



**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/businessandconomy/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 31<sup>st</sup> 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)

<b>Housing Land Supply 01<sup>st</sup> April 2013 – 2018 - Large Sites</b>								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
<b>Total</b>	<b>1562</b>	<b>68</b>	<b>189</b>	<b>516</b>	<b>0</b>	<b>2371</b>	<b>0</b>	<b>159</b>

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

Private	714
Public	0
Housing Association	59
<b>Total</b>	<b>773</b>

### 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	2009-2010	2010-2011	2011-2012	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)**

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

### **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

	Total Number and Percentage of Homes by Category and Land Type											
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-2013			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	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**

	<b>Total Number and Percentage of Homes by flood risk category<sup>1</sup></b>											
Year	5 Year Supply				3i and 3 ii categories				Completions 2012-2013			
	C1		C2		C1		C2		C1		C2	
	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) – 01<sup>st</sup> April 2011 – 31<sup>st</sup> March 2012**

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

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<sup>1</sup> 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.







MERTH LDP	ADJ CASTLE PARK	0	160	160	5.76	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MERTH LDP	WINCHFAWR ROAD	0	30	30	2.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MERTH LDP	FORMER GELLIDEG FLATS	0	53	53	1.03	0	0	0	0	0	0	20	33	0	0	0	0	0	0
MERTH LDP	UPPER GEORGETOWN PLATAEU	0	70	70	2.24	0	0	0	0	0	0	0	0	0	0	0	0	70	0
<b>TOTAL</b>	<b>CYFARTHFA</b>	<b>67</b>	<b>866</b>	<b>666</b>	<b>27.91</b>	<b>31</b>	<b>54</b>	<b>19</b>	<b>7</b>	<b>24</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>493</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DOWLAIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/07/0445	ADJ TREVOR CLOSE	0	28	28	1	1	6	6	6	6	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
<b>TOTAL</b>	<b>DOWLAIS</b>	<b>0</b>	<b>498</b>	<b>498</b>	<b>14</b>	<b>1</b>	<b>6</b>	<b>16</b>	<b>16</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>450</b>	<b>0</b>

#### GURNOS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
P/04/0506	ADJ GWAELODYGARTH HOUSE	2	20	6	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
<b>TOTAL</b>	<b>GURNOS</b>	<b>2</b>	<b>210</b>	<b>196</b>	<b>7.2</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>190</b>	<b>0</b>

**MERTHYR  
VALE**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/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	50	50	1.13	0	0	0	0	0	0	0	50	0
MERTH LDP	ADJ GRAYS PLACE, MERTHYR VALE	0	10	10	0.26	0	0	0	0	0	0	0	10	0
<b>TOTAL</b>	<b>MERTHYR VALE</b>	<b>0</b>	<b>221</b>	<b>221</b>	<b>10.95</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>170</b>	<b>0</b>

**PENYDARREN**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
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	60	60	1.73	0	0	0	0	0	0	0	60	0
MERTH LDP	R/O HAYDN TERRACE, PENYDARREN	0	70	70	2.19	0	0	0	0	0	0	0	70	0
<b>TOTAL</b>	<b>PENYDARREN</b>	<b>5</b>	<b>149</b>	<b>144</b>	<b>4.4</b>	<b>2</b>	<b>5</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>0</b>

**PLYMOUTH**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/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	R/O UPPER MOUNT PLEASANT TROEDYRHIW	0	10	10	0.81	0	0	0	0	0	0	0	10	0
MERTH LDP	GETHIN TIP	0	150	150	10.9	0	0	0	0	0	19	0	131	0
MERTH LDP	P & R MOTORS	0	24	24	0.98	0	0	0	0	0	0	0	24	0
<b>TOTAL</b>	<b>PLYMOUTH</b>	<b>0</b>	<b>197</b>	<b>195</b>	<b>12.88</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>165</b>	<b>0</b>

**TOWN**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/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	50	0
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	0	20	20	0	120	0
MERTH LDP	ST TYDFILS HOSPITAL	0	60	60	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
<b>TOTAL</b>	<b>TOWN</b>	<b>0</b>	<b>635</b>	<b>631</b>	<b>18.28</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>50</b>	<b>61</b>	<b>20</b>	<b>0</b>	<b>460</b>	<b>0</b>

**TREHARRIS**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	26	10	0.9	0	0	10	0	0	0	0	0	0
MERTH LDP	CILHAUL	0	50	50	1.22	0	0	0	0	0	0	0	50	0
MERTH LDP	OAKLANDS, TREHARRIS	0	85	85	3.76	0	0	0	0	0	0	0	85	0
<b>TOTAL</b>	<b>TREHARRIS</b>	<b>0</b>	<b>161</b>	<b>145</b>	<b>5.88</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>135</b>	<b>0</b>

**VAYNOR**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
MERTH LDP	SWEETWATER PARK, TREFECHAN	2	81	10	1.54	1	3	3	4	0	0	0	0	0
<b>TOTAL</b>	<b>VAYNOR</b>	<b>2</b>	<b>81</b>	<b>10</b>	<b>1.54</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>TOTAL</b>	<b>PRIVATE SECTOR</b>	<b>76</b>	<b>3376</b>	<b>3064</b>	<b>124.6</b>	<b>53</b>	<b>145</b>	<b>114</b>	<b>121</b>	<b>146</b>	<b>135</b>	<b>0</b>	<b>2371</b>	<b>0</b>
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## PARK

[illegible]

## TOWN

[illegible]

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	U/C	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	0.36	0	17	0	0	0	0	0	0	0

TOTAL	PUBLIC SECTOR	60	104	44	1.63	15	44	0	0	0	0	0	0	0
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TOTAL	PRIVATE AND PUBLIC SECTOR	136	3480	3108	126.23	68	189	114	121	146	135	0	2371	0
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## Appendix 2 – Past Completion Data

	Number of Homes completed on		
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 supply - Number of Homes			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