

MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL JOINT HOUSING LAND AVAILABILITY STUDY 2012

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

NOVEMBER 2012

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1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2012. It replaces the report for the previous base date of 2011.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2012.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, 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 **3.6 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 Borough

Report production

- 1.6 Merthyr Tydfil issued draft site schedules, site proformas and accompanying information for consultation between June 27th and July 18th. 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) in August 2012. 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 Supp	ly 01 st A	pril 20	12 – 2	017 - 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	1477	118	44	745	0	2276	0	94

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

Private	832
Public	0
i ubiic	U
Housing	75
riousing	75
Association	
Association	
Total	907
Total	907

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

Small S	Site Con	npletions	S	
2007-	2008-	2009-	2010-	2011-
2008	2009	2010	2011	2012
23	29	34	36	33

- The small sites 5 year allowance is 155 dwellings
- The small sites 5 year annual average is 31 dwellings (155/5 = 30)
- 2.5 Overall total 5 year land supply (large + small sites) is **1062.**

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

Α	Total Housing Requirement (Adopted LDP)	2753
В	Completions to base date (large and small sites)	94
С	Residual requirement	2659
D	5 year requirement	1477
E	Annual Need	295
F	Total 5 year land supply	1062
G	Land supply in years (F/E)	3.6

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 Council is now required to outline the actions it proposed to address this shortfall.
- 3.3 Despite the land supply still falling below 5 years there has been an increase from 3.2 years to 3.6 years and an increase in the number of units in the 5 year supply from 611 to 1062. This increase in units is as a result of LDP allocations now being able to be included in the study.
- 3.4 Of the 2276 units that sit in Category 3, the Council are the landowners on approximately 1450 of these units. Therefore, a group will be set up internally that will look to be more pro-active in the marketing/bringing forward of these housing sites. The group will include representatives from the Town Planning, Estates and Housing Strategy Departments.
- 3.5 However, it is also worth noting the housing market/economic situation at a wider scale and realising that these are challenging times. The Group will meet on a quarterly basis, and the various Council departments working closer together should enable a smoother release of Council owned land for housing development and boost the housing land supply.

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	5 Year	Supply	•	3i ar	nd 3 ii	Categor	ies	Col	•	ons 20 12	11-
	Greer	nfield	Brown	nfield	Greer	nfield	Brown	field	Gree	nfield	Brow	nfield
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	87	19	375	81	375	30	892	70	22	23	72	77
2012	222	24	685	76	711	31	1565	69				
2013												
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 -2012	
	С	1	C	2	С	1	С	2	С	1	С	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												
2014												
2015												
2016												

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

- **61** (100%) houses completed
- **0** apartments/flats completed
- **0** other (e.g. bungalows) completed

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

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

¹ Categories defined in TAN 15:

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MTCBC JHLAS	MTCBC JHLAS SITE SCHEDULE													
Sites of 10 or r	Sites of 10 or more units at April 1st 2012													
Sites with plar	Sites with planning permission or in Adopted LDP													
PRIVATE SECTOR	OR													
BEDLINOG														
LPA REF	ADDRESS	UNITS	TOTAL	UNITS	Ha	n/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
		BUILT	UNITS	RMNG	RMNG									
		SINCE LASI STUDY												
P/10/0078	ADJ SHINGRIG ESTATE, TRELEWIS	0	300	300	13.76	0	10	35	35	35	35	0	150	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	858	858	21.56	0	10	32	32	32	32	0	208	0
CYFARTHFA														
LPA REF	ADDRESS	UNITS	TOTAL	SLINO	На	J/N	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
		BUILT	UNITS	RMNG	RMNG									
		SINCE LAST												
		STUDY												
MERTH LDP	BEACON HEIGHTS	2	222	118	3.95	2	4	4	4	4	4	0	86	0
P/08/221	BRYNGWYN FARM	20	22	23	2.4	10	20	20	13	0	0	0	0	0
P/09/0217	CRUD YR AWEL, HEOLGERRIG	0	10	6	5'0	4	4	2	2	1	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	9.75	0	0	0	0	0	0	0	28	0
P/10/0236	CWMGLO ROAD, HEOLGERRIG	9	23	47	1.77	6	17	15	15	0	0	0	0	0
MERTH LDP	R/O BRONDEG, HEOLGERRIG	0	0/	0/	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	92'5	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	23	23	1.03	0	0	0	0	0	20	0	33	0
MERTH LDP	UPPER GEORGETOWN PLATAEU	0	70	70	2.24	0	0	0	25	25	20	0	0	0
TOTAL	CYFARTHFA	28	998	233	16.72	59	49	25	29	30	44	0	467	0

DOWLAIS														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	D/C	2013	2014	2015 2	2016	2017	5*	3(i)	3(ii)
P/07/0445	ADJ TREVOR CLOSE	0	28	28	1	0	4	9	9	9	9	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	9.0	0	0	10	10	0	0	0	0	0
TOTAL	DOWLAIS	0	498	498	14	0	4	16	16	9	9	0	450	0
GURNOS														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	J/C	2013	2014	2015 2	2016	2017	*	3(i)	3(ii)
P/04/0506	ADJ GWAELODYGARTH HOUSE	2	20	8	1	1	2	n	3	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	2	210	198	7.7	1	2	3	3	0	0	0	190	0
MERTHYR VALE	"													
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	D/C	U/C 2013 2014 2015	2014	2015 2	2016 2017	2017	5*	3(i)	3(ii)
P/11/0057	PROJECT RIVERSIDE	0	150	150	9.12	0	0	20	20	20	20	0	70	0
P/11/0296	FORMER COVENTRY PLAYGROUND	0	11	11	0.44	0	11	0	0	0	0	0	0	0
P/07/0290	R/O OAKFIELD STREET, ABERFAN	0	20	20	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	0	11	20	20	20	20	0	130	0

PARETH LIDP PLYMARDY TREARE, PRIVAREN PRIVATE RANGE PARETH LIDP PENYDARREN															
CHANCE NOAD CHANCE NOAD NEESS CHANCE NOAD	LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG			2014 2						3(ii)
The Creenie Penydaren December Decembe	P/06/0664	ROCKY ROAD	0	19	19	0.61	∞	4	2	2	2	0	0	0	0
Indeeding Lorenza Remonstration Declaration Declar	MERTH LDP	THE GREENIE, PENYDARREN	0	09	09	1.73	0	0	0	0	0			09	0
UTH REF ADDRESS UNITS PLANT 149 4.53 8 4 5 5 5 0 0 REF ADDRESS UNITS PLANT INT NAME	MERTH LDP	R/O HAYDN TERRACE, PENYDARREN	0	70	70	2.19	0	0	0	0	0			0,	0
TOTH PRE ADDRESS UNITS FIVE FIVE	TOTAL	PENYDARREN	0	149	149	4.53	∞	4	2	2	2			30	0
NUMBER PADRESS UNITS NAME N															
No. Part P	PLYMOUTH														
FORMER ABERCANAID PRIMARY SCHOOL 2 13 11 0.19 4 4 4 3 0 0 0 0 0	LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG									3(ii)
LDP R/O UPPER MOUNT PLEASANT TROEDYRHIW D 150 150 0.81	P/10/0160	FORMER ABERCANAID PRIMARY SCHOOL	2	13	11	0.19	4	4	4	3	0	0	0	0	0
LDP GETHIN TIP 0 150 150 150 10.9 0	MERTH LDP	R/O UPPER MOUNT PLEASANT TROEDYRHIW	0	10	10	0.81	0	0	0	0	0	0		0.	0
LDP P&R MOTORS ODDRESS 0	MERTH LDP	GETHIN TIP	0	150	150	10.9	0	0	0	0	0			31	0
REF ADDRESS UNITS TOTAL NUITS UNITS HAB NAME V/C NAME 4 4 4 4 3 0 19 0 REF ADDRESS UNITS TOTAL NAME UNITS HAB NAME U/C 2013 2014 2015 2016 201	MERTH LDP	P & R MOTORS	0	24	24	0.98	0	0	0	0	0			4	0
REF ADDRESS UNITS TOTAL UNITS RMNG RMNG RMNG ARNG RMNG RMNG ARNG RMNG ARNG RMNG ARNG	TOTAL	РГҮМОИТН	2	197	195	12.88	4	4	4	3	0			65	0
REF ADDRESS UNITS TOTAL UNITS Ha U/C 2013 2014 2015 2016 2017 2*															
FF ADDRESS UNITS TOTAL UNITS RMING RMING	TOWN														
BUILT SINCE LAST STUDY RAMIS MARDY HOSPITAL CORMER MARDY HOSPITAL O 125 121 3.88 0 0 20 20 20 20 0	LPA REF	ADDRESS	UNITS	TOTAL	UNITS	На		2013	2014 2						3(ii)
LDP FORMER MARDY HOSPITAL 0 125 121 3.88 0 0 20 20 20 20 0 077 QUEENS EXCHANGE, PANTYFFIN ROAD 7 190 0 <td< td=""><td></td><td></td><td>BUILT SINCE LAST STUDY</td><td>UNITS</td><td>RMNG</td><td>RMNG</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			BUILT SINCE LAST STUDY	UNITS	RMNG	RMNG									
O77 QUEENS EXCHANGE, PANTYFFIN ROAD 7 190 0	MERTH LDP	FORMER MARDY HOSPITAL	0	125	121	3.88	0	0	70	20	20	20		11	0
LDP GOATMILL ROAD 0 160 <th< td=""><td>P/06/0077</td><td>QUEENS EXCHANGE, PANTYFFIN ROAD</td><td>7</td><td>190</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></th<>	P/06/0077	QUEENS EXCHANGE, PANTYFFIN ROAD	7	190	0	0	0	0	0	0	0	0	0	0	0
LDP STTYDFILS HOSPITAL 0 60 60 60 60 0 <td>MERTH LDP</td> <td>GOATMILL ROAD</td> <td>0</td> <td>160</td> <td>160</td> <td>3.58</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td></td> <td>90</td> <td>0</td>	MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	0	0			90	0
ILDP ADJ BRADLEY GARDENS 0 0 110 3.06 0<	MERTH LDP	ST TYDFILS HOSPITAL	0	09	09	2	0	0	0	30	30			0	0
ILDP TWYNNYRODYN 0 180 180 180 5.76 0	MERTH LDP	ADJ BRADLEY GARDENS	0	110	110	3.06	0	0	0	0	30			0.0	0
TOWN 7 825 631 18.28 0 0 20 50 80 80 0 0	MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0			50	0
	TOTAL	TOWN	7	825	631	18.28	0	0	20	20	80	80		01	0

TREHARRIS														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	n/c	U/C 2013	2014 2015		2016	2017	2*	3(i)	3(ii)
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	56	10	6.0	0	0	0	10	0	0	0	0	0
MERTH LDP	CILHAUL	0	20	20	1.22	0	0	0	0	0	0	0	20	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	0	10	0	0	0	135	0
VAYNOR														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	n/c	U/C 2013 2014 2015 2016 2017	2014	2015	2016	2017	2*	3(i)	3(ii)
MERTH LDP	SWEETWATER PARK, TREFECHAN	2	81	12	1.54	1	3	ж	3	3	0	0	0	0
TOTAL	VAYNOR	2	81	12	1.54	1	3	3	3	3	0	0	0	0
TOTAL	PRIVATE SECTOR	41	3566	3140	125.23	43	87	158	204	179	204	0	2276	0

MTCBC JHLAS SITE SCHEDULE	ITE SCHEDULE													
Sites of 10 or n	Sites of 10 or more units at April 1st 2012													
Sites with plan	Sites with planning permission or in Adopted LDP													
PUBLIC SECTOR	1													
PARK														
LPA REF	ADDRESS	UNITS T BUILT U SINCE LAST STUDY	TOTAL	UNITS	Ha RMNG	n/c	U/C 2013 2014 2015 2016 2017	2014	2015 2	2016		* 2	3(i) 3	3(ii)
P/07/0667	FORMER COUNCIL DEPOT, BRECON ROAD	20	20	0	0	0	0	0	0	0	0	0	0	0
P/11/0180	VULCAN HOUSE	0	15	15	0.55	15	15	0	0	0	0	0	0	0
TOTAL	PARK	20	35	15	0.55	15	15	0	0	0	0	0	0	0
TOWN														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS	Ha RMNG	n/c	2013	2014	2015 2	2016 2017	2017	*	3(i) 3	3(ii)
P/09/0241	QUEENS EXCHANGE, PANTYFFIN ROAD (RSL)	0	09	09	0.4	09	09	0	0	0	0	0	0	0
TOTAL	TOWN	0	09	09	0.4	09	09	0	0	0	0	0	0	0
TOTAL	PUBLIC SECTOR	20	95	75	0.95	75	75	0	0	0	0	0	0	0

Appendix 2 – Past Completion Data

	Number of Hon		
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

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