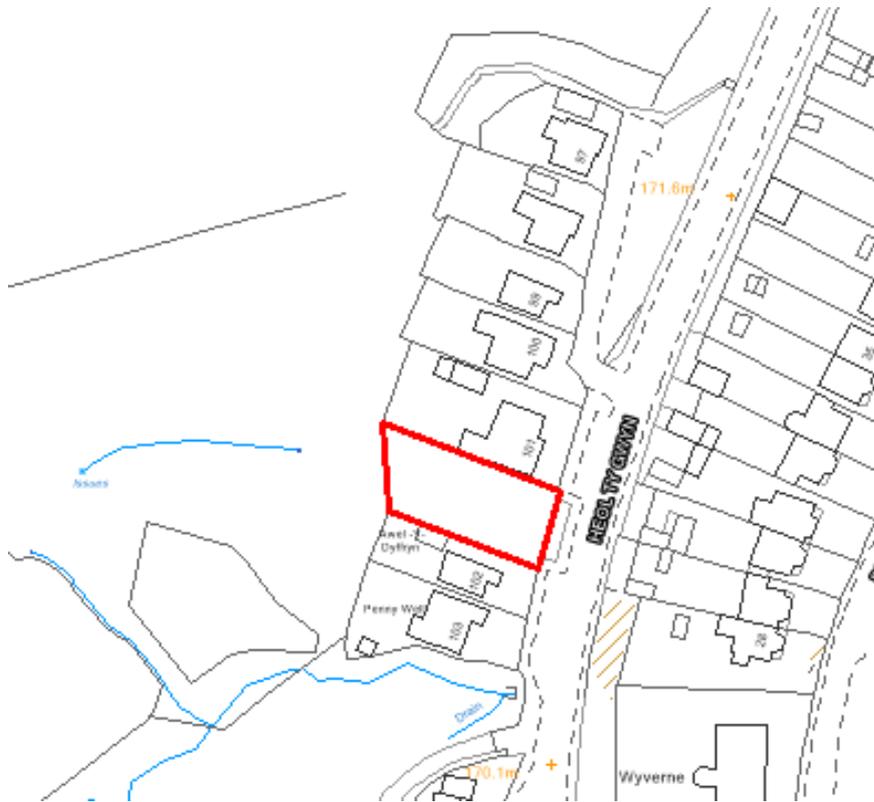
Neath Road (1), Maesteg



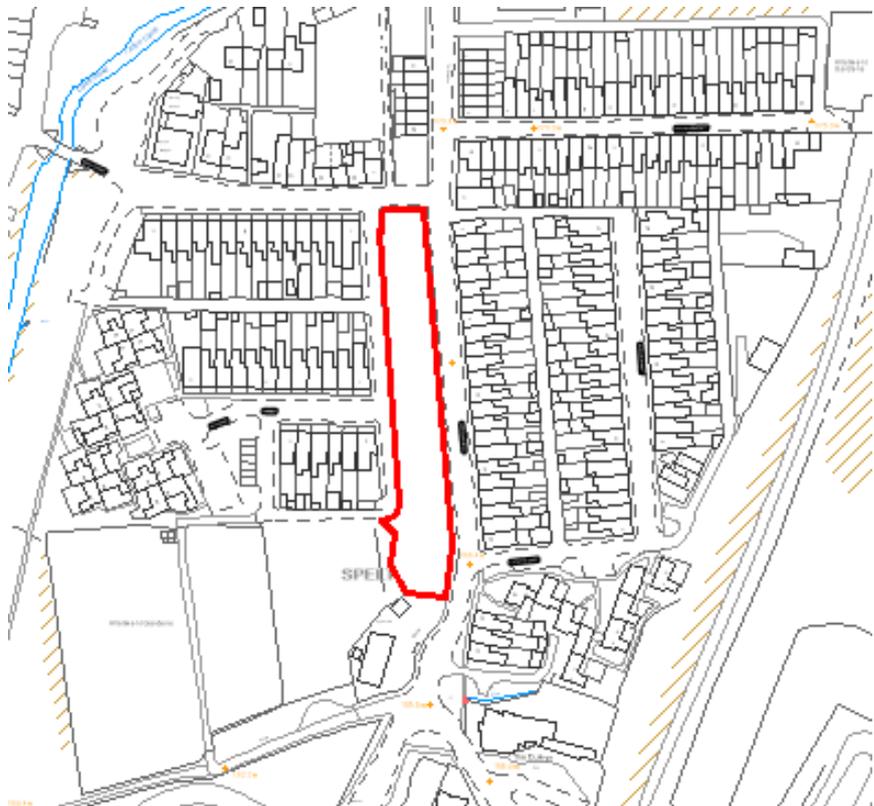
Neath Road (2), Maesteg



Heol Ty Gwyn, Maesteg



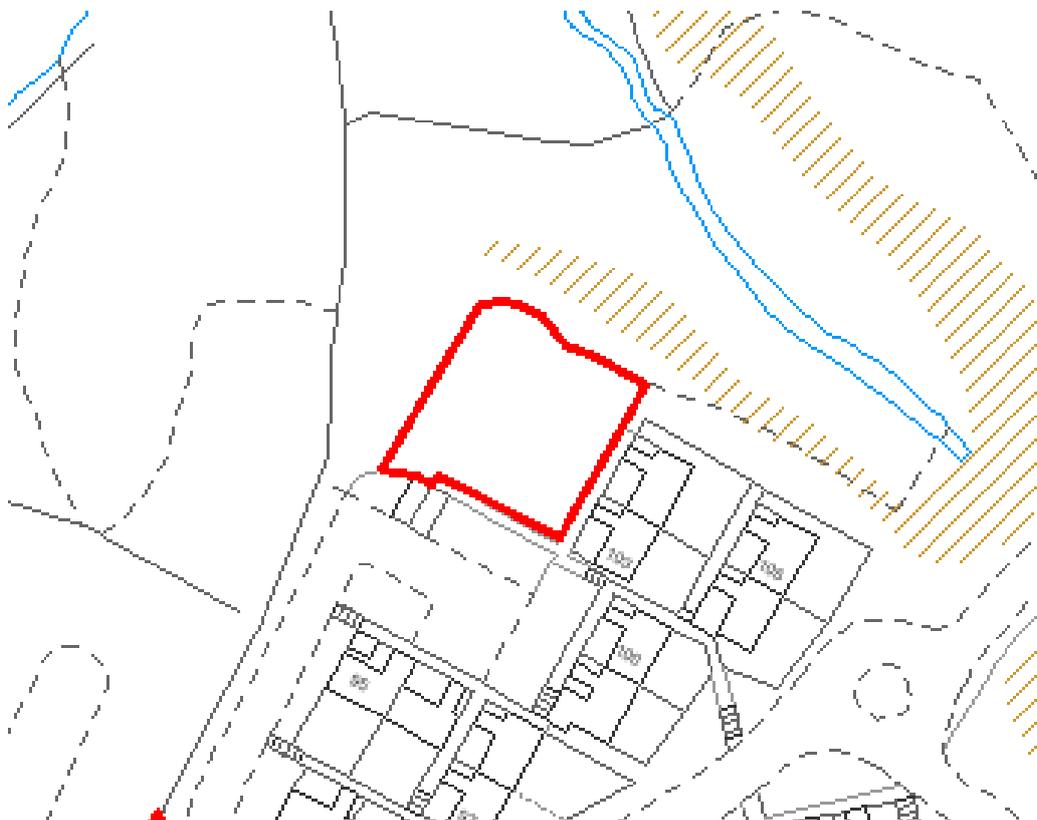
Magazine Street, Maesteg



Tudor Estate (1), Maesteg



Tudor Estate (2), Maesteg



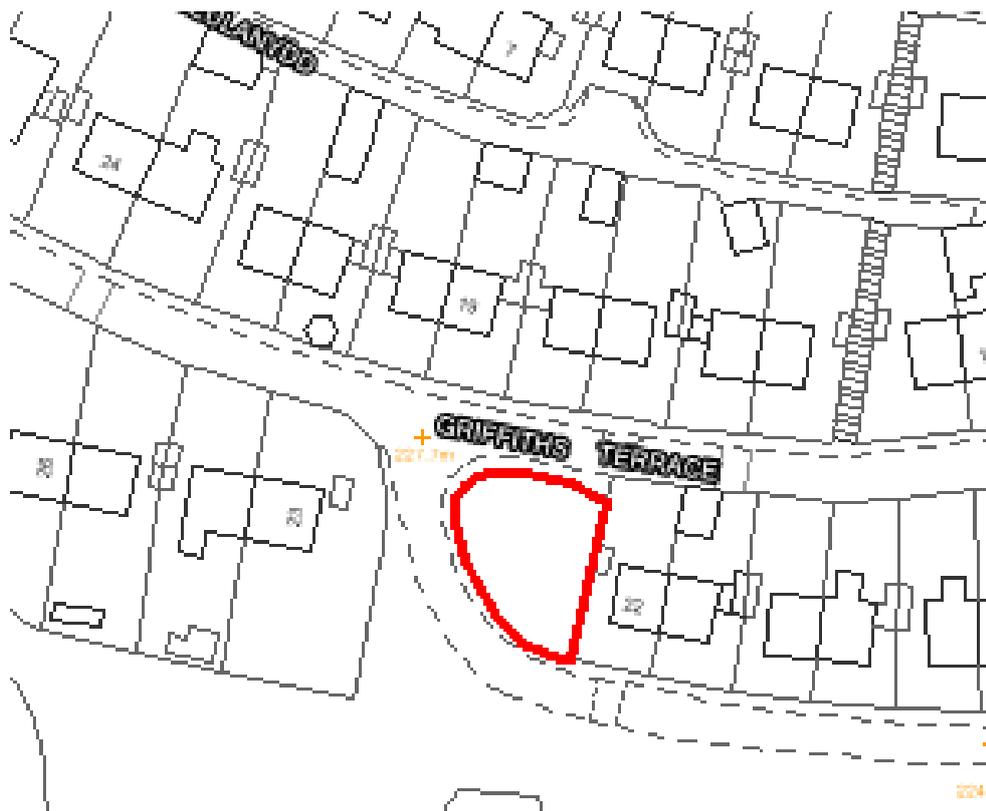
Protheroe Street, Maesteg



Lon-Y-Parc, Maesteg



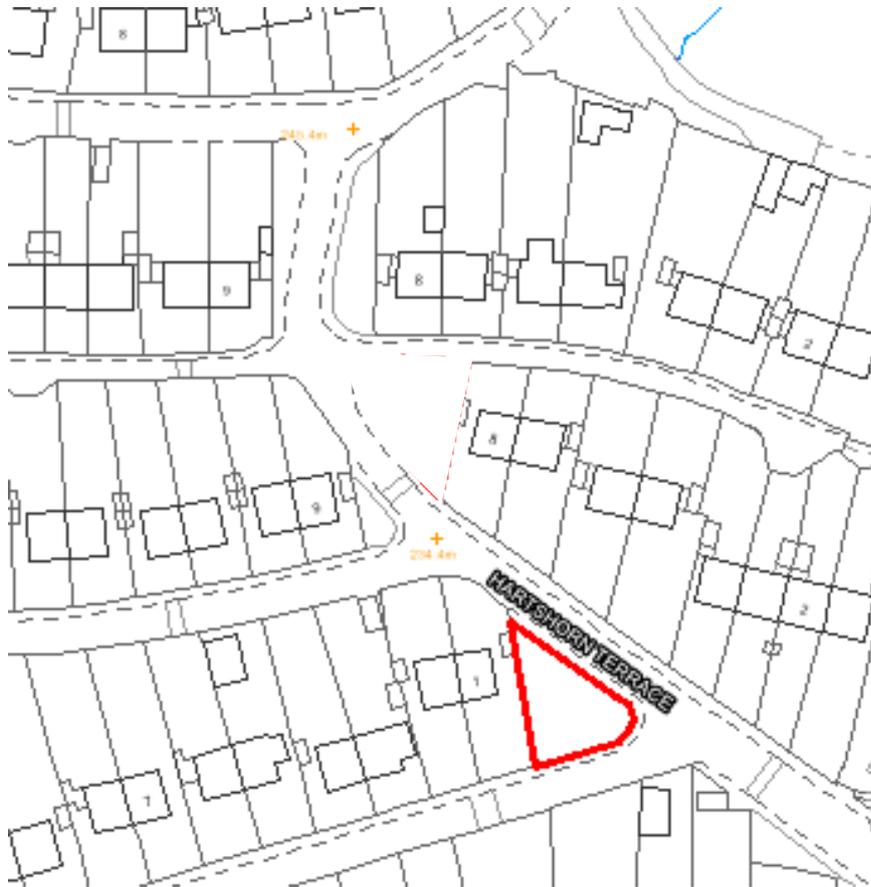
Rathbone Terrace, Maesteg



Hartshorn Terrace (1), Maesteg



Hartshorn Terrarce (2), Maesteg



Blaencaerau Road, Maesteg



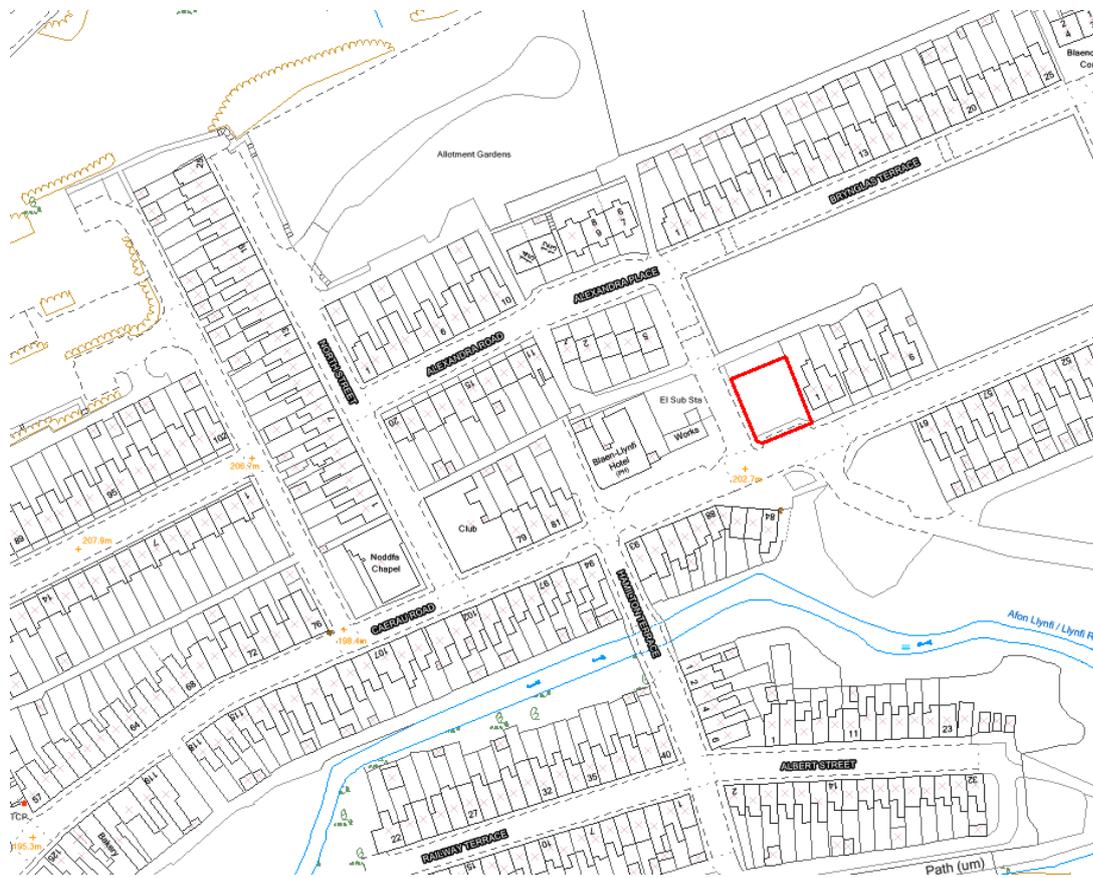
Blaencaerau Estate, Maesteg



Land at St David Street, Pontycymmer



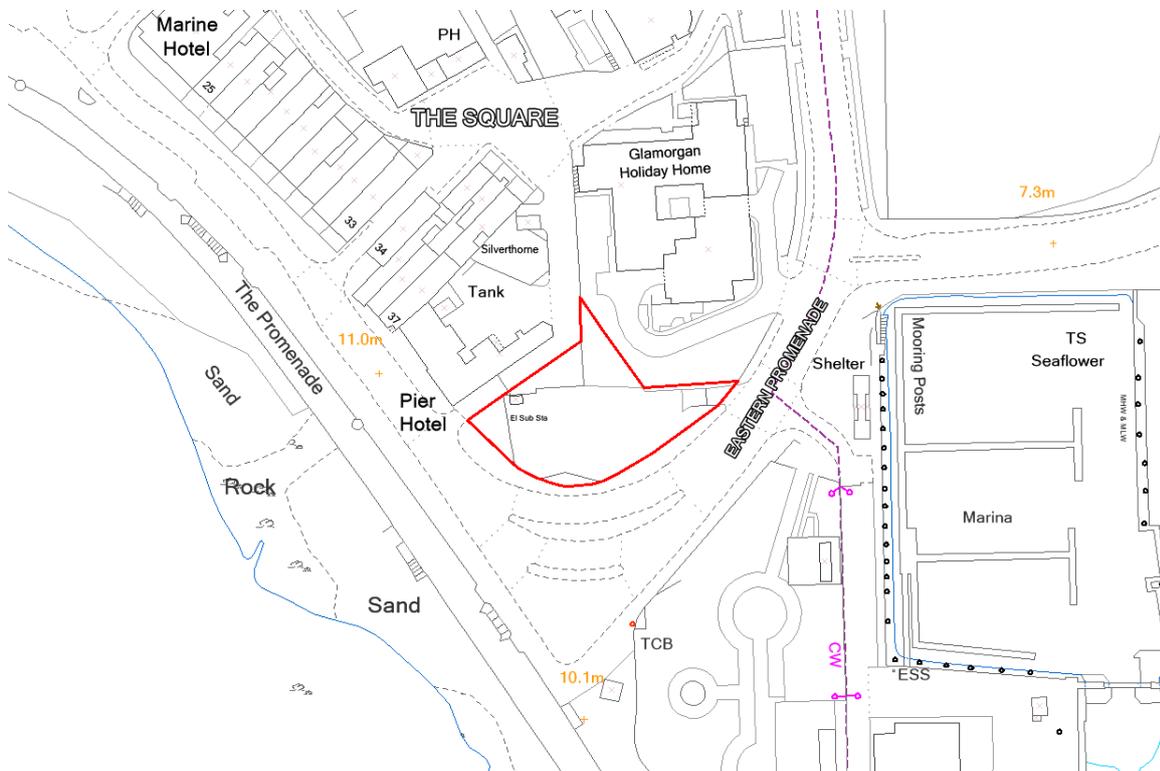
1 Blaencaerau Road (Land adj), Caerau



Garn Road (land at), Maesteg



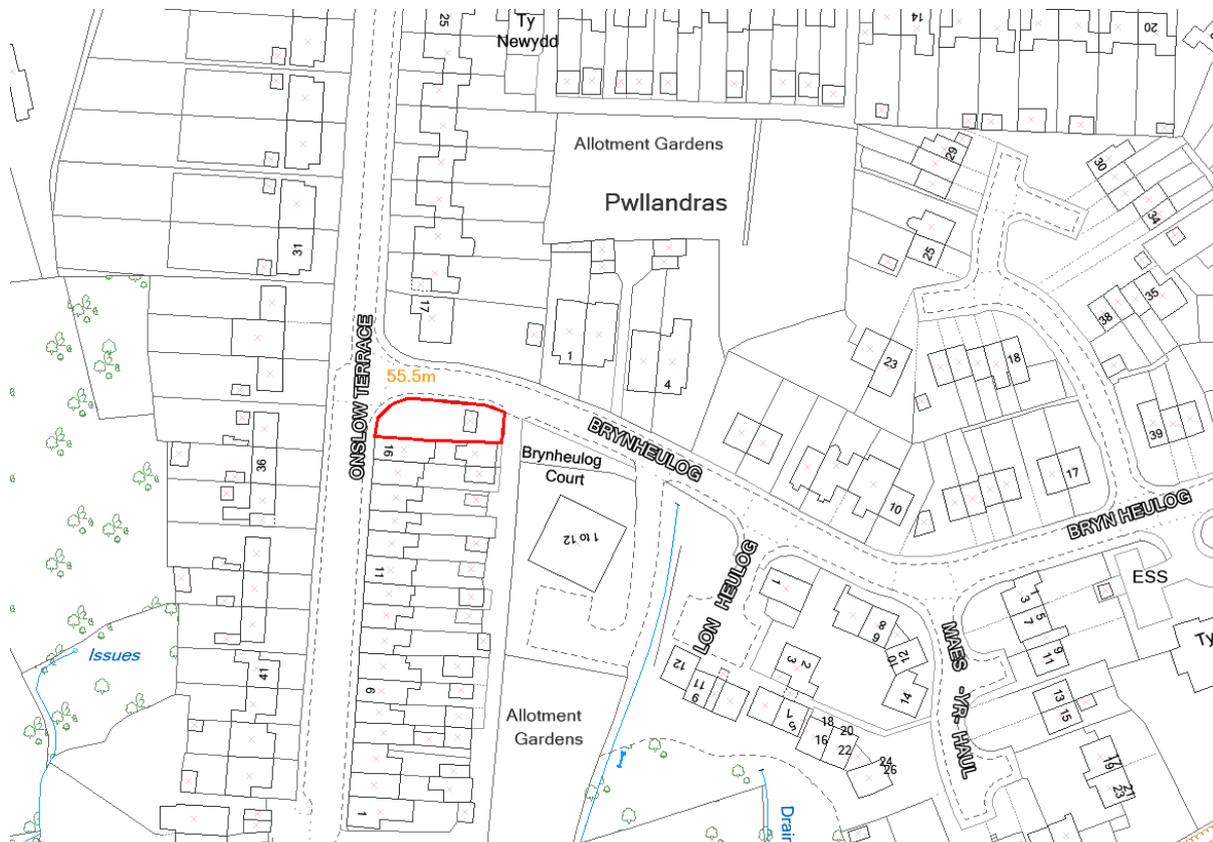
Former Dunraven Flats, Porthcawl



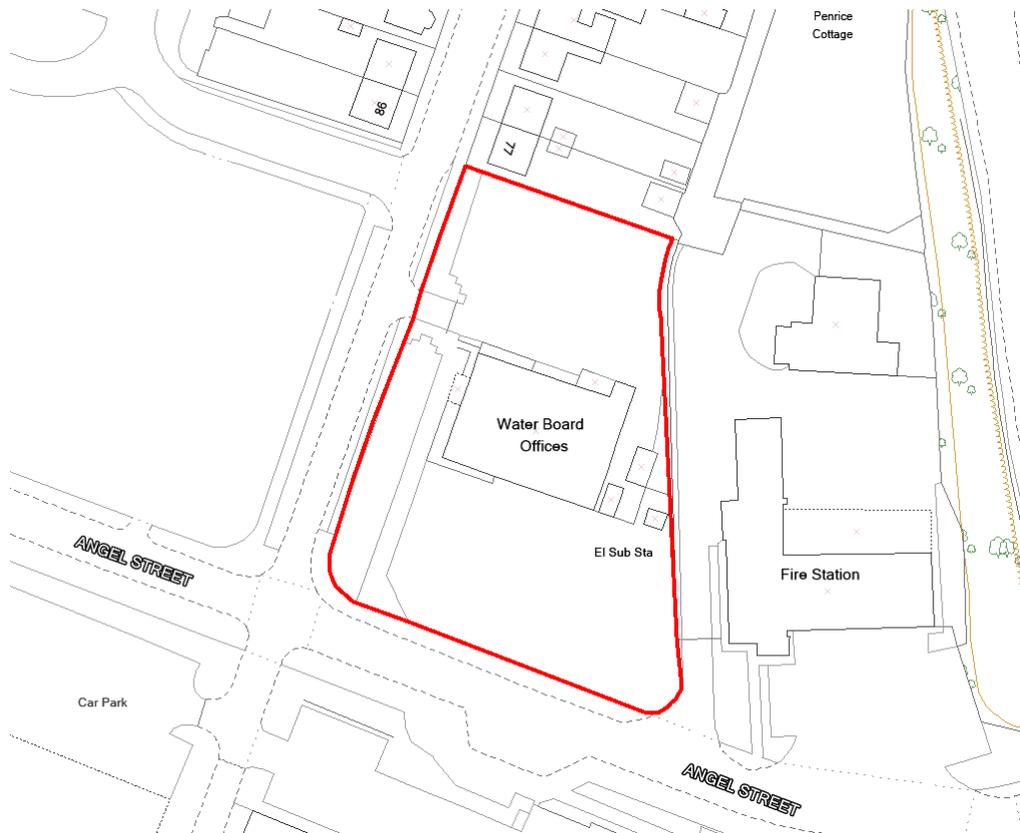
Land adj to North Cornelly Surgery



Onslow Terrace, Brynmenyn



Former Offices, Sunnyside, Bridgend



The Avenue (Land at), Pontycymmer

