



**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 27<sup>th</sup> and July 18<sup>th</sup>. 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)

<b>Housing Land Supply 01<sup>st</sup> April 2012 – 2017 - Large Sites</b>								
		5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		
	Proposed homes	Under construction	1	2	2*	3 (i)	3 (ii)	Homes completed since last study
<b>Total</b>	<b>1477</b>	<b>118</b>	<b>44</b>	<b>745</b>	<b>0</b>	<b>2276</b>	<b>0</b>	<b>94</b>

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

Private	832
Public	0
Housing Association	75
<b>Total</b>	<b>907</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**

Small Site Completions				
2007- 2008	2008- 2009	2009- 2010	2010- 2011	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)**

<b>A</b>	Total Housing Requirement (Adopted LDP)	2753
<b>B</b>	Completions to base date (large and small sites)	94
<b>C</b>	Residual requirement	2659
<b>D</b>	5 year requirement	1477
<b>E</b>	Annual Need	295
<b>F</b>	Total 5 year land supply	1062
<b>G</b>	<b>Land supply in years (F/E)</b>	<b>3.6</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 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**

	<b>Total Number and Percentage of Homes by Category and Land Type</b>											
Year	5 Year Supply				3i and 3 ii Categories				Completions 2011-2012			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	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**

	<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 2011-2012			
	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												
2014												
2015												
2016												

**Table 6 - Completions by House Type (large sites) – 01<sup>st</sup> April 2011 – 31<sup>st</sup> March 2012**

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

<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.



## Appendix 1 – Site Schedules

MTCBC JHLAS SITE SCHEDULE															
Sites of 10 or more units at April 1st 2012															
Sites with planning permission or in Adopted LDP															
PRIVATE SECTOR															
BEDLINOG															
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
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	
<b>TOTAL</b>	<b>BEDLINOG</b>	<b>0</b>	<b>358</b>	<b>358</b>	<b>21.56</b>	<b>0</b>	<b>10</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>0</b>	<b>208</b>	<b>0</b>	
CYFARTHFA															
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
MERTH LDP	BEACON HEIGHTS	2	222	118	3.95	2	4	4	4	4	4	0	98	0	
P/08/221	BRYNGWYN FARM	20	75	53	2.4	10	20	20	13	0	0	0	0	0	
P/09/0217	CRUD YR AWEL, HEOLGERRIG	0	10	9	0.5	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	0.75	0	0	0	0	0	0	0	28	0	
P/10/0236	CWMGLO ROAD, HEOLGERRIG	6	53	47	1.77	9	17	15	15	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	WINCHFARW 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	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	
<b>TOTAL</b>	<b>CYFARTHFA</b>	<b>28</b>	<b>866</b>	<b>733</b>	<b>27.91</b>	<b>29</b>	<b>49</b>	<b>52</b>	<b>59</b>	<b>30</b>	<b>44</b>	<b>0</b>	<b>467</b>	<b>0</b>	







TREHARRIS																				
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2 *	3(i)	3(ii)						
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	26	10	0.9	0	0	0	10	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	0	10	0	0	0	135	0						
VAYNOR																				
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2 *	3(i)	3(ii)						
MERTH LDP	SWEETWATER PARK, TREFECHAN	2	81	12	1.54	1	3	3	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													
Sites of 10 or more units at April 1st 2012													
Sites with planning permission or in Adopted LDP													
PUBLIC SECTOR													
PARK													
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2*	3(i) 3(ii)
P/07/0667	FORMER COUNCIL DEPOT, BRECON ROAD	20	20	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
TOTAL	PARK	20	35	15	0.55	15	15	0	0	0	0	0	0
TOWN													
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	U/C	2013	2014	2015	2016	2017	2*	3(i) 3(ii)
P/09/0241	QUEENS EXCHANGE, PANTYFFIN ROAD (RSL)	0	60	60	0.4	60	60	0	0	0	0	0	0
TOTAL	TOWN	0	60	60	0.4	60	60	0	0	0	0	0	0
TOTAL	PUBLIC SECTOR	20	95	75	0.95	75	75	0	0	0	0	0	0

## 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

## 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