



**MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY 2017**

**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**

**September 2017**

## **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 2017. It replaces the report for the previous base date of 2016.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2017.
- 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 **1.6 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 County Borough

### **Report production**

- 1.6 Merthyr Tydfil issued draft site schedules, site proformas and accompanying information for consultation between 13<sup>th</sup> April and 2<sup>nd</sup> May 2017. 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 July 2017. 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 (LDP) 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 01 <sup>st</sup> April 2017 – 2022 - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
<b>Total</b>	<b>2144</b>	<b>41</b>	<b>550</b>	<b>98</b>	<b>1996</b>	<b>173</b>

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

Private	567
Public	0
Housing Association	24
<b>Total</b>	<b>591</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**

2012- 2013	2013- 2014	2014- 15	2015- 16	2016- 17
23	22	15	14	30

- The small sites 5 year allowance is 104 dwellings
- The small sites 5 year annual average is 21 dwellings (104/5 =21)

- 2.4 Overall total 5 year land supply (large + small sites) is **695 units.**

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

<b>A</b>	Total Housing Requirement (Adopted LDP)	2144
<b>B</b>	Completions to base date (large and small sites)	173
<b>C</b>	Residual requirement	1971
<b>D</b>	5 year requirement*	2144
<b>E</b>	Annual Need	429
<b>F</b>	Total 5 year land supply	695
<b>G</b>	Land supply in years (F/E)	1.6 yrs

\* based on calculation in TAN1, Table 4, page 28 due to LDP period expiring in 2021 (see calculation below)

**Calculation of average annual requirement as LDP period expires in 2021.**

$$\frac{(3800 \times 1)}{15} + \frac{(3800-1909)}{5} = 429$$

### 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 MTCBC has now commenced work on a replacement LDP which, amongst other things, considers the current levels of housing delivery and housing land supply. A call for candidate sites was carried out during autumn 2016 with the Preferred Strategy published in summer 2017. The Deposit Plan is programmed to be published during summer 2018 with a target date for adoption in late 2019.
- 3.3 Of the 2100 units that sit in Categories 3 and 4, the Council are the landowners on approximately 1500 units, therefore, it is possible for the Council to have a positive direct effect on housing land supply prior to adoption of the replacement LDP.
- 3.4 The Vibrant and Viable Places regeneration programme has now concluded, and the Council has been successful, through this funding, in carrying out a significant amount of survey work on a number of sites under Council

ownership which in total could provide 600-700 dwellings. Furthermore, the Council has gained outline planning permission on one of these sites, and is currently in discussions with developers on a further two of these sites.

- 3.5 One of the key issues that still needs to be addressed in 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 may be required. Discussions with officers from Welsh Government have already taken place on these issues and will be ongoing as the sites progress.



MERTH LDP	FORMER GELLIDEG FLATS	0	53	53	1.03	0	0	0	0	0	0	0	0	0	0	0	53	0
MERTH LDP	UPPER GEORGETOWN PLATAEU	0	70	70	2.24	0	0	0	0	0	0	0	0	0	0	0	0	70
<b>TOTAL</b>	<b>CYFARTHFA</b>	<b>17</b>	<b>655</b>	<b>484</b>	<b>23.74</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>19</b>	<b>14</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>378</b>				

#### DOWLAIIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
P/07/0445	ADJ TREVOR CLOSE	0	28	28	1	0	0	0	0	0	0	0	28	0
P/11/0069	PROJECT HEARTLAND, DOWLAIIS	0	450	450	12.4	0	0	0	0	0	0	0	0	450
P/11/0031	ST JOHNS CHURCH, DOWLAIIS	0	20	20	0.6	20	0	0	0	0	0	0	0	0
P/15/0229	VICTORIA HOUSE, DOWLAIIS	19	25	0	0.5	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>DOWLAIIS</b>	<b>19</b>	<b>523</b>	<b>498</b>	<b>14.5</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>450</b>

#### GURNOS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
P/04/0506	ADJ GWAELODYGARTH HOUSE	1	20	0	0.5	0	0	0	0	0	0	0	0	0
MERTH LDP	GOITRE LANE GURNOS	0	190	190	6.7	0	0	0	0	0	0	0	0	190
<b>TOTAL</b>	<b>GURNOS</b>	<b>1</b>	<b>210</b>	<b>191</b>	<b>7.2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>190</b>

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
P/11/0057	PROJECT RIVERSIDE	0	160	160	9.12	0	0	10	40	40	40	130	30	0
P/07/0290	R/O OAKFIELD STREET, ABERFAN	0	50	50	1.13	0	0	0	0	0	0	0	0	50
MERTH LDP	ADI GRAYS PLACE, MERTHYR VALE	0	10	10	0.26	0	0	0	0	0	0	0	0	10
TOTAL	MERTHYR VALE	0	220	220	10.51	0	0	10	40	40	40	130	30	60

[illegible][illegible]

MERTH LDP	GETHIN TIP	0	150	150	10.9	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	24
<b>TOTAL</b>	<b>PLYMOUTH</b>	<b>3</b>	<b>197</b>	<b>184</b>	<b>12.88</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>53</b>	<b>0</b>	<b>134</b>

#### TOWN

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
MERTH LDP	FORMER MARDY HOSPITAL	34	125	82	3.88	10	25	25	2	0	0	72	0	0
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	40	40	40	120	40	0
MERTH LDP	ST TYDFILS HOSPITAL	0	60	60	2	0	0	0	0	0	0	0	0	60
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	2	3	3	3	2	13	0	0
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0	0	0	0	180
<b>TOTAL</b>	<b>TOWN</b>	<b>34</b>	<b>648</b>	<b>605</b>	<b>19.4</b>	<b>10</b>	<b>27</b>	<b>28</b>	<b>65</b>	<b>243</b>	<b>42</b>	<b>205</b>	<b>40</b>	<b>350</b>

#### TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	25	9	0.9	0	5	4	0	0	0	9	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
<b>TOTAL</b>	<b>TREHARRIS</b>	<b>0</b>	<b>160</b>	<b>144</b>	<b>5.88</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>135</b>

**VAYNOR**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
MERTH LDP	SWEETWATER PARK, TREFECHAN	8	90	2	1.54	2	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>VAYNOR</b>	<b>8</b>	<b>90</b>	<b>2</b>	<b>1.54</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>PRIVATE SECTOR</b>	<b>130</b>	<b>3305</b>	<b>2745</b>	<b>125.04</b>	<b>41</b>	<b>39</b>	<b>48</b>	<b>174</b>	<b>157</b>	<b>149</b>	<b>567</b>	<b>98</b>	<b>1996</b>

**MTCBC JHLAS SITE SCHEDULE**  
**Sites of 10 or more units at April 1st 2017**  
**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	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
P/14/0295	FORMER LABOUR EXCHANGE AND PROMENADE	0	24	24	0.66	0	0	24	0	0	0	24	0	0
<b>TOTAL</b>	<b>PARK</b>	<b>0</b>	<b>24</b>	<b>24</b>	<b>0.66</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>

PLYMOUTH

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2018	2019	2020	2021	2022	Cat2	Cat3	Cat4
P/14/0193	FORMER ST PETER AND ST PAUL CHURCH, ABERCANAID	13	13	0	0.3	0	0	0	0	0	0	0	0	0
TOTAL	PLYMOUTH	13	13	0	0.3	0	0	0	0	0	0	0	0	0

TOTAL	PUBLIC SECTOR	13	37	24	0.96	0	0	24	0	0	0	24	0	0
-------	---------------	----	----	----	------	---	---	----	---	---	---	----	---	---

TOTAL	PRIVATE AND PUBLIC SECTOR	143	3339	2745	126	41	39	72	174	157	149	591	98	1996
-------	---------------------------	-----	------	------	-----	----	----	----	-----	-----	-----	-----	----	------

## 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
2016	106	14	120
2017	143	30	173

## 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
2016	15	548	1.6	28	2317
2017	41	550	1.6	98	1996

