



MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2019

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
MERTHYR VALLEY HOMES**

October 2019

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1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2019. It replaces the report for the previous base date of 2018.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2019.
- 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:
- <https://gov.wales/technical-advice-note-tan-1-joint-housing-land-availability-studies>
- 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 **1.3 years** housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Dwr Cymru Welsh Water (DCWW)
 - Registered Social Landlords (RSL's) operating within the County Borough

Report production

- 1.6 Merthyr Tydfil County Borough Council issued draft site schedules, site proformas and accompanying information for consultation between 16th and 27th of September 2019. Comments were provided by DCWW and other parties within this period.
- 1.7 All matters were agreed following the consultation and a Statement of Common Ground (SoCG) was finalised in October 2019. 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. 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 2019 – 2024 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	1971	20	533	362	1731	13

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

Private	529
Public	0
Housing Association	24
Total	553

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

2014-2015	2015-2016	2016-17	2017-18	2018-19
15	14	30	19	31

- The small sites 5 year allowance is 109 dwellings
- The small sites 5 year annual average is 22 dwellings (109/5 =21.8)

- 2.4 Overall total 5 year land supply (large + small sites) is **662 units**. Overall completions for 2018/19 is **44 dwellings**

Table 3 - Five 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)	1953
C	Residual requirement	1847
D	5 year requirement*	2607
E	Annual Need	521.4
F	Total 5 year land supply	662
G	Land supply in years (F/E)	1.3 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 adopted LDP period expires in 2021.

$$\frac{((3800 \times 3)/15) + (3800 - 1953)}{5} = 521.4$$

3.0 COMMENTARY

- 3.1 Table 3 indicates that there is less than 5 years land supply based on the residual method required by TAN1. This figure has again resulted in the trigger level being hit in the LDP Annual Monitoring Report, when looking at the indicator that deals with Housing Land Supply. Under current national planning policy the Council is required to outline the actions it proposes to address this shortfall in housing land supply.
- 3.2 MTCBC is now nearing adoption of a replacement LDP which, amongst other things, considers the current levels of housing delivery and housing land supply. The Deposit Plan was subject to public consultation during summer 2018, and the examination of the replacement LDP commenced in early 2019. It is anticipated that the replacement LDP will be adopted in January 2020.
- 3.3 Of the more than 2000 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.
- 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. The Council has gained outline planning permission on one of these sites, and is currently in discussions with developers on two further sites, having received pre-application proposals for 120 dwellings at the Twynyrodyn LDP site allocation.
- 3.5 One of the key issues that 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 sites progress.

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	2020	2021	2022	2023	2024	Cat2	Cat3	Cat4
MERTH LDP	FORMER MARDY HOSPITAL	0	125	52	3.88	0	0	0	25	27	0	52	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	7	13	5	0.4	0	5	0	0	0	0	5	0	0
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	30	30	30	30	120	0	60
p/14/0198	NORTH OF TY LLWYD, INCLINE TOP	0	11	11	0.7	0	0	0	0	3	3	6	5	0
TOTAL	TOWN	7	659	578	19.38	0	5	30	55	57	30	177	165	230

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2020	2021	2022	2023	2024	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	2020	2021	2022	2023	2024	Cat2	Cat3	Cat4
MERTH LDP	SWEETWATER PARK, TREFECHAN	1	90	0	1.54	0	0	0	0	0	0	0	0	0
TOTAL	VAYNOR	1	90	0	1.54	0	0	0	0	0	0	0	0	0
TOTAL	PRIVATE SECTOR	13	3256	2716	120.41	20	36	89	145	151	88	509	362	1731

MTCBC JHLAS SITE SCHEDULE

Sites of 10 or more units at April 1st 2019

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	2020	2021	2022	2023	2024	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

TOTAL	PUBLIC SECTOR	0	24	0	0.66	0	0	24	0	0	0	24	0	0
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TOTAL	PRIVATE AND PUBLIC SECTOR	13	3280	2716	121.07	20	36	113	145	151	88	533	362	1731
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Appendix 2 – Past Completion Data

Year	Number of Homes completed on		Total Completions
	Large Sites	Small Sites	
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
2019	13	31	44

* 94 of the 112 dwellings were built between 1st January 2006 and 30th June 2006 (ie 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

Year	5 year supply - Number of Homes		Number of years supply	Cat 3i	Cat 3ii
	Cat 1	Cat 2			
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
2019	20	533	1.3	362	1731