



MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2015

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

July 2015

CONTENTS

1 Summary

2 Housing Land Supply

3 Commentary

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2015. It replaces the report for the previous base date of 2014.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2015.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales (PPW)* and Technical Advice Note 1 (TAN 1). 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://gov.wales/topics/planning/planningstats/housing-land-availability-in-wales/?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 **2.8 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 22nd April and 8th May 2015. 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 June 2015. 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)

Housing Land Supply 01st April 2015 – 2020 - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	1887	45	896	0	2050	101

- 2.3 Five year large site land supply break-down (i.e. Categories 1 and 2)

Private	865
Public	0
Housing Association	76
Total	941

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

2010-2011	2011-2012	2012-2013	2013-14	2014-15
36	33	23	22	15

- The small sites 5 year allowance is 129 dwellings
- The small sites 5 year annual average is 26 dwellings (129/5 =26)

- 2.4 Overall total 5 year land supply (large + small sites) is **1070 units.**

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

A	Total Housing Requirement (Adopted LDP)	2365
B	Completions to base date (large and small sites)	101
C	Residual requirement	2264
D	5 year requirement	1887
E	Annual Need	377
F	Total 5 year land supply	1070
G	Land supply in years (F/E)	2.8 yrs

3.0 COMMENTARY

- 3.1 Table 3 above indicates that there is less than 5 years land supply. This is an issue that needs to be highlighted, and it has again resulted in a trigger level being hit in the LDP Annual Monitoring Report, when looking at the indicator that deals with Housing Land Supply. The Council is therefore required to outline the actions it proposes to address this shortfall.
- 3.2 Of the 2264 units that sit in Category 4, the Council are the landowners on approximately 1400 of these units. The internal group made up of colleagues from Planning, Regeneration, Housing and Estates has continued to meet in order to find a way forward for the sites owned by the Council, including using funding from the Welsh Government Vibrant, Viable Places (VVP) regeneration programme. However, it is also worth noting the housing market/economic situation at a wider scale and realising that these are still challenging times.
- 3.3 During 2014/15 the Council has secured outline planning permission on one site (Rhydycar Leisure Village) and has commissioned a significant amount of survey work on the other sites. 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. It is intended to complete all survey work on all sites during 2015/16. The Council will also produce a strategy document that will outline the next steps in bringing these sites forward, and then produce a portfolio of the sites to take to the market. There may also be scope for VVP funding to contribute towards physical works on some sites, such as ground remediation or access improvements.
- 3.4 One of the key issues that still 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. Discussions with officers from Welsh Government have already taken place on these issues and will be ongoing as the sites progress.

- 3.5 MTCBC has now commenced work on the statutory four year review of the Local Development Plan, which, amongst other things, is considering the current levels of housing delivery and housing land supply. The Review Report will set out whether the housing strategy, policies and/or allocations need to change and why, and will make a recommendation on the approach to revising the Plan. In the meantime, MTCBC will continue to implement the VVP programme in order to try and maximise housing delivery over the next 2 years.

PRIVATE SECTOR

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/10/0078	ADJ SHINGRIG ESTATE, TRELEWIS	46	300	212	13.76	0	35	35	35	35	35	175	0	37
P/06/0477	MAEN GANOL, TRELEWIS	0	30	30	2.3	0	0	0	0	0	0	0	0	30
MERTH LDP	ADJ PLEASANT VIEW, BEDLINOG	0	10	10	0.5	0	0	0	0	0	0	0	0	10
P/14/0130	EAST OF COMMERCIAL STREET, BEDLINOG	0	59	59	3.91	0	0	0	0	0	0	0	0	59
MERTH LDP	SOUTH OF CWMFELIN, BEDLINOG	0	70	70	5.0	0	0	0	0	0	0	0	0	70
TOTAL	BEDLINOG	46	469	381	25.47	0	35	35	35	35	35	175	0	206

[illegible]

MERTH LDP	WINCHFAPWR ROAD	0	30	30	2.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
MERTH LDP	FORMER GELLIDEG FLATS	0	53	53	1.03	0	0	0	0	20	33	0	53	0	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	0	0	70
TOTAL	CYFARTHFA	14	726	499	26.14	9	18	6	39	49	0	112	0	378	0	0	0	0	0	378

DOWLAIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/07/0445	ADJ TREVOR CLOSE	0	28	28	1	0	0	7	7	7	7	28	0	0
P/11/0069	PROJECT HEARTLAND, DOWLAIS	0	450	450	12.4	0	0	0	0	0	0	0	0	450
P/11/0031	ST JOHNS CHURCH, DOWLAIS	0	20	20	0.6	0	0	20	0	0	0	20	0	0
TOTAL	DOWLAIS	0	498	498	14	0	0	27	7	7	7	48	0	450

GURNOS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/04/0506	ADJ GWAELODYGARTH HOUSE	1	20	5	0.5	3	2	0	0	0	0	2	0	0
MERTH LDP	GOITRE LANE GURNOS	0	190	190	6.7	0	0	0	0	0	0	0	0	190
TOTAL	GURNOS	1	210	195	7.2	3	2	0	0	0	0	2	0	190

**MERTHYR
VALE**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/11/0057	PROJECT RIVERSIDE	0	150	150	9.12	0	0	0	30	30	30	90	0	60
P/07/0290	R/O OAKFIELD STREET, ABERFAN	0	50	50	1.13	0	0	0	0	0	0	0	0	50
MERTH LDP	ADJ GRAYS PLACE, MERTHYR VALE	0	10	10	0.26	0	0	0	0	0	0	0	0	10
TOTAL	MERTHYR VALE	0	210	210	10.51	0	0	0	30	30	30	90	0	120

PENYDARREN

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/06/0664	ROCKY ROAD	4	19	4	0.48	0	4	0	0	0	0	4	0	0
MERTH LDP	THE GREENIE, PENYDARREN	0	60	60	1.73	0	0	0	0	0	0	0	0	60
MERTH LDP	R/O HAYDN TERRACE, PENYDARREN	0	70	70	2.19	0	0	0	0	35	35	70	0	0
TOTAL	PENYDARREN	4	149	134	4.4	0	4	0	0	35	35	74	0	60

PLYMOUTH

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
P/10/0160	FORMER ABERCANAID PRIMARY SCHOOL	3	14	6	0.19	0	6	0	0	0	0	6	0	0

MERTH LDP	R/O UPPER MOUNT PLEASANT TROEDYRHIW	0	10	10	0.81	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
MERTH LDP	GETHIN TIP	0	150	150	10.9	0	0	0	0	10	20	20	50	0	100					
MERTH LDP	P & R MOTORS	0	24	24	0.98	0	0	0	0	0	0	0	0	0	24					
TOTAL	PLYMOUTH	3	198	190	12.88	0	6	0	10	20	20	20	56	0	134					

TOWN

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
MERTH LDP	FORMER MARDY HOSPITAL	0	125	121	3.88	0	25	25	19	20	20	109	0	12
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	30	30	30	90	0	70
MERTH LDP	ST TYDFILS HOSPITAL	0	60	60	2	0	0	0	30	30	0	60	0	0
MERTH LDP	ADJ BRADLEY GARDENS	0	110	110	3.06	0	0	0	0	0	0	0	0	110
P/14/0256	FORMER SANDBROOK HOUSE	0	13	13	1.12	0	0	2	2	2	2	8	0	5
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0	0	0	0	180
TOTAL	TOWN	0	648	644	19.4	0	25	27	81	82	52	267	0	377

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	26	10	0.9	0	0	10	0	0	0	10	0	0
MERTH LDP	CILHAUL	0	50	50	1.22	0	0	0	0	0	0	0	0	50
MERTH LDP	OAKLANDS, TREHARRIS	0	85	85	3.76	0	0	0	0	0	0	0	0	85
TOTAL	TREHARRIS	0	161	145	5.88	0	0	10	0	0	0	10	0	135

VAYNOR

		UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4
LPA REF	ADDRESS													
MERTH LDP	SWEETWATER PARK, TREFECHAN	1	90	19	1.54	0	6	13	0	0	0	19	0	0
TOTAL	VAYNOR	1	90	19	1.54	0	6	13	0	0	0	19	0	0
TOTAL	PRIVATE SECTOR	69	3359	2915	127.42	12	96	118	202	258	179	853	0	2050

PLYMOUTH																		
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2016	2017	2018	2019	2020	Cat2	Cat3	Cat4				
P/14/0193	FORMER ST PETER AND ST PAUL CHURCH, ABERCANAID	0	13	13	0.3	0	13	0	0	0	0	13	0	0				
TOTAL	PLYMOUTH	0	13	13	0.3	0	13	0	0	0	0	13	0	0				
TOTAL	PUBLIC SECTOR	17	93	52	2.44	33	19	0	24	0	0	43	0	0				
TOTAL	PRIVATE AND PUBLIC SECTOR	86	3452	2967	129.86	45	115	118	226	258	179	896	0	2050				

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
2014	113	22	135
2015	86	15	101

Appendix 3 – Previous Land Supply Data

	5 year supply - Number of Homes		Number of years supply		
Year	Cat 1	Cat 2		Cat 3i	Cat 3ii
2001	58	411	2.8	943	165
2002	147	257	2.2	1112	126
2003	156	303	2.4	1122	43
2004	70	471	2.7	1068	0
2005	79	369	2.4	1099	0
2006	57	538	2.9	1011	0
2007	197	461	6.4	1322	0
2008	52	652	5.6	1320	0
2009	80	563	4.8	1246	0
2010	117	517	4.5	1205	0
2011	112	350	3.2	1267	0
2012	44	745	3.6	2276	0
2013	189	516	2.9	2371	0
2014	140	572	2.5	2287	0
	Cat 1	Cat 2		Cat 3	Cat 4
2015	45	896	2.8	0	2050