

MERTHYR TYDFIL COUNCIL BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2016

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 2016

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1.0 SUMMARY

- 1.1 This is the Merthyr Tydfil Joint Housing Land Availability Study (JHLAS) for 2016. It replaces the report for the previous base date of 2015.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2016.
- 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-inwales/?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 11th and 23rd May 2016. 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 2016. 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)

	Но	using La	nd Supply 01 st	April 201	6 – 2021 -	Large Sites
		5 Year l	and Supply	Beyond	5 Years	
		(TAN 1	categories)			
	Proposed	1	2	3	4	Homes completed since last
	homes					study
Total	2144	15	548	28	2317	120

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

Total	563
Association	
Housing	37
Public	0
Private	526

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

2011-	2012-	2013-	2014-	2015-
2012	2013	2014	15	16
33	23	22	15	14

- The small sites 5 year allowance is 107 dwellings
- The small sites 5 year annual average is 21 dwellings (107/5 = 21)
- 2.4 Overall total 5 year land supply (large + small sites) is 670 units.

Α	Total Housing Requirement (Adopted LDP)	2264
В	Completions to base date (large and small sites)	120
С	Residual requirement	2144
D	5 year requirement	2144
Ε	Annual Need	429
F	Total 5 year land supply	670
G	Land supply in years (F/E)	1.6 yrs

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

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 2317 units that sit in Category 4, the Council are the landowners on approximately 1600 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 All survey work on all sites in the VVP project has been completed during 2015/16. The Council is in the process of producing a portfolio of the sites to take to the market, with the first batch of sites to be put to the market in the next month. 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 may be 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 a replacement LDP which, amongst other things, will consider the current levels of housing delivery and housing land supply. A call for candidate sites will take place during Autumn 2016 and will feed into a timetable which will see the Preferred Strategy published in Summer 2017, a Deposit Plan published the following Summer, and with a target date for adoption in late 2019. In the meantime, MTCBC will continue to implement the VVP programme in order to try and maximise housing delivery.

Appendix 1 – Site Schedules

MTCBC JHLAS SITE SCHEDULE Sites of 10 or more units at April 1st 2016 Sites with planning permission or in Adopted LDP PRIVATE SECTOR

BEDLINOG

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/10/0078	ADJ SHINGRIG ESTATE, TRELEWIS	35	300	177	13.76	0	35	35	35	35	37	177	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	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	35	469	346	25.47	0	35	35	35	35	37	177	0	169

CYFARTHFA

LPA RE ILA READDRESSUNTS BULIT SIVE LIAT SIME LIATUNTS BULIT SIME LIAT SIME LIATUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT BULITUNTS BULIT<									
IDAREUNITS BUILT	Cat4	0	0	0	0	70	48	160	30
LPAREUNITS BUILT	Cat3	0	0	0	0	0	0	0	0
LPA RE LDA REMONTS BULTU	Cat2	15	3	11	28	0	0	0	0
LPA RE LDA READDRESSUNITS BULT SINCELASTUNITS BULT SINCELASTUNITS BULT RINUEHa20122013 <t< td=""><td>2021</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	2021	0	0	0	0	0	0	0	0
LPA RE BULCTUNTS BULCTUNTS BULCTUNTS BULCTMAGE RAMGCarl201201VERTHLDPBEACON HEIGHTSADDRESSTUDYUNTSRMNGCarl201201MERTHLDPBEACON HEIGHTS22135203.9555555P(90)20217CRUD YR AWEL, HEOLGERRIG01030.5010010P(90)20217CRUD YR AWEL, HEOLGERRIG01030.501110P(96)0533CYARTHEA MEWS, SWANSER ROAD01030.501110P(96)0533CYARTHEA MEWS, SWANSER ROAD010130.5011010P(96)0533CYARTHEA MEWS, SWANSER ROAD010130.50111P(96)0533CYARTHEA MEWS, SWANSER ROAD01010111	2020	0	0	0	14	0	0	0	0
LPA RE LPA REUNITS BULTUNITS BULTHALPA RE LPA READRESSUNITS STUDYUNITS RMIGHAMERTH LDPEACON HEIGHTS23 (15 cm)201MERTH LDPEACON HEIGHTS22 (13 cm)3.955P(90/0217CUD YR AWEL, HEOLGERRIG001030.50P(96/0523CYFARTHFA MEWS, SWANSEA ROAD001030.5010P(96/05242RHYDYCAR LEISURE CENTRE0001030.5000P(96/05242RHYDYCAR LEISURE CENTRE00028280.5000MERTH LDPR/ODNEG, HEOLGERRIG001028280.750000MERTH LDPR/ODNEG, HEOLGERRIG00160160160100000MERTH LDPROUTEG REVER001601602800	2019	5	0	0	14	0	0	0	0
LPAREUNITS BULT BULTUNITS BULT BULTUNITS BULT BULTHaLPAREADDRESSUNITS BULTUNITS RMMGHaMERTH LDPERACON HEIGHTS2010UNITS RMMGRMMGMERTH LDPERACON HEIGHTS201135201P(90/0217)CRUD YR AWEL, HEOLGERRIG01039555P(90/0212)CRUD YR AWEL, HEOLGERRIG01030.5102P(90/0213)CRUTHFIA MEWS, SWANSEA ROAD0101030.51010P(90/0212)CRUD YR AWEL, HEOLGERRIG001030.5161010P(90/0212)CRUD YR AWEL, HEOLGERRIG00101516101010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD00101616161010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD0016016161010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD00160160161010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD0160160160101010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD016016016010101010P(96/0232)CRATHFIA MEWS, SWANSEA ROAD016016016010101010101010101010 <t< td=""><td>2018</td><td>5</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	2018	5	1	0	0	0	0	0	0
LAREUNITS BUILT SINCE LASTUNITS BUILT SINCE LASTUNITS BUILT BUILT SINCE LASTUNITS BUILT BUILT BUILT SINCE LASTUNITS BUILT BUILT BUILT BUILT BUILTHALPAREDARESS SIDDYSINCE LAST SINCE LAST BUILT BUILTUNITS BUILT BUILT BUILTHAHALPAREDADRESS SIDDYSINCE LAST BUILT BEACON HEIGHTSUNITS BUILT BUILTHAHAP(06/0212CRUD YR AWEL, HEOLGERRIG COMARTH LDPDO1010101010P(06/0212RHYDYCAR LESURE CENTRE RHYDYCAR LESURE CENTREDO0101010101010P(06/0212RHYDYCAR LESURE CENTRE RHYDYCAR LESURE CENTREDO01010101010101010P(06/0212RHYDYCAR LESURE CENTRE RETH LDPCYDARTH LDPDO10	2017	5	2	11	0	0	0	0	0
LAREUNTS BULTUNTS BULTUNTS BULTUNTS BULTUNTS BULTHaLARELAREADRESSSTUDYUNTSHaNERTHLDPERACON HEIGHTSSTUDYUNTSRMNGRMNGP/09/0217CRUD YR AWEL, HEOLGERRIG0135203.95P/06/0233CYEARTHFA MEWS, SWANSEA ROAD001030.5P/06/0242RHYDYCAR LEISURE CENTRE001030.5P/06/0242RHYDYCAR LEISURE CENTRE0028203.95P/06/0242RHYDYCAR LEISURE CENTRE0028280.75MERTHLDPRONDREG, HEOLGERRIG0070703.32MERTHLDPCLWYDYFAGWR, SWANSEA ROAD001601605.76MERTHLDPWINCHFAWR ROAD0030302.8	Cat1	5	0	4	0	0	0	0	0
LPA RELUNITS BUILTLPA RELUNITS BUILTLPA RELUNITS BUILTLPA RELADDRESSNERTH LDPERACON HEIGHTSP(09/0217)CRUD YR AWEL, HEOLGERRIGP(06/0232)CYFARTHFA MEWS, SWANSEA ROADP(06/0242)RHYDYCAR LEISURE CENTREP(06/0242)RHYDYCAR LEISURE CENTREP(06/0242)RHYDYCAR LEISURE CENTREP(06/0242)RHYDYCAR LEISURE CENTREP(06/0242)RHYDYCAR LEISURE CENTREMERTH LDP0RETTH LDP0MERTH LDPUNOFFAGWR, SWANSEA ROADMERTH LDPCLWYDFAGWR, SWANSEA ROADMERTH LDPOL CONTELE PARKMERTH LDPNINCHFAWR ROADMERTH LDP0MERTH LDPOL CONTELE PARKMERTH LDP0MERTH LDP0 <td>Ha RMNG</td> <td>3.95</td> <td>0.5</td> <td>1.6</td> <td>0.75</td> <td>3.32</td> <td>1.79</td> <td>5.76</td> <td>2.8</td>	Ha RMNG	3.95	0.5	1.6	0.75	3.32	1.79	5.76	2.8
LPA RELUNITS BUILT SINCE LAST STUDYUNITS 	UNITS RMNG	20	3	15	28	70	48	160	30
LPA REF JDARES UNITS LPA REF ADDRESS UNITS MERTH LDP BEACON HEIGHTS STUDY P/09/0217 CRUD YR AWEL, HEOLGERRIG 2 P/06/0233 CYFARTHFA MEWS, SWANSEA ROAD 2 P/06/0242 RHYDYCAR LEISURE CENTRE 0 P/06/0242 RHYDYCAR LEISURE CENTRE 0 MERTH LDP R/O BRONDEG, HEOLGERRIG 0 MERTH LDP CLWYDYFAGWR, SWANSEA ROAD 0 MERTH LDP CLWYDFAGWR, SWANSEA ROAD 0 MERTH LDP ADI CASTLE PARK 0 MERTH LDP MICHFAWR ROAD 0	TOTAL UNITS	135	10	47	28	70	48	160	30
LPA REF ADDRESS MERTH LDP BEACON HEIGHTS P/09/0217 CRUD YR AWEL, HEOLGERRIG P/06/0553 CYFARTHFA MEWS, SWANSEA ROAD P/06/0242 RHYDYCAR LEISURE CENTRE MERTH LDP RYODYCAR LEISURE CENTRE MERTH LDP RYODYFAGWR, SWANSEA ROAD P/06/0242 RHYDYCAR LEISURE CENTRE MERTH LDP RYODYFAGWR, SWANSEA ROAD MERTH LDP CUWYDYFAGWR, SWANSEA ROAD MERTH LDP WINCHFAWR ROAD	UNITS BUILT SINCE LAST STUDY	2	0	0	0	0	0	0	0
LPA REF LPA REF MERTH LDP P/09/0217 P/06/0553 P/06/0553 P/06/0242 MERTH LDP MERTH LDP MERTH LDP	ADDRESS	BEACON HEIGHTS	CRUD YR AWEL, HEOLGERRIG	CYFARTHFA MEWS, SWANSEA ROAD	RHYDYCAR LEISURE CENTRE	R/O BRONDEG, HEOLGERRIG	CLWYDYFAGWR, SWANSEA ROAD	ADJ CASTLE PARK	WINCHFAWR ROAD
	LPA REF	MERTH LDP	P/09/0217	P/06/0553	P/06/0242	MERTH LDP	MERTH LDP	MERTH LDP	MERTH LDP

MERTH LDP	FORMER GELLIDEG FLATS	0	53	53	1.03	0	0	0	20	33	0	53	0	0
MERTH LDP	UPPER GEORGETOWN PLATAEU	0	70	70	2.24	0	0	0	0	0	0	0	0	70
TOTAL	CYFARTHFA	2	651	497	23.74	6	18	6	39	47	0	110	0	378

DOWLAIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	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	0	10	10	0	0	0	20	0	0
P/15/0229	VICTORIA HOUSE, DOWLAIS	6	25	19	0.5	4	10	5	0	0	0	15	0	0
TOTAL	DOWLAIS	9	523	517	14.5	4	20	15	0	0	0	35	28	450

GURNOS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/04/0506	ADJ GWAELODYGARTH HOUSE	4	20	1	0.5	0	1	0	0	0	0	1	0	0
MERTH LDP	GOITRE LANE GURNOS	0	190	190	6.7	0	0	0	0	0	0	0	0	190
TOTAL	GURNOS	4	210	191	7.2	0	1	0	0	0	0	1	0	190

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LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/11/0057	PROJECT RIVERSIDE	0	150	150	9.12	0	0	0	0	0	0	0	0	150
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	0	0	0	0	0	210

PENYDARREN

		UNITS BUILT			-									
LPA REF	ADDRESS	STUDY	I U I AL UNITS	RMNG	на RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/06/0664	ROCKY ROAD	4	19	0	0.48	0	0	0	0	0	0	0	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	0	0	0	0	70
TOTAL	PENYDARREN	4	149	130	4.4	0	0	0	0	0	0	0	0	130

РГҮМОИТН														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/10/0160	FORMER ABERCANAID PRIMARY SCHOOL	2	13	3	0.19	0	3	0	0	0	0	3	0	0
MERTH LDP	R/O UPPER MOUNT PLEASANT TROEDYRHIW	0	10	10	0.81	0	0	0	0	0	0	0	0	10
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
TOTAL	PLYMOUTH	2	197	187	12.88	0	3	0	10	20	20	53	0	134

TOWN

	Cat4	2	160	60	110	4	180	521
	Cat3	0	0	0	0	0	0	0
	Cat2	109	0	0	0	6	0	118
	2021	20	0	0	0	2	0	22
	2020	20	0	0	0	2	0	22
	2019	19	0	0	0	2	0	21
	2018	25	0	0	0	2	0	27
	2017	25	0	0	0	1	0	26
	Cat1	0	0	0	0	0	0	0
Ê	RMNG	3.88	3.58	2	3.06	1.12	5.76	19.4
	RMNG	116	160	60	110	13	180	629
T T T T		125	160	60	110	13	180	648
UNITS BUILT	STUDY	5	0	0	0	0	0	5
	ADDRESS	FORMER MARDY HOSPITAL	GOATMILL ROAD	ST TYDFILS HOSPITAL	ADJ BRADLEY GARDENS	FORMER SANDBROOK HOUSE	TWYNYRODYN	TOWN
	LPA REF	MERTH LDP	MERTH LDP	MERTH LDP	MERTH LDP	P/14/0256	MERTH LDP	TOTAL

TREHARRIS														
LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	LOTAL UNITS	UNITS RMNG	Ha RMNG	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
MERTH LDP	NORTH OF TWYNYGARREG ROAD, TREHARRIS	0	25	6	6.0	0	5	4	0	0	0	6	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	160	144	5.88	0	5	4	0	0	0	6	0	135

VAYNOR

Cat4	0	0 0	
Cat2	∞	8	
2021	0	0	
2020	0	0	
2019	0	0	
2018	0	0	
2017	∞	8	
Cat1	2	2	
Ha RMNG	1.54	1.54	
UNITS RMNG	10	10	
TOTAL	06	06	
UNITS BUILT SINCE LAST STUDY	6	6	
ADDRESS	SWEETWATER PARK, TREFECHAN	VAYNOR	
LPA REF	MERTH LDP	TOTAL	

TOTAL	PRIVATE SECTOR	29	3307	2871	125.52	15	116	87	105	124	79	511	28	2317

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Sites of 10 or more units at April 1st 2016 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	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
P/12/0280	OLD SCHOOL CLOSE, GEORGETOWN	12	12	0	0.32	0	0	0	0	0	0	0	0	0
P/14/0295	FORMER LABOUR EXCHANGE AND PROMENADE	0	24	0	0.66	0	0	0	24	0	0	24	0	0
TOTAL	PARK	12	36	0	0.98	0	0	0	24	0	0	24	0	0

GURNOS

Cat3 Cat4	0 0	0 0
1 Cat2	0	0
2021	0	0
2020	0	0
2019	0	0
2018	0	0
2017	0	0
Cat1	0	0
Ha RMNG	0.8	0.8
UNITS RMNG	0	0
TOTAL UNITS	27	27
UNITS BUILT SINCE LAST STUDY	27	27
ADDRESS	MARIGOLD CLOSE, GURNOS	TOWN
LPA REF	P/13/0317	TOTAL

PLYMOUTH

		UNITS BUILT	14 70 7		÷									
LPA REF	ADDRESS	STUDY	I U I AL UNITS	RMNG	па RMNG	Cat1	2017	2018	2019	2020	2021	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	39	76	13	2.08	0	13	0	24	0	0	37	0	0

TOTAL	PRIVATE AND PUBLIC SECTOR	106	3383	2884	127.6	15	129	87	129	124	79	548	28	2317

	Number of Homes	s 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

Appendix 2 – Past Completion Data

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