



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 3
HOUSING
ACTION POINT 3.3 – COUNCIL RESPONSE

HEARING 3 – ACTION POINT 3 RESPONSE

Action Point

Council to provide an updated housing trajectory which:

- Identifies the 5 Year housing land supply figure for each remaining year of the plan period, and*
- Identifies the expected rate of housing delivery for affordable housing, as per Planning Policy Wales paragraph 4.2.10*

Council's Response

This statement has been prepared by the Council in response to issues that arose at Hearing Session 3 in regard to updating the Housing Land Supply data as a result of any changes to the LDP Housing Provision, and identifying the rate of affordable housing delivery in the LDP Housing Trajectory in accordance with Planning Policy Wales Edition 10 (paragraph 4.2.10).

An updated version of the Housing Land Supply table (included as Appendix 2 of the LDP Written Statement) is attached as Appendix 1 to this action point response. A graph highlighting the housing land figure for each individual year is also included.

A revised housing trajectory table is included as Appendix 2 of this action point response, and reflects amendments made to housing allocations as part of the examination process, as well as reflecting the requirement of national policy to include the rate of delivery for both affordable and market housing. Both appendices will be incorporated into the Council's Schedule of Matters Arising Changes.

There is a minor discrepancy between the total number of dwellings contained in the actual housing provision in the Replacement LDP (2821), and the number of dwellings calculated when adding up the rows that indicate the anticipated split between market and affordable housing (2825) of the overall housing provision. This is due to the rounding off of the assumed number of affordable dwellings on sites where the policy compliant level of affordable housing would not equate to a whole number.

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EXAMINATION HEARING SESSION – ACTION POINT RESPONSE

Appendix 1 – Housing Land Supply Table and Graph

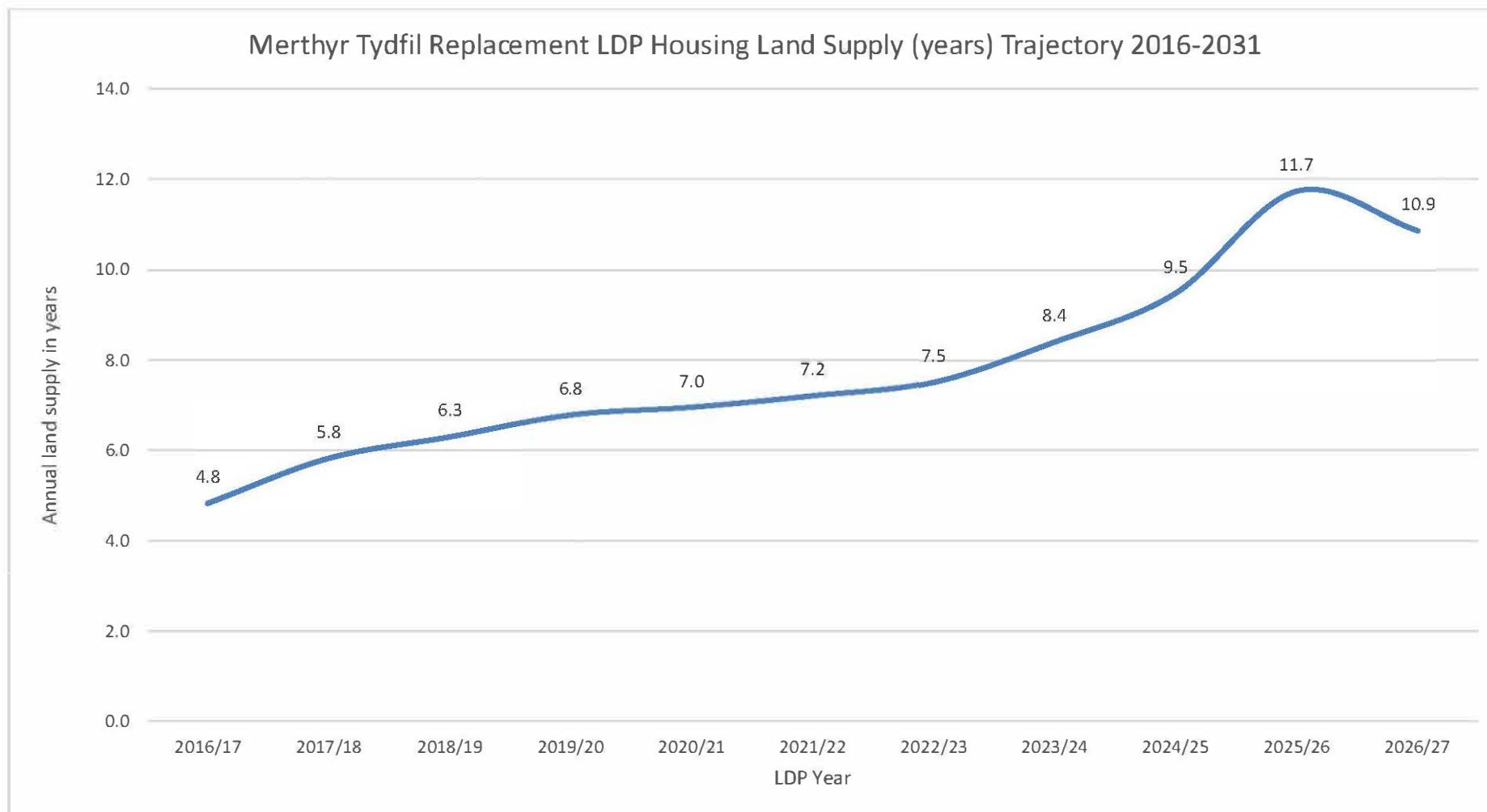
Year	MTCBC LDP Requirement	Annual completions including windfall allowance	Total completions	LDP remaining years	Residual housing requirement	5 year requirement	Annual dwelling requirement	Total land available	Land supply in years
2016/17	2250	173	173	14	2077	742	148	718	4.8
2017/18	2250	80	253	13	1997	768	154	895	5.8
2018/19	2250	72	325	12	1925	802	160	1010	6.3
2019/20	2250	105	430	11	1820	827	165	1122	6.8
2020/21	2250	225	655	10	1595	798	160	1109	7.0
2021/22	2250	226	881	9	1369	761	152	1096	7.2
2022/23	2250	260	1141	8	1109	693	139	1042	7.5
2023/24	2250	204	1345	7	905	646	129	1087	8.4
2024/25	2250	234	1579	6	671	559	112	1061	9.5
2025/26	2250	229	1808	5	442	442	88	1038	11.7
2026/27	2250	218	2026	4	374	374	75	815	10.9
2027/28	2250	193	2219	3	331	*	*	612	*
2028/29	2250	222	2441	2	259	*	*	380	*
2029/30	2250	191	2632	1	218	*	*	189	*
2030/31	2250	189	2821	0	179	**	**	**	**

* Five year requirement and supply figures are unable to be accurately represented for these years given that less than 5 years of the Plan period would remain. Requirement and supply projections beyond the Plan period would need to be informed by the identified requirement and supply figures as part of any future Plan review to extend the life of the Plan.

** LDP expiry date 31st March 2031

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Appendix 2 – Revised Housing Trajectory

Site Ref	Name	Total Dwellings	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
SW3.1	Hoover Factory Site	440	0	0	0	0	0	0	0	55	55	55	55	55	55	55	55
SW3.2	Sweetwater Park	10	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0
SW3.3	Upper Georgetown Plateau	50	0	0	0	0	10	10	30	0	0	0	0	0	0	0	0
SW3.4	Brondeg	50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0
SW3.6	Beacon Heights	20	2	4	0	4	5	5	0	0	0	0	0	0	0	0	0
SW3.7	Winchfawr	20	0	0	0	0	0	0	0	3	3	3	3	3	3	2	0
SW3.8	South of Castle Park	160	0	0	0	0	0	0	0	0	0	10	30	30	30	30	30
SW3.9	Cyfarthfa Mews	19	15	0	4	0	0	0	0	0	0	0	0	0	0	0	0
SW3.10	Trevor Close	20	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0
SW3.11	East Street, Dowlais	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
SW3.12	St Johns Church	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
SW3.13	Victoria House	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.14	Pen y Dre Fields	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.15	Goetre Primary School	120	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
SW3.16	Former Merthyr Care Home	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0
SW3.17	Haydn Terrace	40	0	0	0	0	0	0	0	10	15	15	0	0	0	0	0
SW3.18	Former St Peter and Paul Church, Abercanaid	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.19	Twynyrodyn	120	0	0	0	0	30	30	30	30	0	0	0	0	0	0	0
SW3.20	Former Mardy Hospital	114	34	30	0	0	25	25	0	0	0	0	0	0	0	0	0

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SW3.21	Bradley Gardens II	90	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0
SW3.22	Former St Tydfils Hospital	50	0	0	0	0	0	10	20	20	0	0	0	0	0	0	0
SW3.23	Miners Hall	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
SW3.24	Former Ysgol Santes Tudful	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
SW3.25	Sandbrook Place	12	0	1	3	4	4	0	0	0	0	0	0	0	0	0	0
SW3.35	Clwydyfagwr	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.36	<u>P and R Motors Pentrebach</u>	<u>22</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>0</u>
SW3.37	<u>North of Pant Industrial Estate</u>	<u>26</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
SW3.38	<u>North of Ty Llwyd, Incline Top</u>	<u>11</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
SW3.26	Project Riverside	153	0	0	0	20	45	45	43	0	0	0	0	0	0	0	0
SW3.27	Railway Close, Walters Terrace	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.28	opp Kingsley Terrace	12	0	0	0	8	2	2	0	0	0	0	0	0	0	0	0
SW3.29	adj Manor View, Trelewis	248	48	2	0	0	40	40	38	0	0	0	20	30	30	0	0
SW3.30	Stormtown, Trelewis	80	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20
SW3.33	Cilhaul	30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0
SW3.34	Twynygarreg/Oaklands	50	0	0	0	0	0	0	0	0	15	15	20	0	0	0	0
SW3.39	<u>Y Goedwig, Edwardsville</u>	<u>22</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>	<u>7</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	TOTAL	2196	139	61	28	61	181	182	216	160	190	185	174	149	178	147	145

Small windfall contribution		30	19	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Large windfall contribution		4	0	24	24	24	24	24	24	24	24	24	24	24	24	24	24

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Total windfall allowance	625															
Completions		173	80	72	105	225	226	260	204	234	229	218	193	222	191	189
<u>Market Housing - Primary Growth Area</u>	-	<u>102</u>	<u>48</u>	<u>59</u>	<u>53</u>	<u>115</u>	<u>116</u>	<u>154</u>	<u>156</u>	<u>170</u>	<u>177</u>	<u>153</u>	<u>121</u>	<u>147</u>	<u>146</u>	<u>144</u>
<u>Affordable Housing - Primary Growth Area</u>	-	<u>19</u>	<u>5</u>	<u>0</u>	<u>11</u>	<u>10</u>	<u>10</u>	<u>14</u>	<u>13</u>	<u>14</u>	<u>18</u>	<u>12</u>	<u>9</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Market Housing - Other Growth Area</u>	-	<u>52</u>	<u>4</u>	<u>13</u>	<u>38</u>	<u>83</u>	<u>83</u>	<u>82</u>	<u>35</u>	<u>47</u>	<u>35</u>	<u>52</u>	<u>61</u>	<u>60</u>	<u>32</u>	<u>32</u>
<u>Affordable Housing - Other Growth Area</u>	-	<u>0</u>	<u>23</u>	<u>0</u>	<u>3</u>	<u>17</u>	<u>17</u>	<u>12</u>	<u>0</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>1</u>
LDP Requirement	2250															
Flexibility	571	25.30%														
Provision	2821															