



POPULATION AND HOUSING

**DEPOSIT LOCAL DEVELOPMENT PLAN
UP TO 2021**

**SUPPLEMENTARY PAPER 3:
HOUSING LAND SUPPLY
September 2009**

**POBLOGAETH A THAI
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1 Introduction

- 1.1 This supplementary paper aims to provide further evidence on the topic of housing to support the policies in the Deposit Local Development Plan (LDP).
- 1.2 It should be read in conjunction with the LDP Background Paper 6 – Population and Housing (October 2008) and the Affordable Housing Delivery Statement (June 2009).
- 1.3 This supplementary note provides an update of the housing land supply calculation to reflect new figures that are available on housing completions as a result of surveys undertaken as part of the Joint Housing Land Availability Studies for 2007/8 and 2008/9.
- 1.4 The paper also provides amended figures for the total housing allocation in light of recommendations to remove three Deposit LDP housing allocations.
- 1.5 Furthermore, this paper provides an update of the planning status for individual sites in order to identify where new consents have been granted and where planning consents have lapsed. Where development has started on sites, the paper also identified how many units were remaining for development as of the 1st April 2009 as identified in the Joint Housing Land Availability Study (JHLAS).
- 1.6 It is not intended that this updated information should replace the figures contained within the Deposit Plan. Rather, it forms part of the evidence base to demonstrate that even if sites are removed from the plan, sufficient provision is made for housing taking account of the most up to date information.

2. Housing Land Calculation

- 2.1 In order to update the housing land supply figure to take into account up to date information on completions, units under construction etc – it is appropriate to employ the same methodology as previously used in Section 5 of Background Paper 6 - Population and Housing (October 2008).

A Completions

- 2.2 The number of units completed on both large and small sites for the first year of the plan period – 1st April 2006 to 1st April 2007 – was factored into the original calculation. However, information is now available for the latest two years of housing completions for 2007/8 and 2008/9. This information is taken from the JHLAS.
- 2.3 It should be noted that the 1st April 2008 JHLAS was not published at the time of writing. However, a study group meeting has been held and the schedule of sites agreed. It is therefore reasonable to assume that these figures are unlikely to change.
- 2.4 The site survey for the 1st April 2009 JHLAS has been undertaken but to date the group meeting to categorise sites has yet to be held. However, there is no reason to believe that the group will challenge the figures for completions or units under construction as this information is based on detailed site surveys.

- 2.5 The figures for completions (large and small sites) for the first three years is **1,888 dwellings**, as identified in Table 1:

Table 1 - Number of units completed in first 3 years of plan period

Study Year	Completions
2006/7	852
2007/8	656
2008/9	380
TOTAL	1,888

B Units Under Construction 1st April 2009

- 2.6 There were **283 units** under construction as identified in the 1st April 2009 JHLAS.

C Allowance for Windfall Sites

- 2.7 It is necessary to re-examine the calculation for windfall sites to take account of the most up to date figures, as the assumption made for windfall sites is a crucial component of the amount of land required for housing. For the purposes of this calculation, 'windfall sites' are defined as sites with a capacity of 10 or more units that have not been allocated for housing in the UDP, Islwyn Local Plan, Rhymney Valley Local Plan or any other adopted Local Plan.
- 2.8 Unlike the original calculation in the Population and Housing Background Paper, which was undertaken prior to sites being identified, the allocation of housing sites in the LDP means that it would be inappropriate to consider sites that were windfall sites in the context to the UDP to also be windfall sites in the LDP. These sites have therefore been discounted from the definition of windfall completions. This included units on Castlegate in Caerphilly, YGG Cwm Rhymni in Bargoed, Gelynos Avenue in Argoed, Rom River in Risca, Land north east of Llanarth Street in Wattsville, the Former Cattle Market Site in Nelson and land adjoining the Pentwyn Inn in Trinant.

Table 2 - Windfall Completions 2004/5 – 2008/9

Year	Windfall (excluding LDP allocations)
2004/5	66
2005/6	76
2006/7	214
2007/8	102
2008/9	75
5 year total	533
Average per annum	106.6
15 year projection	1599

- 2.9 As can be seen from the table above, there has been a marked increase in the number of windfall sites coming forward within the last five years compared to the five-year period examined in the Population and Housing Background Paper, even when the UDP windfall sites are discounted. However, these amended windfall figures are the most up to date and form a robust basis on which to calculate an updated windfall assumption, whilst acknowledging the fact that windfall sites, by their very nature, are unknown.
- 2.10 As can be seen from the last line of the table, the 15-year projection indicates that 1,599 units are anticipated to come forward as windfalls. However, to avoid double counting with the units that are included within the Land Supply table as 'completions,' it is necessary to subtract completed windfall units for the first three years of the plan from the 15-year projection.
- 2.11 It is evident from the table that since 2006 a total of 391 units have been completed on windfall sites. If this is subtracted from the 15-year total this leaves a 12-year projection of approximately **1,200 dwellings**.

D Allowance for Small Sites

- 2.12 The number of units completed on sites of less than 10 units is recorded as part of the JHLAS. In the Population and Housing Background Paper a 5-year average of small sites was considered, which equated to a rounded average of 100 dwellings per annum. This was then used to calculate a small site allowance for the 14-year plan period, discounting the units delivered in the first year of the plan period.
- 2.13 Given the availability of updated information, it is appropriate to re-calculate the five-year average based on data for the first three years of the plan period and the two years preceding it.

Table 3 – Small site Completions 2004/5 to 2008/9

Year	Small site completions
2004/5	100
2005/6	112
2006/7	84
2007/8	78
2008/9	65
TOTAL	439
5 year average	88

- 2.14 Over a 15-year period, this updated small sites completion assumption can be projected to identify that 1,320 dwellings would be developed on small sites. The figures for small sites completions for the first three years can be discounted as these are included within completions. This then equates to 1,093 dwellings to be completed over the remaining years. For the purposes of this calculation, this can be rounded to **1,100 dwellings**.

E Empty Properties

- 2.15 Data collected as part of the Affordable Housing Delivery Statement has indicated that in both 2007/8 and 2008/9 20 empty homes have been brought

back into beneficial use. Based on future projections which assume more than 20 dwellings will be brought back into the usable housing stock it is appropriate to assume that a rate of at least 20 dwellings will continue over the plan period, equating to **300 dwellings** over the plan period. Given that properties brought back into beneficial use to date are not included as 'completions' as they are not new dwellings, it is not necessary to discount units delivered in the first three years of the plan period.

F Allowance for Conversions

- 2.16 Figures were included in the Population and Housing Paper on the number of conversions to residential from another use. These types of uses contribute only a small amount to the overall housing stock. However, given that other information has been updated in light of the most up to date information, it is appropriate to also update figures for conversions.

Table 4 - Number of Conversions 2004/5 to 2008/9

Conversions	Total Units
2004/5	15
2005/6	13
2006/7	13
2007/8	5
2008/9	11
TOTAL	57
Average per annum	11.4
15 year requirement	171
Conversions for first 3 years	29
12 year requirement	142

- 2.17 As can be seen from the Table, average conversion rates have decreased slightly from the original assumptions in the Background Paper. When account is taken of completions in the first 3 years of the plan period, the revised conversion assumption is **171 dwellings**.

G Allowance for Demolitions

- 2.18 The figure of demolitions is somewhat variable as it is dependent upon future housing programmes. An annual return is sent to WAG identifying the number of demolitions known to the local authority each year and this is a robust basis on which to base future assumptions.

Table 5 – Number of Demolitions 2004/5 to 2008/9

Demolitions	No of Demolitions
2004/5	13
2005/6	2
2006/7	3
2007/8	1
2008/9	0
TOTAL	19
Average per annum	3.8
15 year figure	57
Demolitions for first 3 years	4
12 year demolition figure	53

- 2.19 Table 5 identifies that the rate of demolitions has fallen from the original calculation figures. This is due to the original calculation including figures for demolitions of a major local authority redevelopment scheme. No significant schemes of this nature have taken place in the five years preceding the latest JHLAS study (1st April 2009). However, for consistency with the time periods used throughout this paper, the past five-year totals are considered to be an appropriate timeframe. The revised figure for demolitions for the remaining 12-year period is therefore **53 dwellings**.

H Capacity of Housing Land

- 2.20 Overall, the Deposit LDP makes provision for 6,667 dwellings through housing allocations. However, responses made as part of the consultation report in respect of three sites have resulted in officer recommendations to the Inspector that the allocations on these sites be removed. This equates to 179 dwellings, as identified within the table below.

Table 6 – Recommended housing allocation to be removed from the LDP

LDP Ref	Site Name	Settlement	Size (Ha)	Units
HG 1.14	Land fronting South View Terrace	New Tredegar	0.56	20
HG 1.25	Navigation Colliery	Crumlin	4.20	145
HG 1.57	Brooklands Road	Pontymister	0.39	14
	TOTAL		5.15	179

- 2.21 It should also be noted that there is a recommendation from the LDP Focus Group (although not an officer recommendation) to remove the St Illans Comprehensive site from the Deposit LDP. This site has a capacity of 200 dwellings. If this recommendation is accepted, this would equate to 379 units being lost.
- 2.22 In order to give an accurate picture of site supply, it is necessary to factor these potentially lost sites into the overall figure for the capacity of housing land, as shown in the table below. The table also reflects the updated position of individual sites in light of development that has taken place in the first three

years of the plan period. Further detail on individual sites is contained with Appendix 1.

Table 7 – Amended total capacity of land

		Total Units
A	Deposit LDP capacity of housing land	6,667
B	Amended site capacity in light of completions and units under construction on allocated sites	6,171
C	Units lost due to recommendation to delete allocation on sites	179
D	Amended capacity of sites (B-C)	5,992

- 2.23 As highlighted in Table 8, when all elements are factored into the overall housing land supply calculation, it will be noted that the capacity of housing land in light of these more up to date calculations is greater than the assumptions made in the Deposit LDP, even with the removal of three sites.

Table 8 - Housing Supply Calculation

		Total no. units
A	Completed units 1st April 2006 -1st April 2009	1,888
B	Units Under Construction 1st April 2009	283
C	Allowance for windfall sites	1,200
D	Allowance for small sites	1,100
E	Empty properties brought back into use	300
F	Allowance for conversions	142
G	Allowance for demolitions	-53
H	Remaining provision in LDP	5,992
	Total Number of Units	10,852
	Housing requirement	8,625
	Capacity of housing land	10,852
	Excess of capacity over requirement	2,227
	Allowance for choice & flexibility (%)	25.8

- 2.24 It should be noted that if St Ilans Comprehensive is also lost as a housing site, this would lead to a reduction in the remaining provision in the LDP to 5,792, which would reduce the capacity of the housing land to 10,652. However, even in this scenario sufficient land will be allocated for housing to continue to offer choice and flexibility.

- 2.25 Whilst it is noted that the allowance for small sites, conversions and units under construction are lower than the original assumptions included within the Population and Housing Background Paper prepared as part of the evidence base for the Deposit LDP, the reason for the increase in overall capacity is due to other assumptions being notably higher.
- 2.26 With regards to completions, it should be noted that in the first two years of the plan period the build rates have significantly exceeded the average annual house-building requirement of 575 dwellings per annum (852 units in 2006/7 and 656 units in 2007/8). Whilst there was a notably drop in 2008/9 to 380 dwellings as a result of the economic downturn, the three year completion total still exceeds the annual housing requirement for three years, hence accounting for some of the additional units.
- 2.27 Furthermore, there have been increases in the number of units assumed for empty properties and for windfall sites based on the most recent experience.
- 2.28 Another factor that has resulted in the higher land supply figure is the fact that the unit capacity at the Castlegate site has increased in light of revision to existing applications that already had consent and a new proposal for a housing with care scheme which was not included within the original total.
- 2.29 The key point to note in light of this revised calculation is that even with sites being removed, there is still sufficient land to meet the LDP Deposit total housing requirement of 8,625 dwellings with a sufficient over-allocation of land to allow for choice and flexibility. Furthermore, this provision for housing still continues to exceed the figure attributed to Caerphilly as part of the SEWSPG apportionment exercise.
- 2.30 This revised figure is slightly below the 2006-based WAG projection household projection figure of 11,300, which was published in June 2009. However, for the reasons set out in Supplementary Paper 2 on the WAG 2006-based population and household projections, it is not considered that the publication of these new projections undermines the position as set out within the LDP.

3. Conclusion

- 3.1 It is appropriate to provide an update of the current housing land supply position to take into account house-building process to date and to consider the effect of recommendations made to remove three housing sites from the LDP.
- 3.2 This re-consideration of the housing land position has indicated that even with the loss of three sites (or four sites if Focus Group recommendations on St Ilans are accepted) the revised assumptions to take account of current circumstances have indicated that sufficient provision is still being made. In fact, high rates of completion in the first 2 years of the plan period, higher assumptions for windfall completions based on past experience and a higher assumption for empty properties being brought back into beneficial use has resulted in the overall figure for the number of units for which the plan makes provision increasing from 10,400 to 10,650 or 10,850 (depending on the status of St Ilans). It is therefore considered that there continues to be sufficient housing land allocated in the LDP.

Appendix 1

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009 ¹	Status 1st April 2009
HG 1.01	Land to the South of Merthyr Road	Princetown	4.02	140				138	1 unit complete and 1 u/c in 2009
HG 1.02	Land East of Llechryd Bungalow	Llechryd	1.10	39				39	No consent
HG 1.03	Old Barrell Store	Rhymney	0.63	15	*		*	6	9 units complete, 6 not started
HG 1.04	Lower Hill Street	Rhymney	0.30	10		*	*	10	Outline consent granted
HG 1.05	Maerdy Garage adj to Maerdy House	Rhymney	0.79	16	*			16	Only 1 plot has a valid consent - outline has expired
HG 1.06	Maerdy Crossing	Rhymney	2.40	57		*	*	57	Subject to signing of Section 106 agreement
HG 1.07	Former depot south of Pontlottyn Link Road	Pontlottyn	1.02	36				36	No consent
HG 1.08	Heol Evan Wynne	Pontlottyn	1.13	10	*		*	2	Only 2 units remain - 6 units completed and 2 more under construction
HG 1.09	Greensway	Abertysswg	0.82	28				28	No consent
HG 1.10	'Land south west of Carn Y Tyla Terrace	Abertysswg	7.08	133	*		*	133	Outline consent

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009 ⁱ	Status 1st April 2009
HG 1.11	Land adjacent to Brynglas	Pontlottyn	1.20	56	*		*	37	7 units are now complete with a further 12 under construction. The remainder have not been started
HG 1.12	Land off Railway Terrace	Fochriw	4.20	147				147	No consent
HG 1.13	Land at Graig Rhymney	New Tredegar	2.61	30	*		*	30	Outline consent
HG 1.14	Land fronting South View Terrace	New Tredegar	0.56	20				0	Recommendation that allocation be removed
HG 1.15	Land adjacent to Abernant Road	Markham	2.34	82				82	No consent
HG 1.16	Bedwellty Road	Aberbargoed	7.34	180		*	*	180	Outline consent now granted for 180 dwellings
HG 1.17	Land adjacent to Gelynos Avenue Aberbargoed and District Hospital	Argoed Aberbargoed	0.72 0.56	13 20	*		*	4 20	8 completed, 1 under construction and 4 not started No consent
HG 1.18								413	No consent
HG 1.19	Aberbargoed Plateau	Aberbargoed	11.80	48				48	No consent
HG 1.20	Bargoed Retail Plateau	Bargoed	2.70	28				0	Completed in 2009
HG 1.21	YGG Cwm Rhymni	Bargoed	0.62	28	*		*	53	No consent
HG 1.22	Park Estate Bedwellty Comprehensive School	Gilfach Aberbargoed	1.50 1.88	53 74				74	No consent
HG 1.23								0	In 2009, 3 completed and 16 under construction
HG 1.24	Land within curtilage of The Pentwyn Inn	Trinant	0.4	19	*		*	0	

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009 ⁱ	Status 1st April 2009
HG 1.25	Navigation Colliery	Crumlin	4.20	145				0	Recommendation that allocation be removed
HG 1.26	Land off Brynhoward Terrace	Oakdale	2.20	77		*	*	77	Outline consent
HG 1.27	Allotment Garden, Llwyn on Lane	Oakdale	1.37	49	*		*	49	Reserved Matter consent approved after base date (22/5/09)
HG 1.28	Blackwood Ambulance Station	Blackwood	0.68	24				24	No consent
HG 1.29	Pencoed Avenue	Cefn Fforest	1.87	65	*		*	65	Outline consent
HG 1.30	Land east of Bryn Road	Cefn Fforest	0.68	24				24	No consent
HG 1.31	Land south of Thorncombe Road	Blackwood	0.34	12	*		*	12	Outline consent (subject to 106)
HG 1.32	Land at Hawtin Park	Pontllanfraith	5.55	194				194	Application awaiting determination
HG 1.33	Oak Terrace	Fleur-de-Lys	0.69	21				21	No consent
HG 1.34	Tiryberth	Hengoed	4.95	173				173	No consent
HG 1.35	Penallta Colliery	Ystrad Mynach	31.87	444	*		*	318	Of the 444 units remaining in 2007, 62 are now complete, 64 are under construction and 318 are remaining
HG 1.36	Penallta Yard	Ystrad Mynach	0.29	10	*		*	10	Outline consent
HG 1.37	Land at New Road	Ystrad Mynach	0.54	18		*	*	18	Approved subject to Section 106

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009	Status 1st April 2009
HG 1.39	Land off Valley View	Hengoed	1.46	31	*		*	16	25 units with consent. 7 have been completed, 2 under construction and 16 not started
HG 1.40	Greenhill Primary School	Gelligaer	2.8	32				32	No consent
HG 1.41	Land to the east of Handball Court	Nelson	3.36	90		*	*	90	Approved subject to Section 106
HG 1.42	Former Cattle Market Site	Nelson	0.62	12	*		*	5	5 units completed, 2 under construction, 5 not started
HG 1.43	Land at Gellideg Heights	Maesycwmmwr	3.91	137			*	137	Planning application for part of site and additional land refused - subject to appeal as of base date
HG 1.44	Land at Ty Pwll	Pantside	0.64	16	*			0	Completed in 2009
HG 1.45	Land west of Old Pant Road	Pantside	2.20	56			*	56	Outline consent granted. Full for 56 units awaiting determination
HG 1.46	The Stores, Albertina Road	Newbridge	0.41	10	*			10	Consent expired
HG 1.47	Land at Fields Park	Newbridge	2.30	80				80	No consent
HG 1.48	Pennar Lane	Newbridge	4.00	63	*		*	20	Only 20 units have not been started, the remainder are complete
HG 1.49	Chris Bowen Garage	Newbridge	0.08	16	*		*	16	Full consent

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009 ⁱ	Status 1st April 2009
HG 1.50	Land west of the A467 and Afon Ebbw	Abercarn	8.7	269	*		*	154	Total units changed. In 2009 125 units completed since 2007, 154 not started and 3 under construction
HG 1.51	Twyncarn House	Cwmcarn	0.39	26			*	0	32 units approved - all under construction
HG 1.52	Land at Hillary Rise	Pontywaun	1.10	20	*		*	20	Reserved Matter consent
HG 1.53	Land adjacent to Pen-y-Cwarel Road	Wyllie	1.60	56			*	56	No consent
HG 1.54	Land north east of Llanarth Street	Wattsville	2.16	30	*		*	21	Of the 30 not started in 2007, 7 are now complete and 2 are under construction
HG 1.55	Land at Station Approach	Risca	0.51	10	*			10	Consent expired
HG 1.56	Rom River	Risca	1.9	38	*		*	19	Total units increased. Of the remainder 19 still remaining
HG 1.57	Brooklands Road	Pontymister	0.39	14				0	Recommendation that allocation be removed
HG 1.58	Eastern part of land adjacent to River Ebbw	Pontymister	1.38	48			*	48	Outline consent subject to S106
HG 1.59	Suflex Factory	Pontymister	2.1	88		*	*	88	Full consent
HG 1.60	Tyn y Waun Farm	Machen	0.77	10	*			10	4 units with consent
HG 1.61	Waterloo Works	Waterloo	17.00	545	*		*	545	Outline consent subject to S106

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009	Status 1st April 2009
HG 1.62	Former Petrol Filling Station, Newport Road	Trethomas	0.19	10	*		*	10	Full consent
HG 1.63	The Grove	Trethomas	0.46	13	*		*	13	Full consent
HG 1.64	Bedwas Colliery	Bedwas	36.22	630				630	No consent
HG 1.65	St James Primary School	Caerphilly	2.98	49				49	No consent
HG 1.66	Land at Venosa Trading Estate	Caerphilly	4.55	130		*	*	130	Full consent subject to Section 106
HG 1.67	Land at Pontypany Industrial Estate	Caerphilly	7.58	199	*		*	199	Outline consent subject to S106
HG 1.68	St Ilans Comprehensive	Caerphilly	12.67	200				200	No consent
HG 1.69	Cardiff Road/Pentrebane St	Caerphilly	1.12	127	*		*	127	Full consent
HG 1.70	Land between Van Road/Maes Glas, and the Railway	Caerphilly	1.77	62	*		*	62	Outline consent subject to S106
HG 1.71	Gas Works Site, Mill Road	Caerphilly	2.20	55	*		*	55	Outline consent subject to S106
HG 1.72	Caerphilly Miners Hospital	Caerphilly	3.26	114				114	No consent
HG 1.73	Castlegate	Caerphilly	24.1	259	*		*	138	Total units have increased. Based on these updated figures there are still 138 units not started and 61 under construction
HG 1.74	Hendre Infants School	Caerphilly	0.46	16				16	No consent
HG 1.75	Cwm Ifor Primary School	Caerphilly	2.8	46				46	No consent
HG 1.76	Land east of Coedcae Road	Abertridwr	0.78	27				27	No consent

LDP Ref	Site Name	Settlement	Size (Ha)	Units 2007	Planning permission on 1st April 2007	Planning app to be determined 1st April 2007	Planning permission on 1st April 2009	Units 2009ⁱ	Status 1st April 2009
HG 1.77	Windsor Colliery	Abertridwr	5.51	193				193	No consent
HG 1.78	Land below Coronation Terrace	Senghennydd	0.76	12	*			12	Outline consent
HG 1.79	Jeremy Oils	Llanbradach	1.80	45	*		*	0	Remaining 10 units under construction.
				6667				5992	

ⁱ Figures in bold identify a change in the number of units available for development compared to the figure identified in Policy HG1 of the Deposit LDP.