



MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2018

BETWEEN

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL AND THE STUDY GROUP:

**HOME BUILDERS FEDERATION
DWR CYMRU WELSH WATER
HENDRE HOUSING ASSOCIATION
WALES & WEST HOUSING ASSOCIATION
MERTHYR TYDFIL HOUSING ASSOCIATION**

September 2018

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1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2018. It replaces the report for the previous base date of 2017.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2018.
- 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 **1.1 years** housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Dŵr Cymru 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 14th May and 25th May 2018. 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 August 2018. 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) 2006-2021 was adopted in May 2011. This 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 st April 2018 – 2023 - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
	Proposed homes	1	2	3	4	
Total	1971	25	410	338	1896	61

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

Private	411
Public	0
Housing Association	24
Total	435

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

2013-2014	2014-2015	2015-16	2016-17	2017-18
22	15	14	30	19

- The small sites 5 year allowance is 100 dwellings
- The small sites 5 year annual average is 20 dwellings (100/5 =20)

- 2.5 Overall total 5 year land supply (large + small sites) is **535 units.**

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

A	Total Housing Requirement (Adopted LDP)	3800
B	Completions start of plan period to base date (large and small sites)	1909
C	Residual requirement	1891
D	5 year requirement*	2400
E	Annual Need	480
F	Total 5 year land supply	535
G	Land supply in years (F/E)	1.1 yrs

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

As the plan period expires part-way through the JHLAS period, an alternative method of calculating the average annual requirement is used, as set out in TAN 1:

$$\{[(H \times N)/P] + (H - C)\}/5$$

H = total housing requirement as set out in the adopted LDP;

N = number of years left in the JHLAS period after the plan period expires;

P = total number of years in plan period;

C = completions from start of plan period to JHLAS base date.

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

$$\frac{((3800 \times 2)/15)}{5} + \frac{(3800 - 1909)}{5} = 480$$

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. Consultation on the Replacement Deposit Plan finished on 10th September 2018, and the target date for adoption is late 2019.
- 3.3 Of the 2200 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.

Appendix 1 – Site Schedules

MTCBC JHLAS SITE SCHEDULE

Sites of 10 or more units at April 1st 2018

Sites with planning permission or in Adopted LDP

PRIVATE SECTOR

BEDLINOG

BEDLINOG														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
P/10/0078	ADJ SHINGRIG ESTATE, TRELEWIS	2	300	118	13.76	0	0	0	40	40	38	118	0	0
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	5	0	0	5	0	59
MERTH LDP	SOUTH OF CWMFELIN, BEDLINOG	0	70	70	5.0	0	0	0	0	0	0	0	0	70
TOTAL	BEDLINOG	2	469	296	25.47	0	0	0	45	40	38	123	0	169

CYFARTHFA

[illegible]

MERTH LDP	WINCHFAWR ROAD	0	30	30	2.8	0	0	0	0	0	0	0	0	30
MERTH LDP	FORMER GELLIDEG FLATS	0	53	53	1.03	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	70
TOTAL	CYFARTHFA	4	655	480	23.74	4	2	5	5	5	0	17	0	378

DOWLAIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	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, 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	20	0	0	0	0	0	0	0	0
TOTAL	DOWLAIS	0	498	498	14	20	0	0	0	0	0	0	28	450

GURNOS

[illegible]

**MERTHYR
VALE**

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
P/11/0057	PROJECT RIVERSIDE	0	153	153	9.12	0	0	20	45	45	43	153	0	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	ADJ GRAYS PLACE, MERTHYR VALE	0	10	10	0.26	0	0	0	0	0	0	0	0	10
TOTAL	MERTHYR VALE	0	213	213	10.51	0	0	20	45	45	43	153	0	60

PENYDARREN

[illegible]

PLYMOUTH

[illegible]

MERTH LDP	P & R MOTORS	0	24	24	0.98	0	0	0	0	0	0	0	0	24
TOTAL	PLYMOUTH	0	184	184	12.69	0	0	0	0	0	0	0	150	34

TOWN

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
MERTH LDP	FORMER MARDY HOSPITAL	30	125	50	3.88	0	0	0	25	25	0	50	0	0
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	0	0	0	0	160	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	1	13	12	1.12	0	4	4	4	0	0	12	0	0
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0	0	0	0	180
TOTAL	TOWN	31	648	574	19.4	0	4	4	29	25	0	62	160	350

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	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
P/17/0294	Y GOEDWIG	0	22	22	0.93	0	0	0	0	11	11	22	0	0
MERTH LDP	OAKLANDS, TREHARRIS	0	85	85	3.76	0	0	0	0	0	0	0	0	85
TOTAL	TREHARRIS	0	182	166	6.81	0	5	4	0	11	11	31	0	135

VAYNOR

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
MERTH LDP	SWEETWATER PARK, TREFECHAN	1	90	1	1.54	1	0	0	0	0	0	0	0	0
TOTAL	VAYNOR	1	90	1	1.54	1	0	0	0	0	0	0	0	0
TOTAL	PRIVATE SECTOR	38	3259	2732	124.78	25	11	33	124	117	101	386	338	1896

MTCBC JHLAS SITE SCHEDULE

Sites of 10 or more units at April 1st 2018

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	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
P/14/0295	FORMER LABOUR EXCHANGE AND PROMENADE	0	24	0	0.66	0	0	24	0	0	0	24	0	0
TOTAL	PARK	0	24	0	0.66	0	0	24	0	0	0	24	0	0

MERTHYR VALE

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2019	2020	2021	2022	2023	Cat2	Cat3	Cat4
P/14/0193	LAND ADJ WALTERS TERRACE, ABERFAN	23	23	0	0.46	0	0	0	0	0	0	0	0	0
TOTAL	PLYMOUTH	23	23	0	0.46	0	0	0	0	0	0	0	0	0

TOTAL	PUBLIC SECTOR	23	47	0	1.12	0	0	24	0	0	0	24	0	0
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TOTAL	PRIVATE AND PUBLIC SECTOR	61	3306	2732	125.9	25	11	57	124	117	101	410	338	1896
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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
2018	61	19	80

* 94 of the 112 dwellings were built between 1st January 2006 and 30th June 2006 (i.e. contributed to completions during the LDP period)

** The study period for the 2007 study was 1st July 2006 to 31st March 2007.

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
2018	25	410	1.1	338	1896