Caerphilly County Borough Council

JOINT HOUSING LAND AVAILABILITY STUDY 2012

Between Caerphilly County Borough Council and the Study Group:

Home Builders' Federation
Linc Cymru Housing Assocation
Wales and West Housing Association
Fairlake Properties
United Welsh Housing Association
Dwr Cymru Welsh Water

November 2012

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1 SUMMARY

- 1.1 This is the Caerphilly County Borough Council Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1 April 2012. It replaces the report for 2011.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note (TAN) 1 and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirement for the maintenance of a five year housing land supply in each local planning authority area and the process for undertaking the JHLASs (http://wales.gov.uk/topics/planning/policy).
- 1.3 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, Caerphilly County Borough has 3.5 years housing land supply.

Involvement

1.4 The housing land supply has been actively assessed in conjunction with the Home Builders Federation (HBF). Those other members of the Study Group, as set out at the start of this document, have also been consulted during the various stages of the process.

Report Production

- 1.5 The Council issued draft site schedules and site proformas for consultation on 27 July for a period of three weeks until 20 August. Comments were provided by the HBF during this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 29 September.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS Report has been prepared on the basis of the SoCG.

2 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, based on the Caerphilly County Borough Local Development Plan up to 2021, adopted November 2010.

Table 1 – Identified Housing Land Supply

Housin	Housing Land Supply 1 April 2012 – 2017 – Large Sites								
		5 Year Land (TAN 1 Cate)			Beyond Years	15			
	Proposed units	Under construction	1	2	2*	3(i)	3(ii)	Completed Since Last Study	
Total	5852	57							

2.3 Five year land supply breakdown (i.e. categories 1, 2, 2* and under construction):

Private	1881
HA Public	28
Total	1909

2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the number of completions for the last five years.

Table 2 - Small Site Completions for the Previous Five Years

2007/8	2008/9	2009/10	2010/11	2011/12	Total
78	65	51	48	57	299

2.5 The overall **total five year housing land supply** (large and small sites) is **2208**.

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

Α	Total housing requirement (as set out in the adopted Local Development Plan)	8625
В	Completions to base date (large and small sites)	2943
С	Residual requirement	5682
D	Five year requirement	3157
Е	Annual need	631
F	Total five year land supply	2208
G	Land supply in years (F/E)	3.5

Table 3b – 5 Year Land Supply Calculation (Past Building Rates Method)

2.6 Whilst the residual method has been used as the basis for calculating the land supply within this study, It has been customary in the past, and is in line with the advice in the TAN, to indicate how the land supply compares with past levels of completions. This has generally been included as a check against deficiencies in the residual method, which may occur in certain circumstances.

Α	Total Previous 5 Year Completions (2007/8 – 2011/12)	2091
В	Average Annual Completions	418
С	Total 5 Year Land Supply	2208
D	Land Supply in Years (C/B)	5.3

3 COMMENTARY

Land Supply Statement

3.1 The Council recognises that, under the residual method, the land supply is below five years. In such instances, paragraph 5.1 of TAN 1 states that the LPA "must include a statement in the JHLA study outlining the measures it is taking to address the shortfall in housing land supply".

Council's Position

- 3.2 Policy SP14 of the Adopted LDP sets out a requirement for 8,625 dwellings to be developed over the plan period, but makes provision for 10,269 dwellings to allow for flexibility and choice. The Annual Monitoring Report (AMR) is the main mechanism for reviewing the relevance and success of the policies contained in the LDP and for identifying any changes that may be necessary. LDP Regulation 37 prescribes two indicators that must be included within the AMR, one of which specifically relates to housing land supply, taken from the current Housing Land Availability Study. In line with Para 4.1 of TAN1 where the JHLAS, and subsequently the AMR, identifies a shortfall in the housing land requirement, the Council will need to consider in consultation with the Welsh Government whether it would be appropriate or necessary to review the LDP in whole or in part.
- 3.3 The first AMR was submitted to the Welsh Government in October 2012. However, due to the time required to prepare and agree the JHLAS, the data used will always be in arrears. The AMR for the period 1st April 2011 to 31st March 2012 uses data from the 2010 JHLAS, which was agreed in March 2011, as the 2011 JHLAS was not published until after the base date for the AMR. Using the residual method assessed against housing provision in the UDP, the 2010 JHLAS identified a land supply of 14.2 years. The land supply figure was 3.8 years using the past building rates method.
- 3.4 The 2013 AMR will be the first AMR to consider the land supply based on the housing land allocated within the LDP, rather than the UDP. Consideration will be given through this AMR as to whether a review of the LDP would be necessary.

Section 106 Agreements

3.5 As at 1 April 2012, a number of sites of 10 or more dwellings were awaiting completion of a Section 106 agreement:

Table 4 - Section 106 Agreements

Application Reference	Site Name	Number of Units
P/05/1091	Land adjacent to Marne Street, Cwmcarn	15
P/05/1683	Land at Austin Grange, Bartlett Street, Caerphilly	34
P/06/0037	Waterloo Works, Machen	545
07/1011/OUT	Land at Maerdy, Rhymney	57
07/1153/OUT	Land at former Gledyr Bungalow, Nantgarw Road, Caerphilly	14
08/0752/OUT	Land at Hawtin Park, Pontllanfraith	134

08/1355/FULL	Land to rear of 40 Victoria Road, Fleur de Lys	20
09/0243/OUT	Land at former Windsor Colliery, Abertridwr	160
09/0614/OUT	Land to rear of Ty Fry Road, Aberbargoed	15
10/0215/OUT	Former Enco Site, Newbridge	23
		1017

3.6 Although some of these sites are within the site schedule due to their status as LDP sites, the majority of the 1017 units identified are not within the 5 year land supply at present. These sites are likely to enter the land supply during future studies, once the S106s have been agreed. This demonstrates that sites will come forward and that there will be a future supply of housing land.

Economic Conditions

3.7 Although the number of completions has slightly increased compared to last year's study, it is still low (below 400) compared to four or five years ago when economic conditions were more buoyant and conducive to house building on a large scale. The number of major planning applications being submitted, as well as the number of units under construction, remains at a low level, thereby providing an indication of future development rates. It is apparent that current economic conditions are impacting on the rate of development and sites, whilst potentially viable, are not being brought forward at the present time.

MONITORING DATA

4.1 TAN 1 requires the JHLAS Report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below:

Table 5 – Use of Previously Developed Land (Large Sites)

	Total	Total Number and % of Homes by Category and Land Type										
Year	5 Yea	Year Supply			3i and 3ii Categories				Completions 2011/12			
	Gree	nfield	Brown	field	Gree	nfield	Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	322	14	1969	86	795	20	3095	80	29	9	281	91
2012	168	8.8	1741	91.2	846	21.5	3097	78.5	57	17.1	276	82.9
2013												
2014												
2015												
2016												

Table 6 – Sites Subject to Flood Risk Constraints (Large Sites)

	Total	Total Number and % of Homes by Category and Land Type										
Year	5 Year Supply			3i and	d 3ii Ca	ategorie	es	Completions 2011/12				
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	135	6	250	6	3	0.1	0	0	10	3
2012	77	3.5	168	7.6	298	7.6	31	8.0	0	0	35	10.5
2013												
2014												
2015												
2016												

Table 7 – Completions by House Type – 1 April 2011 to 31 March 2012

- 367 (94%) Houses completed
- 23 (6%) Flats completed

Appendix 1 – Site Schedule

See separate document

Appendix 1 - Site Schedule					<u> </u>	<u> </u>								
						Units								
					Units	Built								
Site Name	Settlement Name	Total Units	Units remaining	U/C	Built Total	since last study	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
Private Sector Sites	Settlement Name	Total Offics	remaining	O/C	Total	Study	2013	2014	2013	2010	2017		3(1)	3(11)
Aberbargoed and District Hospital	Aberbargoed	17	17	0	0	0	17	0	0	0	0	0	0	0
Bedwellty Comprehensive School	Aberbargoed	74	74	0	0	0	0	0	0	20	20	0	34	0
Aberbargoed Plateau Bedwellty Road	Aberbargoed Aberbargoed	413 180	413 180	0	0	0	0	0 24	30 24	30 0	0	0	353 132	0
Former Council Yard, Bridge Street	Abercarn	40	40	0	0	0	0	20	20	0	0	0	0	0
Panteg Public house, The Square	Abertridwr	28	28	0	0	0	0	0	0	0	0	0	28	0
Land east of Coedcae Road Windsor Colliery	Abertridwr Abertridwr	27 193	27 193	0	0	0	0	0	0 30	30	0	0	27 133	0
Land South West of Carn Y Tyla Terrace	Abertysswg	133	133	0	0	0	0	0	0	0	0	0	133	0
Land at Greensway	Abertysswg	28	28	0	0	0	0	0	0	0	0	0	28	0
Land adjacent to Gelynos Avenue Bargoed Retail Plateau	Argoed Bargoed	13 48	4 48	0	8	6	0	0	0	0	0	0	0 48	0
Park Estate	Bargoed	53	53	0	0	0	0	0	0	0	0	0	53	0
Cats House and Bedwas Workmens Club	Bedwas	25	25	0	0	0	0	0	12	13	0	0	0	0
Land at St Mary's street, Bedwas Bedwas Colliery	Bedwas Bedwas	12 630	12 630	0	0	0	0	6	6 0	0	0	0	0 630	0
Lyndaryn, Cliff road, Blackwood	Blackwood	13	13	0	0	0	0	0	0	0	0	0	13	0
Blackwood Ambulance Station	Blackwood	24	24	0	0	0	0	0	0	12	12	0	0	0
Land South of Thorncombe Road	Blackwood	12	12	0	0	0	0	6	6	0	0	0	0	0
Cwm Ifor Primary School	Caerphilly Caerphilly	46 42	46 42	0	0	0	0	0	0	23 0	23	0	0 42	0
nd between Van Road & The Railway (Phase Hendre Infants School	Caerphilly	16	16	0	0	0	0	0	0	0	0	0	16	0
Castlegate	Caerphilly	593	17	7	569	65	17	0	0	0	0	0	0	0
Cardiff Road/Pentrebane Street	Caerphilly	127	127	0	0	0	0	0	0	0	0	0	127	0
Caerphilly Miners Hospital Land at Venosa Trading Estate	Caerphilly Caerphilly	82 116	82 95	0 10	0 11	0 11	0 22	0 22	0 22	41 22	41	0	0	0
St James Primary School	Caerphilly	49	49	0	0	0	0	0	0	0	0	0	49	0
Gas Works Site	Caerphilly	55	55	0	0	0	15	15	15	10	0	0	0	0
Land at Pontypandy Industrial Estate	Caerphilly	200	200	0	0	0	30	30	30	30	30	0	50	0
Land east of Bryn Road Pencoed Avenue (West)	Cefn Fforest Cefn Fforest	24 18	24 18	0	0	0	0	9	9	12 0	12 0	0	0	0
Pencoed Avenue (West) Pencoed Avenue (East)	Cefn Florest	47	47	0	0	0	0	16	16	15	0	0	0	0
The Monkey PH	Crosskeys	11	11	0	0	0	6	5	0	0	0	0	0	0
Land South of Stanley Street	Cwmfelinfach	30	0	0	30	30	0	0	0	0	0	0	0	0
Former Holly House Nursing Home Land at the rear of Oak Terrace (Site 1)	Fleur-de-Lys Fleur-de-Lys	12 21	12 21	0	0	0	0	12	0 10	0 11	0	0	0	0
Land at the real of Oak Terrace (Site 1)	Fochriw	147	147	0	0	0	0	0	0	0	0	0	147	0
Greenhill Primary School	Gelligaer	32	32	0	0	0	0	0	16	16	0	0	0	0
Land off Valley View	Hengoed	25	14	0	11	2	2	2	2	2	2	0	4	0
Alexander House, Colliery Road Waterloo Works	Llanbradach Machen	10 545	10 545	0	0	0	0	0	0	30	30	0	10 485	0
Tyn Y Waun Farm	Machen	10	10	0	0	0	0	3	0	0	0	0	7	0
Land at Gellideg Heights (Phase 2)	Maesycwmmer	91	91	0	0	0	0	0	0	0	0	0	91	0
Land at Gellideg Heights (Phase 1)	Maesycwmmer	144	144	0	0	0	0	0	0	30	30	0	84	0
Land adjacent to Abernant Road, Markham Former Cattle Market Site	Markham Nelson	82 12	81 0	0	12	0 2	0	0	0	0	0	0	80	0
Land at Former Coal Yard, Llancaiach View	Nelson	31	31	0	0	0	16	15	0	0	0	0	0	0
Land to the east of Handball Court	Nelson	90	90	0	0	0	0	0	0	0	0	0	90	0
Land at Graig Rhymney nd At Former South Celynen Colliery(Phase 2	New Tredegar Newbridge	30 13	30 0	0	0 13	0 13	0	0	0	0	0	0	30	0
and West of the A467 and Afon Ebbw (Phase 2	Newbridge	123	50	12	61	22	25	25	0	0	0	0	0	0
Chris Bowen Garage	Newbridge	16	16	0	0	0	0	0	0	0	0	0	16	0
Land at Fields Park	Newbridge	80	80	0	0	0	0	0	0	0	0	0	80	0
The Stores, Albertina Road Land off Bryn Howard Terrace	Newbridge Oakdale	10 65	10 31	0 17	0 17	0 15	0 16	0 15	0	0	0	0	10	0
Land west of Old Pant Road	Pantside	56	56	0	0	0	0	20	20	16	0	0	0	0
Gelli Garage, Newport Road	Pontllanfraith	10	10	0	0	0	0	0	0	0	0	0	10	0
Land off Pennar Crossing. Pontllanfraith	Pontllanfraith	13	13	0	0	0	0	0	0	0	0	0	13	0
Land at Hawtin Park Former depot south of Pontlottyn Link Road	Pontllanfraith Pontlottyn	194 36	194 36	0	0	0	0	0	0	30 0	30	0	134 36	0
Land adjacent to Brynglas	Pontlottyn	56	9	3	44	19	9	0	0	0	0	0	0	0
Former British Legion Site, Heol Evan Wynne	•	30	0	0	30	6	0	0	0	0	0	0	0	0
Suflex Factory Land at Hilary Rise	Pontymister Pontywaun	87 20	87 20	0	0	0	0	0	30 0	30 0	27	0	0 20	0
Land South of Merthyr Road, Princetown	Princetown	140	138	0	2	0	0	0	0	0	0	0	138	0
Maerdy Garage, adjacent to Maerdy House	Rhymney	16	16	0	0	0	0	0	6	6	4	0	0	0
Land East of Llechryd Bungalow, Llechryd	Rhymney	39	39	0	0	0	0	0	0	0	0	0	39	0
Old Barrel Store, Rhymney Lower Hill Street, Rhymney	Rhymney Rhymney	14 10	0 10	0	14 0	7	0	0	0	0	0	0	0 10	0
Maerdy Crossing, Rhymney	Rhymney	57	57	0	0	0	0	0	0	0	0	0	57	0
Eastern part of land adjacent to River Ebbw		48	48	0	0	0	0	0	0	0	0	0	48	0
Land at Station Approach, Risca The Quarry, Moriah Hill	Risca Risca	10 14	10 14	0	0	0	0	0	0	7	7	0	10	0
Land below Coronation Terrace	Senghenydd	12	12	0	0	0	0	0	0	0	0	0	12	0
between B4263 and Coronation Terrace, Sen	Senghenydd	20	20	0	0	0	0	10	10	0	0	0	0	0
Ysgol Ifor Bach, Upper Brynhyfryd Terrace	Senghenydd	33	33	0	0	0	0	0	0	0	0	0	33	0
Tir-y-berth Land adjacent to The Grove	Tiryberth Trethomas	173 13	173 13	0	0	0	0	0	13	0	0	0	173 0	0
Former Petrol Filing Station, Newport Road		10	10	0	0	0	0	0	0	0	0	0	10	0
Land north east of Llanarth Street	Wattsville	65	6	1	58	8	6	0	0	0	0	0	0	0
Woodfield House, Penmaen Road Land adjacent to Pen-y-Cwarel Road	Woodfieldside Wyllie	46 56	40 56	6 0	0	0	20	20	0	0	0	0	0 56	0
Former Wyllie Colliery, Pen-y-cwarel Road	-	24	0	0	24	2	0	0	0	0	0	0	0	0
Land at New Road	Ystrad Mynach	18	18	0	0	0	0	0	0	9	9	0	0	0
Penallta Colliery, Dyffryn Street	Ystrad Mynach	582	227	0	355	53	57	57	57	56	0	0	0	0
Penallta Yard Colliery Listed Building Development Dyffry	Ystrad Mynach Ystrad Mynach	10 188	10 162	0	0 26	0	0	0	0 20	0 20	0 20	0	10 102	0
a Colliery, Listed Building Development, Dyffry Land to rear of Pantycelyn Street	Ystrad Mynach	24	2	0	20	0	0	0	0	0	0	0	2	0
Housing Association Sites	,													
Varmans Yard	Abercarn	33	0	0	33	10	0	0	0	0	0	0	0	0
Phase 1 of Land between Van Road, Maes Gl Former Jupiter furniture store	Caerphilly Caerphilly	29 28	0 28	0	29 0	29 0	0 14	0 14	0	0	0	0	0	0
St Davids Close	Rhymney	0	0	0	0	11	0	0	0	0	0	0	0	0
Penallta Colliery RSL phase	Ystrad Mynach	55	0	0	55	22	0	0	0	0	0	0	0	0
				57		333	277	346	404	521	304	0	3943	0

Appendix 2 – Past Completion Data

	Number of Homes Completed on:										
Year	Large Sites	Small Sites	Total Completions								
2008	578	78	656								
2009	322	65	387								
2010	249	51	300								
2011	310	48	358								
2012	333	57	390								

Appendix 3 – Previous Land Supply Data

	5 Year Supply – Number of Homes			Number of Years Supply	Supply Beyond 5 Years – Number of Homes	
Year	1	2	2*		3i	3ii
2007	721	1062	0	17.3	1159	0
2008	364	1333	0	22.5	1158	0
2009	437	1515	0	21.2	1042	0
2010	403	1316	0	14.2	1697	0
2011	287	2004	0	4.3	3890	0