

## MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL

## JOINT HOUSING LAND AVAILABILITY STUDY 2014

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

**DECEMBER 2014** 

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## 1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2014. It replaces the report for the previous base date of 2013.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2014.
- 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 **2.5 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 June 26th and July 18<sup>th</sup> 2014. 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 October 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)

|       | Housir            | ng Land Suppl                  | y 01 <sup>st</sup> A | pril 20 | 14 – 20 | )19 - La       | rge Site | S                                         |
|-------|-------------------|--------------------------------|----------------------|---------|---------|----------------|----------|-------------------------------------------|
|       |                   | 5 Year Land S<br>(TAN 1 catego | Supply<br>ories)     |         |         | Beyon<br>Years | d 5      |                                           |
|       | Proposed<br>homes | Under<br>construction          | 1                    | 2       | 2*      | 3 (i)          | 3 (ii)   | Homes<br>completed<br>since last<br>study |
| Total | 1689              | 54                             | 86                   | 572     | 0       | 2339           | 0        | 135                                       |

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

| Private     | 656 |
|-------------|-----|
| Public      | 0   |
| Housing     | 56  |
| Association |     |
| Total       | 712 |

## 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

| 2009- | 2010- | 2011- | 2012- | 2013- |
|-------|-------|-------|-------|-------|
| 2010  | 2011  | 2012  | 2013  | 14    |
| 34    | 36    | 33    | 23    | 22    |

- The small sites 5 year allowance is 148 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 **860 units.**

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

| Α | Total Housing Requirement (Adopted LDP)          | 2500    |
|---|--------------------------------------------------|---------|
| В | Completions to base date (large and small sites) | 135     |
| С | Residual requirement                             | 2365    |
| D | 5 year requirement                               | 1689    |
| Ε | Annual Need                                      | 339     |
| F | Total 5 year land supply                         | 860     |
| G | Land supply in years (F/E)                       | 2.5 yrs |

#### 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 2.9 years to 2.5 years with the number of units in the 5 year supply also falling from 922 to 860.
- 3.3 The Council is required to outline the actions it proposed to address this shortfall.
- 3.4 Of the 2339 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 continued to meet 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 As part of the VVP programme, the Council will seek to gain outline planning permission on a number of sites owned by the Local Authority. It is anticipated that by carrying out survey work (site

investigations, ecology surveys etc) as part of the planning application process, potential developers will have more certainty in regard to the level of risk on site, in turn increasing the attractiveness of these sites to housebuilders. There may also be scope for VVP funding to contribute towards physical works on some sites, such as ground remediation or access improvements.

3.8 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.

|      | Т     | otal Nu<br>b | umber<br>y Cate | and P<br>gory a | ercenta<br>Ind Lar | age of<br>nd Typ | Homes<br>be | 5     |      |               |              |        |
|------|-------|--------------|-----------------|-----------------|--------------------|------------------|-------------|-------|------|---------------|--------------|--------|
| Year | 5     | 5 Year       | Supply          | ,               | 3i ar              | nd 3 ii          | Catego      | ries  | Co   | mpletio<br>20 | ons 20<br>14 | 13-    |
|      | Greer | nfield       | Brow            | nfield          | Greer              | nfield           | Brown       | field | Gree | nfield        | Brow         | nfield |
|      | No.   | %            | No.             | %               | No.                | %                | No.         | %     | No.  | %             | No.          | %      |
| 2011 | 87    | 19           | 375             | 81              | 375                | 30               | 892         | 70    | 60   | 44            | 75           | 56     |
| 2012 | 222   | 24           | 685             | 76              | 711                | 31               | 1565        | 69    |      |               |              |        |
| 2013 | 245   | 27           | 677             | 73              | 550                | 23               | 1821        | 77    |      |               |              |        |
| 2014 | 239   | 28           | 621             | 72              | 518                | 23               | 1821        | 77    |      |               |              |        |
| 2015 |       |              |                 |                 |                    |                  |             |       |      |               |              |        |
| 2016 |       |              |                 |                 |                    |                  |             |       |      |               |              |        |

## Table 4 – Re-use of Previously Developed Land

## Table 5 - Sites subject to flood risk constraints

|      | Т   | otal N | umber<br>by flo | and P<br>od ris | ercenta<br>k categ | age of<br>gory <sup>1</sup> | Home   | S    |     |              |                  |   |
|------|-----|--------|-----------------|-----------------|--------------------|-----------------------------|--------|------|-----|--------------|------------------|---|
| Year | Ę   | 5 Year | Supply          |                 | 3i a               | nd 3 ii                     | catego | ries | C   | omp<br>2013- | letions<br>-2014 | 5 |
|      | C   | 1      | C               | 2               | C1 C2              |                             | C1     |      | 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 | 0   | 0      | 0               | 0               | 0                  | 0                           | 0      | 0    |     |              |                  |   |
| 2015 |     |        |                 |                 |                    |                             |        |      |     |              |                  |   |
| 2016 |     |        |                 |                 |                    |                             |        |      |     |              |                  |   |

## Table 6 - Completions by House Type (large sites) – 01<sup>st</sup> April 2013 – 31<sup>st</sup> March 2014

- **118** houses completed
- 17 apartments/flats completed
- 0 other (e.g. bungalows) completed

<sup>&</sup>lt;sup>1</sup> Categories defined in TAN 15:

<sup>•</sup> C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.

<sup>•</sup> 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 2014 Sites with planning permission or in Adopted LDP PRIVATE SECTOR

BEDLINOG

| LPA REF   | ADDRESS                       | UNITS<br>BUILT<br>SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(j) | 3(ii) |
|-----------|-------------------------------|---------------------------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| P/10/0078 | ADJ SHINGRIG ESTATE, TRELEWIS | 42                                    | 300            | 258           | 13.76      | 0   | 35   | 35   | 35   | 35   | 35   | 0  | 83   | 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                                     | 70             | 70            | 5.0        | 0   | 0    | 0    | 0    | 0    | 0    | 0  | 70   | 0     |
| TOTAL     | BEDLINOG                      | 42                                    | 410            | 368           | 21.56      | 0   | 35   | 35   | 35   | 35   | 35   | 0  | 193  | 0     |

# CYFARTHFA

|           |                              | UNITS<br>BUILT      |                |               | :          |     |      |      |      |      |      |    |      |       |
|-----------|------------------------------|---------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| LPA REF   | ADDRESS                      | SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(i) | 3(ii) |
| MERTH LDP | BEACON HEIGHTS               | 4                   | 222            | 109           | 3.95       | 5   | 0    | 6    | 6    | 4    | 4    | 0  | 84   | 0     |
| P/08/221  | BRYNGWYN FARM                | 16                  | 75             | 10            | 2.4        | 10  | 0    | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| P/09/0217 | CRUD YR AWEL, HEOLGERRIG     | 0                   | 10             | 5             | 0.5        | 2   | 0    | 2    | 1    | 0    | 0    | 0  | 0    | 0     |
| P/06/0553 | CYFARTHFA MEWS, SWANSEA ROAD | 0                   | 47             | 15            | 1.6        | 4   | 0    | 11   | 0    | 0    | 0    | 0  | 0    | 0     |
| P/06/0242 | RHYDYCAR LEISURE CENTRE      | 0                   | 28             | 28            | 0.75       | 0   | 0    | 0    | 14   | 14   | 0    | 0  | 0    | 0     |
| P/10/0236 | CWMGLO ROAD, HEOLGERRIG      | 16                  | 53             | 0             | 1.77       | 0   | 0    | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| MERTH LDP | R/O BRONDEG, HEOLGERRIG      | 0                   | 70             | 70            | 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  | 53  | 1.03  | 0  | 0 | 0  | 20 | 33 | 0 | 0 | 0   | 0 |
| MERTH LDP | UPPER GEORGETOWN PLATAEU | 0  | 70  | 70  | 2.24  | 0  | 0 | 0  | 0  | 0  | 0 | 0 | 70  | 0 |
| TOTAL     | CYFARTHFA                | 36 | 866 | 598 | 27.91 | 21 | 0 | 19 | 41 | 51 | 4 | 0 | 462 | 0 |

# DOWLAIS

| LPAREF    | ADDRESS                    | UNITS<br>BUILT<br>SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(i) | 3(ii) |
|-----------|----------------------------|---------------------------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| P/07/0445 | ADJ TREVOR CLOSE           | 0                                     | 28             | 28            | 1          | 1   | 5    | 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    | 20   | 0    | 0    | 0    | 0  | 0    | 0     |
| TOTAL     | DOWLAIS                    | 0                                     | 498            | 498           | 14         | 1   | 5    | 26   | 6    | 6    | 4    | 0  | 450  | 0     |

# GURNOS

|                |            | 3(ii)   | 0                       | 0                  | 0      |
|----------------|------------|---------|-------------------------|--------------------|--------|
|                |            | 3(i)    | 0                       | 190                | 190    |
|                |            | 2*      | 0                       | 0                  | 0      |
|                |            | 2019    | 0                       | 0                  | 0      |
|                |            | 2018    | 0                       | 0                  | 0      |
|                |            | 2017    | 0                       | 0                  | 0      |
|                |            | 2016    | 3                       | 0                  | 3      |
|                |            | 2015    | 0                       | 0                  | 0      |
|                |            | u/c     | 3                       | 0                  | 3      |
|                | На         | RMNG    | 0.5                     | 6.7                | 7.2    |
|                | UNITS      | RMNG    | 9                       | 190                | 196    |
|                | TOTAL      | UNITS   | 20                      | 190                | 210    |
| UNITS<br>BUILT | SINCE LAST | STUDY   | 0                       | 0                  | 0      |
|                |            | ADDRESS | ADJ GWAELODYGARTH HOUSE | GOITRE LANE GURNOS | GURNOS |
|                |            | LPA REF | P/04/0506               | MERTH LDP          | TOTAL  |

| ₹¥ |   |
|----|---|
| E  | ц |
| ž  | 2 |

|           |                               | UNITS<br>BUILT<br>SINCE LAST | TOTAL | UNITS | На     | <u>(</u> | L    |      |      |      |      | *<br>c |      |       |
|-----------|-------------------------------|------------------------------|-------|-------|--------|----------|------|------|------|------|------|--------|------|-------|
| LPA KEF   | ADDRESS                       | siudy                        | UNIIS | RINIG | RIMING | n/r      | 2015 | 9107 | 7107 | 2018 | 6T02 | 2*     | 3(1) | 3(11) |
| P/11/0057 | PROJECT RIVERSIDE             | 0                            | 150   | 150   | 9.12   | 0        | 0    | 0    | 20   | 20   | 20   | 0      | 06   | 0     |
| P/11/0296 | FORMER COVENTRY PLAYGROUND    | 11                           | 11    | 0     | 0.44   | 0        | 0    | 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     |
| TOTAL     | MERTHYR VALE                  | 11                           | 221   | 210   | 10.95  | 0        | 0    | 0    | 20   | 20   | 20   | 0      | 150  | 0     |
|           |                               |                              |       |       |        |          |      |      |      |      |      |        |      |       |

# PENYDARREN

| LPA REF   | ADDRESS                       | UNITS<br>BUILT<br>SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(i) | 3(ii) |
|-----------|-------------------------------|---------------------------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| P/06/0664 | ROCKY ROAD                    | 6                                     | 19             | 8             | 0.48       | 2   | 2    | 4    | 0    | 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     |
| TOTAL     | PENYDARREN                    | 6                                     | 149            | 138           | 4.4        | 2   | 2    | 4    | 0    | 0    | 0    | 0  | 130  | 0     |

# PLYMOUTH

|           |                                  | UNITS      |       |       |      |     |      |      |      |      |      |    |      |       |
|-----------|----------------------------------|------------|-------|-------|------|-----|------|------|------|------|------|----|------|-------|
|           |                                  | BUILT      |       |       |      |     |      |      |      |      |      |    |      |       |
|           |                                  | SINCE LAST | TOTAL | UNITS | На   |     |      |      |      |      |      |    |      |       |
| LPA REF   | ADDRESS                          | STUDY      | UNITS | RMNG  | RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(i) | 3(ii) |
| P/10/0160 | FORMER ABERCANAID PRIMARY SCHOOL | 3          | 13    | 8     | 0.19 | 4   | 0    | 4    | 0    | 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 | 15 | 0 | 0 | 0 | 0 | 135 | 0 |
| MERTH LDP | P & R MOTORS                        | 0 | 24  | 24  | 0.98  | 0 | 0 | 0  | 0 | 0 | 0 | 0 | 24  | 0 |
| TOTAL     | PLYMOUTH                            | 3 | 197 | 192 | 12.88 | 4 | 0 | 19 | 0 | 0 | 0 | 0 | 169 | 0 |

## TOWN

| LPAREF    | ADDRESS               | UNITS<br>BUILT<br>SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 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     |
| TOTAL     | TOWN                  | 0                                     | 635            | 631           | 18.28      | 0   | 20   | 20   | 50   | 61   | 20   | 0  | 460  | 0     |

# TREHARRIS

|           |                                      | UNITS<br>BUILT      |                |               |            |     |      |      |      |      |      |    |      |       |
|-----------|--------------------------------------|---------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| LPA REF   | ADDRESS                              | SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | U/C | 2015 | 2016 | 2017 | 2018 | 2019 | 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     |
| TOTAL     | TREHARRIS                            | 0                   | 161            | 145           | 5.88       | 0   | 0    | 10   | 0    | 0    | 0    | 0  | 135  | 0     |

| 3(ii)                                 | 0                          | 0      |  |
|---------------------------------------|----------------------------|--------|--|
| 3(i)                                  | 0                          | 0      |  |
| 2*                                    | 0                          | 0      |  |
| 2019                                  | 0                          | 0      |  |
| 2018                                  | 0                          | 0      |  |
| 2017                                  | 0                          | 0      |  |
| 2016                                  | 13                         | 13     |  |
| 2015                                  | 6                          | 9      |  |
| u/c                                   | 0                          | 0      |  |
| Ha<br>RMNG                            | 1.54                       | 1.54   |  |
| UNITS<br>RMNG                         | 19                         | 19     |  |
| TOTAL<br>UNITS                        | 06                         | 06     |  |
| UNITS<br>BUILT<br>SINCE LAST<br>STUDY | 0                          | 0      |  |
| ADDRESS                               | SWEETWATER PARK, TREFECHAN | VAYNOR |  |
| LPAREF                                | MERTH LDP                  | TOTAL  |  |

| 0              |  |
|----------------|--|
| 233            |  |
| 0              |  |
| 83             |  |
| 173            |  |
| 152            |  |
| 149            |  |
| 89             |  |
| 31             |  |
| 124.6          |  |
| 2995           |  |
| 3437           |  |
| 98             |  |
| PRIVATE SECTOR |  |
| TOTAL          |  |

VAYNOR

# MTCBC JHLAS SITE SCHEDULE

Sites of 10 or more units at April 1st 2014 Sites with planning permission or in Adopted LDP

PUBLIC SECTOR PARK

## GURNOS

|           |                        | UNITS<br>BUILT<br>SINCE LAST | τοται | UNITS | На   |     |      |      |      |      |      |    |      |       |
|-----------|------------------------|------------------------------|-------|-------|------|-----|------|------|------|------|------|----|------|-------|
| LPA REF   | ADDRESS                | STUDY                        | UNITS | RMNG  | RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(i) | 3(ii) |
| P/13/0317 | MARIGOLD CLOSE, GURNOS | 0                            | 27    | 27    | 0.8  | 6   | 6    | 15   | 0    | 0    | 0    | 0  | 0    | 0     |
| TOTAL     | TOWN                   | 0                            | 27    | 27    | 0.8  | 6   | 6    | 15   | 0    | 0    | 0    | 0  | 0    | 0     |

# TREHARRIS

| LPA REF  | ADDRESS                                | UNITS<br>BUILT<br>SINCE LAST<br>STUDY | TOTAL<br>UNITS | UNITS<br>RMNG | Ha<br>RMNG | u/c | 2015 | 2016 | 2017 | 2018 | 2019 | 2* | 3(j) | 3(ii) |
|----------|----------------------------------------|---------------------------------------|----------------|---------------|------------|-----|------|------|------|------|------|----|------|-------|
| P/12/326 | FORMER YSGOL RHYD Y GRUG, QUAKERS YARD | 0                                     | 17             | 17            | 0.36       | 17  | 0    | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| TOTAL    | TREHARRIS                              | 0                                     | 17             | 17            | 0.36       | 17  | 0    | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
|          |                                        |                                       |                |               |            |     |      |      |      |      |      |    |      |       |

| TOTAL | PUBLIC SECTOR | 15 | 71 | 71 | 2.03 | 23 | 18 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
|-------|---------------|----|----|----|------|----|----|----|---|---|---|---|---|---|
|       |               |    |    |    |      |    |    |    |   |   |   |   |   |   |

| TOTAL | PRIVATE AND PUBLIC SECTOR | 113 | 3508 | 3066 | 126.63 | 54 | 86 | 164 | 152 | 173 | 83 | 0 | 2339 | 0 |
|-------|---------------------------|-----|------|------|--------|----|----|-----|-----|-----|----|---|------|---|
|       |                           |     |      |      |        |    |    |     |     |     |    |   |      |   |

|      | Number of Hom |             |             |
|------|---------------|-------------|-------------|
|      | 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         |
| 2014 | 113 22        |             | 135         |

## Appendix 2 – Past Completion Data

## Appendix 3 – Previous Land Supply Data

|      | 5 year supply - Number of<br>Homes |     |    | Number of<br>years<br>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   |
| 2014 | 140                                | 572 | 0  | 2.5                          | 2287 | 0   |