

Torfaen Replacement Local Development Plan (RLDP): 2018-2033

Torfaen Local Housing Market Assessment, August 2017: Executive Summary (March 2020)

Welsh Government Guidance in Planning Policy Wales (PPW10) December 2018 states:-

“Planning authorities must clearly set out the housing requirement in their development plan. These requirements must be based on evidence and clearly express the number of market and affordable homes the planning authority considers will be required in their area over the plan period. Planning authorities should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities; this should include the housing requirements of older people and people with disabilities.” (para 4.2.5); and

“The latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA) and the Well-being plan for a plan area, will form a fundamental part of the evidence base for development plans. These should be considered together with other key evidence in relation to issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and the deliverability of the plan, in order to identify an appropriate strategy for the delivery of housing in the plan area. ...” (para 4.2.6).

Therefore, the Council has published separate ‘LDP Demographic Evidence’ (Edge Analytics: June & November 2019); and the ‘Well-being Plan for Torfaen: 2018-2023’ has been used by stakeholders to influence the RLDP Preferred Strategy.

The Welsh Government have produced the following guidance on producing LHMA’s:-

- ‘Local Housing Market Assessment Guide’, March 2006; and supplemented by
- ‘Getting started with your Local Housing Market Assessment - A step-by-step guide’, November 2014.

(Note: The Welsh Government are currently updating this guidance, but consultation on it has been delayed to Covid-19 restrictions; and once finalised it will be used to update the current (2017) Torfaen LHMA in due course).

For information, PPW10 states that affordable housing:-

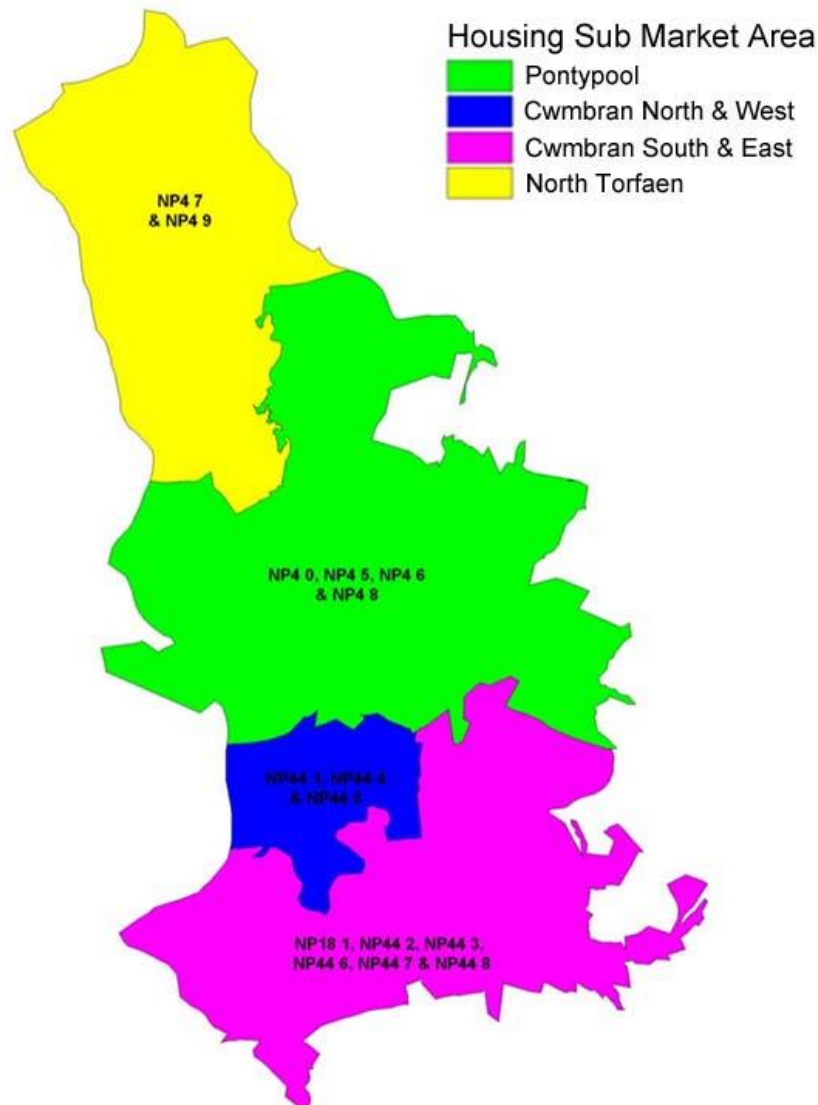
“... is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.” (para 4.2.5) and

“Affordable housing includes social rented housing owned by local authorities and RSLs [Registered Social Landlords] and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents. All other types of housing are referred to as ‘market housing’, that is private housing for sale or rent where the price is set in the open market and occupation is not subject to control by the local authority. ...” (para 4.2.6)

Therefore, the latest **Torfaen Local Housing Market Assessment (LHMA), August 2017**, following the above Welsh Government LHMA guidance, considers the affordable housing need in Torfaen by tenure split to be approximately 90% ‘social’ rented housing and 10% ‘intermediate’ low cost home ownership / rented housing; with a need for 223 new affordable homes per annum to meet the current shortfall and future predicted need. This has changed from the previous 2015 Torfaen LHMA 80 / 20% tenure split; which also estimated that Torfaen would need to develop approximately 177 new homes p.a. These changes are due

to the continued rise of house / rent prices, more people applying to join the Housing Register and increased levels of homelessness.

Mainly based upon house prices, the current Adopted Torfaen LDP (2006-2021) divides the County Borough into four postcode based 'Housing Sub-Market Areas' (HSMAs), see map below for details:-



The findings of the 2017 Torfaen LHMA have been analysed across these four HSMAs; which shows that there is a large difference in annual affordable housing need across the County Borough, as shown by the following table:

Total Affordable Housing Need in Torfaen (per annum) - 2017 Torfaen LHMA			
Torfaen LDP Housing Sub-Market Area	Social (Rented) Housing	Intermediate Housing	
		Low Cost Home Ownership	Intermediate Rent
North Torfaen	2	5	0
Pontypool	46	7	0
Cwmbran: (North & West and South & East)	149	11	3
TOTAL (223)	197	23	3
Percentage	88%	12%	