



TORFAEN COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2018

BETWEEN TORFAEN CBC AND THE STUDY GROUP:

**HOME BUILDERS FEDERATION
TAYLOR WIMPEY
BARRATT HOMES
REDROW HOMES
DWR CYMRU / WELSH WATER
BRON AFON HOUSING ASSOCIATION
MELIN HOMES HOUSING ASSOCIATION
LINC CYMRU HOUSING ASSOCIATION
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LEWIS HOMES
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AUGUST 2018

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1 SUMMARY

- 1.1 This is the Torfaen CBC Joint Housing Land Availability Study (JHLAS) for 2018 which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 1st April 2017.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, 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 the JHLASs. The documents can be viewed via the links below:
<http://gov.wales/topics/planning/policy/ppw/?lang=en>
<http://gov.wales/docs/desh/policy/150209tan-1-joint-housing-land-availability-studies-2015-en.pdf>
- 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 Torfaen CBC has **3.9 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with: -
- Home Builders Federation;
 - Taylor Wimpey;
 - Dwr Cymru / Welsh Water;
 - Bron Afon Housing Association;
 - Linc Cymru Housing Association;
 - Melin Homes Housing Association;
 - Pobl Group;
 - Redrow Homes;
 - Lewis Homes
 - Lovell Homes
 - Barratt Homes

Report production

- 1.5 Torfaen CBC issued draft site schedules and site proformas for consultation between 5th June 2018 and 19th of June 2018. Comments were provided by the HBF and Welsh Water within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group between 11th July and 25th July was submitted to the Welsh Government on the 27th July 2018.
- 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 outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN1.
- 2.2 The land supply has been calculated using the residual methodology based on the Torfaen Local Development Plan (2006-2021) adopted on 3rd December 2013.

Table 1: Identified Housing Land Supply

Housing Land Supply (01/04/18 to 01/04/23) – Large Sites						
		5 Year Land Supply (TAN 1 Categories)		Beyond 5 years		
	Proposed Homes	1	2	3	4	Homes completed since last study
Total	4259	452	1531	262	1800	294

- 2.3 Five year land supply breakdown (i.e. Categories 1 and 2):

Private	1828
Public	0
Housing Association	155
Total	1983

Small Site Supply

- 2.4 The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2: Small Site Completions for previous 5 years

2013 - 2014	2014 - 2015	2015 – 2016	2016 – 2017	2017- 2018	Total
17	32	30	15	30	124

2.5 The overall **total 5 year land supply** (large and small sites) is **2107** (1983 + 124)

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

A	Total Housing Requirement (as set out in the Torfaen LDP (Dec 2013))	4700
B	Completions to Base Date (31/3/18) Large and Small Sites	2438
C	Residual Requirement	2334*
D	5 Year Requirement (see below)	2642**
E	Annual Need	528
F	Total 5 Year Land Supply	2107
G	Land Supply in Years (F/E)	3.9

Notes

*The residual requirement (2262) is increased by 72 (2334) to take account of the 72 demolitions accrued since 2006-2018. Policy S5 (Housing) of the Adopted LDP identifies that net demolitions are added to the dwelling requirement.

** 5 year Requirement (TAN1 Table 4 Page 28) below

Table 4: Five Year Requirement

5 Year Requirement 2017-2022 (TAN 1 Table 4 p.28)	
$\frac{(H \times N)}{P} + (H - C)$	= $\frac{4700 \times 1}{15.25} + (4700 - 2438)$ (2262 + 72 demolitions = 2334)
	= 308 + 2334
	= 2642
H – Total Housing Requirement as set out in the Adopted LDP N – Number of years left in the JHLAS Period after the plan expires *P – Total Number of years in the plan period C – Completions from start of plan period to JHLAS base date	

*P = Torfaen LDP Plan period runs from January 2006 – 31st March 2021 (15.25 years) as indicated in para 1.3.2 and 5.5.2 of the LDP

Amendment following submission of Statement of Common Ground

In the preparation of the final report a calculation error has been identified in Table 4 whereby the (HXN/P) calculation in the Statement of Common Ground incorrectly referred to 324 when the figure should be 308. The five year requirement figure should thereby be 2642 rather than 2658. Consequently in Table 3 line D (5 year requirement) should read 2642, and line E (Annual Need) should read 528 rather than 531. The rest of the table remains unchanged.

Appendix 1 - Torfaen CBC JHLAS 2018 Site Schedule (August 2018)

TORFAEN CBC JHLAS 2018 SITE SCHEDULE (AUGUST 18)													
							Categorisation						
TAN 1 CATEGORIES						1	2	2	2	2	2	3	4
Site Name	Settlement Name	Total Units	N/S	Units Built Total	Units Built since last study - Completions	U/C	Year 1	Year 2	Year 3	Year 4	Year 5	Cat 3	Cat 4
							2018 - 2019	2019-2020	2020-2021	2021-2022	2022-2023		
Private Sector Sites													
CWMBRAN													
1. SAA2 Canalside	Cwmbran	100	100	0	0	0	0	0	0	0	0	0	100
2. SAA3 Llantarnam	Cwmbran	339	272	41	35	26	35	22	40	40	40	0	95
3. SAA6 South Sebastopol	Cwmbran	1200	1039	77	77	84	40	123	100	100	100	0	576
4. SAA7 Llanfrechfa Grange	Cwmbran	300	300	0	0	0	0	0	0	0	0	0	300
5. H1/1 County Hall and Police HQ, Llanyrafon	Cwmbran	203	203	0	0	0	0	23	40	40	40	0	60
*6. H1/2 Former Police College, St Dials	Cwmbran	350	197	112	80	39	20	50	52	52	5	0	18
7. H1/3 Former Belle Vue Nursery, St Dials	Cwmbran	21	21	0	0	21	0	0	0	0	0	0	0
8. H1/4 Ty'r ywen Farm, Fairwater	Cwmbran	25	25	0	0	0	0	0	0	15	0	0	10
9. Commodore Hotel, Llanyrafon (BUILT OUT)	Cwmbran	20	0	20	7	0	0	0	0	0	0	0	0
10. Former Llantarnam Comprehensive School, Cwmbran	Cwmbran	226	153	39	39	34	10	51	49	43	0	0	0
11. Former Llantarnam Community Primary School, Oakfield	Cwmbran	78	67	4	4	7	37	30	0	0	0	0	0

	Sub Totals	163	55	26	26	82	0	45	0	0	0	10	0
Sites approved subject to S106													
38. Land at Caldicot Way, Cwmbran	Cwmbran	28	28	0	0	0	0	0	14	14	0	0	0
TOTAL		4259	3756	551	294	310	142	383	452	425	271	262	1800

Appendix 2 - Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2012	154	13	167
2013	143	18	163
2014	223	17	240
2015	133	32	165
2016	134	30	164
2017	211	15	226
2018	294	30	324

Appendix 3 - Previous Land Supply Data

Year	5 year supply – Number of homes (TAN 1 categories)			Number of Years Supply	Supply beyond 5 years – Number of homes	
	U/C	1	2		3(i)	3(ii)
TAN 1 (2001) Categories						
2012	74	74	684	6.3	1567	581
2013	186	121	625	6.6	1526	560
2014	130	116	1742	4.7	2417	0
TAN 1 (2015) Categories	1	2			3	4
2015	156	2144		4.8	0	2031
2016	203	1760		3.6	24	2255
2017	389	1664		3.6	209	2045
2018	452	1531		3.9	262	1800

TAN 1 categories 2010-14:

UC – Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

1 – Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

- 2 – Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;
- 3(i) – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group;
- 3(ii) – Sites or the phases of sites where development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

TAN 1 categories 2015:

- 1 – Sites or the phases of sites which are under construction;
- 2 – Sites or the phases of sites where development either can commence immediately, or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years;
- 3 – Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints;
- 4 – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.