



TORFAEN COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2019

BETWEEN TORFAEN CBC AND THE STUDY GROUP:

**HOME BUILDERS FEDERATION
ENZO HOMES
TAYLOR WIMPEY
BARRATT HOMES
REDROW HOMES
DŴR CYMRU / WELSH WATER
BRON AFON HOUSING ASSOCIATION
LRM PLANNING
MELIN HOMES HOUSING ASSOCIATION
LEWIS HOMES
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AUGUST 2019

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1 SUMMARY

- 1.1 This is the Torfaen CBC Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.
- 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 **3.4 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with: -
- Home Builders Federation;
 - Enzo Homes;
 - Taylor Wimpey;
 - Dŵr Cymru Welsh Water;
 - Bron Afon Housing Association;
 - LRM Planning;
 - Melin Homes Housing Association;
 - Pobl Group;
 - Redrow Homes;
 - Lewis Homes;
 - Lovell Homes;
 - Barratt Homes; and
 - Kier Living.

Report production

- 1.5 Torfaen CBC issued draft site schedules and site proformas for consultation between 14th and 28th of May 2019. Comments were provided by the HBF and other member of the Study Group within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group between 5th and 12th of July was submitted to the Welsh Government on the 15th of July which was subsequently approved on the 18th of July 2019.
- 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 (01/04/19 to 01/04/24) - Large Sites (10 or more dwellings)						
		5 Year Land Supply (TAN 1 Categories)		Beyond 5 years		
	Proposed Homes	1	2	3	4	Homes completed since last study
Total	3696	465	1331	103	1797	349

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

Private	1611
Public	0
Housing Association	185
Total	1796

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

2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	Total
32	30	15	30	33	140

- 2.5 The overall **total 5 year land supply** (large and small sites) is **1936** (1796 + 140)

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

A	Total Housing Requirement (as set out in the Torfaen LDP (Dec 2013))	4700
B	Residual Requirement	1953*
C	Completions to Base Date (31/3/19) Large and Small Sites	2820
D	5 Year Requirement (see below)	2878**
E	Annual Need	576
F	Total 5 Year Land Supply	1936
G	Land Supply in Years (F/E)	3.4

Notes

*The residual requirement (1880) is increased by 73 (1953) to take account of the 73 demolitions accrued since 2006-2019. 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 2019-2024 (TAN 1 Table 4 p.28)	
$\frac{(H \times N)}{P} + (H - C)$	$= \frac{4700 \times 3}{15.25} + (4700 - 2820)$ (1880 + 73 demolitions = 1953)
	$= 925 + 1953$
	$= 2878$
<p>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>	

*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

Mistake in the wording and lettering of the SOCG and previous reports with regard to lines B and C of Table 3. It has since been updated to marry up with the WG Methodology. Miscalculation on Site Schedule, producing an incorrect number for the total supply, changed from 1933 to 1936. The rest of the table remains unchanged.

Appendix 1 - Torfaen CBC JHLAS 2019 Site Schedule (July 2019)

TORFAEN CBC JHLAS 2019 DRAFT SITE SCHEDULE FORECAST (August)														
							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* Non formula cell	Cat 4* Formula cell	
							2019-2020	2020-2021	2021-2022	2022-2023	2023-2024			
Private Sector Sites														
CWMBRAN														
SAA2 Canalside	Cwmbran	100	100	0	0	0	0	0	0	0	0	0	100	
SAA3 Llantarnam	Cwmbran	298	196	74	33	28	22	0	40	60	60	0	14	
SAA6 South Sebastopol	Cwmbran	1200	902	209	128	89	40	120	120	120	120	0	382	
SAA7 Llanfrechfa Grange	Cwmbran	300	300	0	0	0	0	0	0	0	0	0	300	
H1/1 County Hall and Police HQ, Llanymorion	Cwmbran	203	203	0	0	0	0	23	40	40	40	0	60	
H1/2 Former Police College, St Dials	Cwmbran	350	152	158	46	40	33	62	34	0	0	0	23	
H1/3 Former Belle Vue Nursery	Cwmbran	21	0	21	21	0	0	0	0	0	0	0	0	
H1/4 Ty'r Ywen Farm, Fairwater	Cwmbran	25	25	0	0	0	0	0	0	0	0	0	25	
Former Llantarnam Comprehensive School	Cwmbran	226	2	118	79	106	0	2	0	0	0	0	0	
Former Oakfield Primary School Llantarnam	Cwmbran	78	0	36	32	42	0	0	0	0	0	0	0	
Land at Blenheim Primary School, Cwmbran	Cwmbran	17	17	0	0	0	0	17	0	0	0	0	0	
Former Rifle Club, Old Cwmbran	Cwmbran	10	10	0	0	0	0	10	0	0	0	0	0	
PONTYPOOL														
SAA4 Mamhilad	Pontypool	690	690	0	0	0	0	0	20	85	85	0	500	
H2/2 Former Animal Pound and Adj Land, Wainfelin	Pontypool	135	135	0	0	0	0	0	0	0	0	0	135	
H2/3 Pontypool College, Cwmyrnscoy	Pontypool	140	140	0	0	0	0	0	0	0	0	0	140	
H2/4 Coal Yard, Station Road, Griffithstown	Pontypool	15	15	0	0	0	0	5	5	5	0	0	0	

Former Yew Tree Public House, Cwmbran	Cwmbran	11	11	0	0	0	0	11	0	0	0	0	0
TOTAL		4356	3178	713	349	465	95	324	280	326	306	103	1744

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
2019	349	33	382

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
2019	465	1331		3.4	103	1797

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.