



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-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 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)**

Housing Land Supply 01 st April 2016 – 2021 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	2144	15	548	28	2317	120

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

Private	526
Public	0
Housing Association	37
Total	563

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	2012-2013	2013-2014	2014-15	2015-16
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.**

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

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

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.

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	9	18	6	39	47	0	110	0	378

DOWLAIIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	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, 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	0	10	10	0	0	0	20	0	0
P/15/0229	VICTORIA HOUSE, DOWLAIIS	6	25	19	0.5	4	10	5	0	0	0	15	0	0
TOTAL	DOWLAIIS	6	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 RMING	Ha RMING	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

PLYMOUTH

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	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

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
MERTH LDP	FORMER MARDY HOSPITAL	5	125	116	3.88	0	25	25	19	20	20	109	0	7
MERTH LDP	GOATMILL ROAD	0	160	160	3.58	0	0	0	0	0	0	0	0	160
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	1	2	2	2	2	9	0	4
MERTH LDP	TWYNYRODYN	0	180	180	5.76	0	0	0	0	0	0	0	0	180
TOTAL	TOWN	5	648	639	19.4	0	26	27	21	22	22	118	0	521

TREHARRIS

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2017	2018	2019	2020	2021	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
TOTAL	TREHARRIS	0	160	144	5.88	0	5	4	0	0	0	9	0	135

VAYNOR

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	Cat1	2017	2018	2019	2020	2021	Cat2	Cat3	Cat4
MERTH LDP	SWEETWATER PARK, TREFECHAN	9	90	10	1.54	2	8	0	0	0	0	8	0	0
TOTAL	VAYNOR	9	90	10	1.54	2	8	0	0	0	0	8	0	0

TOTAL	PRIVATE SECTOR	67	3307	2871	125.52	15	116	87	105	124	79	511	28	2317
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MTCBC JHLAS SITE SCHEDULE

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 RMING	Ha RMING	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

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

PLYMOUTH

LPA REF	ADDRESS	UNITS BUILT SINCE LAST STUDY	TOTAL UNITS	UNITS RMING	Ha RMING	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

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

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

