

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 Association
Wales and West Housing Association
Fairlake Properties
United Welsh Housing Association
Dwr Cymru Welsh Water

November 2012

CONTENTS

- 1 Summary
- 2 Housing Land Supply
- 3 Commentary
- 4 Monitoring Data

Appendix 1 – Site Schedules

Appendix 2 – Past Completions Data

Appendix 3 – Previous Land Supply Data

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

Housing Land Supply 1 April 2012 – 2017 – Large Sites								
	Proposed units	5 Year Land Supply (TAN 1 Categories)				Beyond 5 Years		Completed Since Last Study
		Under construction	1	2	2*	3(i)	3(ii)	
Total	5852	57	277	1575	0	3943	0	333

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)

A	Total housing requirement (as set out in the adopted Local Development Plan)	8625
B	Completions to base date (large and small sites)	2943
C	Residual requirement	5682
D	Five year requirement	3157
E	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.

A	Total Previous 5 Year Completions (2007/8 – 2011/12)	2091
B	Average Annual Completions	418
C	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

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

Total Number and % of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				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	0.8	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 2 – Past Completion Data

Year	Number of Homes Completed on:		
	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

Year	5 Year Supply – Number of Homes			Number of Years Supply	Supply Beyond 5 Years – Number of Homes	
	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