

MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL JOINT HOUSING LAND AVAILABILITY STUDY 2013

BETWEEN MERTHYR TYDFIL COUNTY BOROUGH COUNCIL AND THE STUDY GROUP:

HOME BUILDERS FEDERATION
WELSH WATER
HENDRE HOUSING ASSOCIATION
WALES & WEST HOUSING ASSOCIATION
MERTHYR TYDFIL HOUSING ASSOCIATION

MAY 2014

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1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2013. It replaces the report for the previous base date of 2012.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2013.
- 1.3 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (February 2014, Edition 6), Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (v2 September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking JHLASs. This document can be accessed on the Welsh Government web site using the following link:

http://wales.gov.uk/topics/businessandeconomy/property/jhlas/?lang=en

1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Merthyr Tydfil has **2.9 years** housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
 - Home Builders Federation
 - Welsh Water
 - Registered Social Landlords (RSL's) operating within the County Borough

Report production

- 1.6 Merthyr Tydfil issued draft site schedules, site proformas and accompanying information for consultation between July 8th and July 31st 2013. Comments were provided by the HBF and other parties within this period.
- 1.7 All matters were agreed following the consultation and set out in a Statement of Common Ground (SoCG) that was finalised in April 2014. As there were no disputed matters it was not necessary for a Planning Inspector to be appointed to review the land supply.
- 1.8 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual method as the Local Development Plan was adopted in May 2011 and now forms the basis of the Study.

Table 1 – Identified Housing Land Supply (A full list of sites can be found in Appendix 1)

	Housin	ng Land Supp	ly 01 st A	pril 20	13 – 2	018 - La	rge Site	es
		5 Year Land S (TAN 1 category				Beyon Years	d 5	
	Proposed homes	Under construction	1	2	2*	3 (i)	3 (ii)	Homes completed since last study
Total	1562	68	189	516	0	2371	0	159

2.3 Five year large site land supply break-down (i.e. Categories 1, 2, 2*, and Under Construction):

Private	714
Public	0
Housing	59
Association	
Total	773

Small Site Supply

2.4 Small sites of less than 10 dwellings are calculated based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2008-	2009-	2010-	2011-	2012-
2009	2010	2011	2012	13
23	34	36	33	23

- The small sites 5 year allowance is 149 dwellings
- The small sites 5 year annual average is 30 dwellings (149/5 = 30)
- 2.5 Overall total 5 year land supply (large + small sites) is **922 units.**

Table 3 – 5 Year Land Supply Calculation (Residual Method)

Α	Total Housing Requirement (Adopted LDP)	2659
В	Completions to base date (large and small sites)	159
С	Residual requirement	2500
D	5 year requirement	1562
E	Annual Need	312
F	Total 5 year land supply	922
G	Land supply in years (F/E)	2.9yrs

3.0 COMMENTARY

- 3.1 Table 3 above indicates that there is less than 5 year land supply. This is an issue that needs to be highlighted, and it has resulted in a trigger level being hit in the LDP Annual Monitoring Report, when looking at the indicator that deals with Housing Land Supply.
- 3.2 The land supply has decreased further from last year's figure of 3.6 years to 2.9 years with the number of units in the 5 year supply also falling from 1062 to 922.
- 3.3 The Council is required to outline the actions it proposed to address this shortfall.
- 3.4 Of the 2371 units that sit in Category 3, the Council are the landowners on approximately 1400 of these units. A group has been set up internally with colleagues from the Housing, Regeneration and Estates Departments within the Council in order to find a way forward and increase the housing land supply for Merthyr Tydfil. It is also worth noting the housing market/economic situation at a wider scale and realising that these are still challenging times
- 3.5 The Group has met several times already and has fed in to the Councils' bid for Vibrant, Viable Places (VVP) grant funding, which has a focus on delivering housing over the next three years and could result in an additional 600 dwellings coming forward as part of the programme.
- 3.6 One of the key issues that needs to be addressed in bringing the VVP programme forward, and delivering higher levels of housing, is that the majority of housing sites currently under the control of MTCBC are subject to 100% clawback to Welsh Government. In order to dispose of these sites, MTCBC require various permissions from WG and in order to bring these sites forward as soon as possible, some flexibility in terms of land receipts and associated issues maybe required.
- 3.7 MTCBC are required to commence a review of the LDP by May 2015 at the latest, and depending on the scope of the review there could be

changes to the housing strategy and/or allocations. In advance of any review, meetings have taken place with all Councillors on a ward by ward basis in order to raise any issues at an early stage. This has been a particularly important exercise as there is a significant amount of new Councillors that were not elected at the time the LDP was being prepared and adopted.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed, i.e. houses, flats or other. This data is set out below.

Table 4 – Re-use of Previously Developed Land

	To		umber y Cate			_	Homes e	5				
Year	5	S Year	Supply	1	3i ar	nd 3 ii	Categoi	ies	Col	•	ons 20 13	12-
	Greer	nfield	Browi	nfield	Greer	nfield	Brown	field	Gree	nfield	Brow	nfield
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	87	19	375	81	375	30	892	70	27	17	132	83
2012	222	24	685	76	711	31	1565	69				
2013	245	27	677	73	550	23	1821	77				
2014												
2015												
2016												

Table 5 - Sites subject to flood risk constraints

	T	otal N			ercenta k categ		Home	S				
Year	5	5 Year	Supply	,	3i a	nd 3 ii	catego	ries			letions -2013	
	С	1	С	2	С	1	С	2	С	1	C	2
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	0	0	0	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0	0				
2013	0	0	0	0	0	0	0	0				
2014												
2015												
2016												

Table 6 - Completions by House Type (large sites) – 01st April 2011 – 31st March 2012

- 95 houses completed
- **64** apartments/flats completed
- **0** other (e.g. bungalows) completed

¹ Categories defined in TAN 15:

[•] C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.

[•] C2: Areas of floodplain without significant flood defence infrastructure.

Appendix 1 – Site Schedules

MTCBC JHLAS SITE SCHEDULE
Sites of 10 or more units at April 1st 2013
Sites with planning permission or in Adopted LDP
PRIVATE SECTOR

BEDLINOG

		UNITS BUILT SINCE LAST	TOTAL	STIND	Ξ	Ç		L		T 7 0		3	5	
LPA REF	ADDRESS	STUDY	ONITS	RMING	RMNG	ر 10/0	2014	2015	2016	2017	2018	2*	3(1)	3(11)
P/10/0078	ADJ SHINGRIG ESTATE, TRELEWIS	0	300	300	13.76	0	40	35	35	35	35	0	120	0
P/06/0477	MAEN GANOL, TRELEWIS	0	30	30	2.3	0	0	0	0	0	0	0	30	0
MERTH LDP	ADJ PLEASANT VIEW, BEDLINOG	0	10	10	0.5	0	0	0	0	0	0	0	10	0
MERTH LDP	SOUTH OF CWMFELIN, BEDLINOG	0	18	18	5.0	0	0	0	0	0	0	0	18	0
TOTAL	BEDLINOG	0	358	358	21.56	0	40	35	35	35	35	0	178	0

CYFARTHFA

CTFAKINFA														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS RMNG	Ha RMNG	2/0	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
MERTH LDP	BEACON HEIGHTS	5	222	113	3.95	9	9	9	9	4	7	0	87	0
P/08/221	BRYNGWYN FARM	27	75	56	2.4	10	26	0	0	0	0	0	0	0
P/09/0217	CRUD YR AWEL, HEOLGERRIG	4	10	2	0.5	2	2	2	1	0	0	0	0	0
P/06/0553	CYFARTHFA MEWS, SWANSEA ROAD	0	47	47	1.6	4	4	11	0	0	0	0	0	0
P/06/0242	RHYDYCAR LEISURE CENTRE	0	28	28	0.75	0	0	0	0	0	0	0	28	0
P/10/0236	CWMGLO ROAD, HEOLGERRIG	31	53	16	1.77	6	16	0	0	0	0	0	0	0
MERTH LDP	R/O BRONDEG, HEOLGERRIG	0	70	20	3.32	0	0	0	0	0	0	0	70	0
MERTH LDP	CLWYDYFAGWR, SWANSEA ROAD	0	48	48	1.79	0	0	0	0	0	0	0	48	0

MERTH LDP	ADJ CASTLE PARK	0	160	160	5.76	0	0	0	0	0	0	0	160	0
MERTH LDP	WINCHFAWR ROAD	0	30	30	2.8	0	0	0	0	0	0	0	30	0
MERTH LDP	FORMER GELLIDEG FLATS	0	53	23	1.03	0	0	0	0	20	33	0	0	0
MERTH LDP	UPPER GEORGETOWN PLATAEU	0	70	02	2.24	0	0	0	0	0	0	0	70	0
TOTAL	СУБАВТНЕА	29	998	999	27.91	31	54	19	7	24	37	0	493	0

DOWLAIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	2/0	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/07/0445	ADJ TREVOR CLOSE	0	28	28	1	1	9	9	9	9	4	0	0	0
P/11/0069	PROJECT HEARTLAND, DOWLAIS	0	450	450	12.4	0	0	0	0	0	0	0	450	0
P/11/0031	ST JOHNS CHURCH, DOWLAIS	0	20	20	0.6	0	0	10	10	0	0	0	0	0
TOTAL	DOWLAIS	0	498	498	14	1	9	16	16	9	4	0	450	0

GURNOS														
		Salit VI												
		SINO												
		BUILT												
		SINCE												
		LAST	TOTAL	UNITS	На									
LPA REF	ADDRESS	STUDY	UNITS	RMNG	RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/04/0506	ADJ GWAELODYGARTH HOUSE	2	20	9	0.5	3	2	2	2	0	0	0	0	0
MERTH LDP	GOITRE LANE GURNOS	0	190	190	6.7	0	0	0	0	0	0	0	190	0
TOTAL	GURNOS	7	210	196	7.2	3	2	2	2	0	0	0	190	0

MERTHYR VALE

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS	Ha RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/11/0057	PROJECT RIVERSIDE	0	150	150	9.12	0	0	0	0	20	20	0	110	0
P/11/0296	FORMER COVENTRY PLAYGROUND	0	11	11	0.44	11	11	0	0	0	0	0	0	0
P/07/0290	R/O OAKFIELD STREET, ABERFAN	0	20	50	1.13	0	0	0	0	0	0	0	20	0
MERTH LDP	ADJ GRAYS PLACE, MERTHYR VALE	0	10	10	0.26	0	0	0	0	0	0	0	10	0
TOTAL	MERTHYR VALE	0	221	221	10.95	11	11	0	0	20	20	0	170	0

PENYDARREN

PENTDARREN														
L C C		UNITS BUILT SINCE LAST	TOTAL	STINU	Ha	<u>(</u>	.,,,,,		9700		0700	*	(1) C	V::/c
LPA KEF	AUURESS	SIUDY	CIND	RIVING	KINING	٦/٥	2014	2015	2016	707/	2018	7.	3(1)	3(11)
P/06/0664	ROCKY ROAD	5	19	14	0.48	2	5	5	4	0	0	0	0	0
MERTH LDP	THE GREENIE, PENYDARREN	0	09	90	1.73	0	0	0	0	0	0	0	09	0
MERTH LDP	MERTH LDP R/O HAYDN TERRACE, PENYDARREN	0	70	70	2.19	0	0	0	0	0	0	0	70	0
TOTAL	PENYDARREN	5	149	144	4.4	2	2	2	4	0	0	0	130	0

PLYMOUTH

											I	Ì	Ì	
		UNITS BUILT SINCE LAST	TOTAL	UNITS	H									
LPA REF	ADDRESS	STUDY	UNITS	RMNG	RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/10/0160	FORMER ABERCANAID PRIMARY SCHOOL	0	13	11	0.19	4	4	4	3	0	0	0	0	0
MERTH LDP	MERTH LDP R/O UPPER MOUNT PLEASANT TROEDYRHIW	0	10	10	0.81	0	0	0	0	0	0	0	10	0
MERTH LDP	MERTH LDP GETHIN TIP	0	150	150	10.9	0	0	0	0	0	19	0	131	0
MERTH LDP	MERTH LDP P & R MOTORS	0	24	24	0.98	0	0	0	0	0	0	0	24	0
TOTAL	РLYMOUTH	0	197	195	12.88	4	4	4	3	0	19	0	165	0

NWO														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS	Ha RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
MERTH LDP	FORMER MARDY HOSPITAL	0	125	121	3.88	0	20	20	20	11	0	0	20	0
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	0	20	20	0	120	0
MERTH LDP	MERTH LDP ST TYDFILS HOSPITAL	0	09	09	2	0	0	0	30	30	0	0	0	0
MERTH LDP	ADJ BRADLEY GARDENS	0	110	110	3.06	0	0	0	0	0	0	0	110	0
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0	0	0	180	0
TOTAL	TOWN	0	982	631	18.28	0	20	20	20	61	20	0	460	0

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS	Ha RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
MERTH LDP	MERTH LDP NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	56	10	6.0	0	0	10	0	0	0	0	0	0
MERTH LDP CILHAUL	CILHAUL	0	20	50	1.22	0	0	0	0	0	0	0	20	0
MERTH LDP	MERTH LDP OAKLANDS, TREHARRIS	0	85	85	3.76	0	0	0	0	0	0	0	85	0
TOTAL	TREHARRIS	0	161	145	5.88	0	0	10	0	0	0	0	135	0

VAYNOR														
D A A R F F	ADDRESS	UNITS BUILT SINCE LAST CALIDY	TOTAL	UNITS	Ha RM NG	J/-	2018	2015	2016	2017	2018	*	3(!)	3(!!)
	COUNTY	200		וואוו		ر د	+ TO 7	CT 0.7	2010	7T07	ZOTO	7	(1)	(=)
MERTH LDP	MERTH LDP SWEETWATER PARK, TREFECHAN	2	81	10	1.54	1	3	3	4	0	0	0	0	0
TOTAL	VAYNOR	2	81	10	1.54	1	3	3	4	0	0	0	0	0

TOTAL PRIVATE SECTOR 76 3376 3064 124.6 53 145 114 121 146 135 0 2371 0		
	3064 124.6 53 145 114 121 146 135 0 237	3064 124.6 53 145 114 121 146 135 0 237

MTCBC JHLAS SITE SCHEDULE

Sites of 10 or more units at April 1st 2013
Sites with planning permission or in Adopted LDP
PUBLIC SECTOR
PARK

		UNITS												
		BUILT												
		SINCE												
		LAST	TOTAL	UNITS	На									
LPA REF	ADDRESS	STUDY	UNITS	RMNG	RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/12/0280	OLD SCHOOL CLOSE, GEORGETOWN	0	12	12	0.32	0	12	0	0	0	0	0	0	0
P/11/0180	P/11/0180 VULCAN HOUSE	0	15	15	0.55	15	15	0	0	0	0	0	0	0
TOTAL	PARK	0	27	27	28.0	15	27	0	0	0	0	0	0	0

TOWN

NWO														
		UNITS BUILT SINCE	TOTAL	S EN	n I									
LPA REF	ADDRESS	STUDY	UNITS	RMNG	RMNG	n/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/09/0241	QUEENS EXCHANGE, PANTYFFIN ROAD (RSL)	09	09	0	0.4	0	0	0	0	0	0	0	0	0
TOTAL	TOWN	09	09	0	0.4	0	0	0	0	0	0	0	0	0

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS	Ha RMNG	U/C 2014	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/12/326	FORMER YSGOL RHYD Y GRUG, QUAKERS YARD	0	17	17	0.36	0	17	0	0	0	0	0	0	0
TOTAL	TREHARRIS	0	17	17	98.0	0	17	0	0	0	0	0	0	0
TOTAL	PUBLIC SECTOR	09	104	44	1.63	15	44	0	0	0	0	0	0	0

2371

0

135

114 121 146

68 189

3108 126.23

3480

136

PRIVATE AND PUBLIC SECTOR

TOTAL

Appendix 2 – Past Completion Data

	Number of Hom or	•	
Year	Large Sites	Small Sites	Total Completions
2001	119	25	144
2002	25	29	54
2003	78 24		102
2004	108	29	137
2005	114	30	144
2006	71	41	112
2007	106	27	133
2008	220	23	243
2009	162	29	191
2010	168	34	202
2011	148	36	184
2012	61	33	94
2013	136	23	159

Appendix 3 – Previous Land Supply Data

	5 year su Homes	upply - Nu	umber of	Number of years supply		
Year	1	2	2*		3i	3ii
2001	58	411	0	2.8	943	165
2002	147	257	0	2.2	1112	126
2003	156	303	0	2.4	1122	43
2004	70	471	0	2.7	1068	0
2005	79	369	0	2.4	1099	0
2006	57	538	0	2.9	1011	0
2007	197	461	0	6.4	1322	0
2008	52	652	0	5.6	1320	0
2009	80	563	0	4.8	1246	0
2010	117	517	0	4.5	1205	0
2011	112	350	0	3.2	1267	0
2012	44	745	0	3.6	2276	0
2013	189	516	0	2.9	2371	0