

**BACKGROUND PAPER 6
PAPUR CEFNDIR 6**



POPULATION AND HOUSING

**DEPOSIT LOCAL DEVELOPMENT PLAN
UP TO 2021**

**SUPPLEMENTARY PAPER 2:
HOUSING SITE CATEGORISATION EXERCISE**

September 2009

POBLOGAETH A THAI

**CYNLLUN ADNEUO DATBLYGU LLEOL
HYD AT 2021**

**PAPUR ATODOL 2:
YMARFER CATEGOREIDDIO
SAFLEOEDD TAI**

Medi 2009



1. Introduction

- 1.1 This supplementary paper aims to provide evidence on the deliverability of allocated housing sites in the Deposit Local Development Plan.
- 1.2 It should be read in conjunction with the LDP Background Paper 6 – Population and Housing (October 2008), Supplementary Paper 3 on Housing Land Supply and Supplementary Paper 4 on the Affordable Housing Viability Assessment.

2. Background

- 2.1 As part of the Deposit LDP consultation a representation was received from the Welsh Assembly Government, which highlighted the need to better demonstrate that the strategy and policies are deliverable. As housing is one of the most significant land uses that the LDP makes provision for, it is considered important to demonstrate that the housing sites allocated in the plan are likely to be delivered during the plan period.
- 2.2 In response to this, a meeting was held between the local authority, Welsh Assembly Government and the Home Builders Federation in May 2009 to categorise the sites allocated in the LDP with the intention of providing an agreed statement of when sites allocated for housing in the Deposit Local Development Plan were likely to come forward within the 15-year plan period. It should be noted that a number of house builders were invited to the meeting, although none attended.

3. Site Categorisation Meeting

- 3.1 In a pre-meeting to the main categorisation exercise, a local authority team of senior development control and strategic planning officers categorised each of the allocated sites on the basis of current applications, pre-application discussion and knowledge of site constraints. As part of this meeting, it was agreed that all sites were realistic propositions for housing development within the lifetime of the LDP, with the majority of sites identified as being likely to come forward in the first and second 5-year periods of the plan (up to 2016).
- 3.2 The approach to the categorisation of sites in the plan was broadly reflective of the format of the Joint Housing Land Availability Study (JHLAS), with sites being categorised on the basis of which of the three five-year blocks of the plan period sites are likely to come forward. As part of the exercise guidance notes were circulated to participants setting out the methodology and terms that all parties should adhere to. This guidance note is attached at Appendix 1.
- 3.3 In order to be consistent with the JHLAS methodology, it was considered appropriate to examine:
 - whether the site has valid planning consent;
 - the availability of necessary infrastructure;
 - whether there is a realistic prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building;

- the financial viability of development; and
 - any other constraints to development.
- 3.4 A Schedule of sites formed the basis for the main categorisation exercise and can be found with Appendix 2 of this report.
- 3.5 It should be noted that the HBF were signed up to the principle of the undertaking a categorisation exercise to demonstrate the deliverability of sites. However, it was not possible to reach a formal agreement on the categorisation of sites at the meeting as unfortunately no house builders were present. Furthermore, concerns were raised by the HBF that no work had been undertaken to examine the viability of sites at that stage.
- 3.6 In light of this, further discussions were held after the meeting between the HBF and their members and it was subsequently identified that there were only significant concerns regarding the deliverability of three major housing allocations, namely Navigation Colliery, Waterloo Works and Bedwas Colliery. No evidence has been provided by the HBF, or its members, to substantiate their concerns that these sites were unlikely to be delivered within the plan period.
- 3.7 Navigation Colliery - it should be noted that the Council recognizes concerns raised in respect at the Navigation Colliery Site on the grounds it may prove difficult to realise due to the known risk associated with flooding. In this context it is recommended that the Planning Inspector amend the Deposit LDP to delete this site as a housing site. Should this recommendation be accepted, the deliverability of this site will no longer be of concern.
- 3.8 Waterloo Works - it should be noted that there is interest in the site by the virtue of an outline planning application, which has been granted subject to the signing of a Section 106 agreement. Work has also been undertaken to remediate the site and a beneficial after-use is an essential part of this remediation. Whilst it is recognised that there may be concerns with regards to viability in current economic circumstances, there is no reason why the site cannot be delivered. To this end, it has been categorised as coming forward within the later end of the second 5-year period of the plan (2012 to 2016).
- 3.9 Bedwas Colliery - it is acknowledged that Bedwas Colliery is the most constrained site allocated for housing in the LDP due to the significant costs associated with its reclamation. More detail on the suitability of this site for housing can be found within the Council report, which sets out the response to the representations received on this issue. However, the key point to note is that whilst it is recognised that there is a risk to delivery relating to the need to secure funding for the reclamation, the council has been working closely with the former WDA, now DE&T, in progressing the site. Indeed the former WDA has already invested a significant sum of money into investigative work for the site in order to progress the site. The council are confident that, with appropriate after-use development being proposed, the funding for the reclamation will be provided to enable development to proceed in the plan period.
- 3.10 Concerns were also raised that the categorisation exercise was undertaken in advance of a viability assessment. A viability assessment has now been completed (refer to BP6 Supplementary Paper 4: Affordable Housing Viability Assessment). The viability assessment recommends that amendments be

made to the affordable housing targets to ensure that sites across the different sub-markets are viable and therefore deliverable. In line with the guidance issued by South East Wales Strategic Planning Group, the viability assessment looks at a notional 1 ha site as opposed to specific allocated housing sites. This approach is considered more appropriate as often the information on the nature and cost of development is unavailable or inadequate and is not therefore a robust basis upon which to inform high-level policies. The viability assessment does, however, highlight the need for site-specific assessments to be undertaken at planning application stage when more details are available.

- 3.11 Should the recommended revised targets be taken forward, it will ensure that affordable housing proportions will be sought at a level that is viable. However, such targets are indicative and further consideration with regards to the viability of sites will be needed on a site-by-site basis at planning application stage. This will allow for consideration of any exceptional circumstances that may impact on the viability and therefore deliverability of sites.
- 3.12 Another point to note with regards to the delivery of sites is that it is the case that many LDP allocated housing already feature in the JHLAS as they were previously allocated in the UDP and/or have a valid planning consent. Indeed a total of 21 of the 78 allocated housing sites are already within the 5 year land supply in the latest JHLAS at the time of the categorisation meeting (1st April 2008).

4 Conclusion

- 4.1 Whilst no formal agreement on the categorisation of housing sites between all members of the group has been reached, the HBF support the principle of the exercise and only raise concerns in respect of the deliverability of three sites, two of which the Council believes can be delivered within the plan period up to 2021 and the third is unlikely to go forward as an allocation.
- 4.2 Having now completed the viability work, it can be demonstrated that the thresholds and targets are viable and therefore sites are deliverable. However, planning application stage is the most appropriate time to fully consider the viability of individual housing allocations and therefore due consideration should be given at this stage to viability and deliverability having regards for site-specific circumstances.

Appendix 1

Housing Site Categorisation Exercise Guidance Notes

1. Introduction

- 1.1 The purpose of this housing site categorisation exercise is to provide an agreed statement of when sites allocated for housing in the Deposit Local Development Plan are likely to come forward within the 15-year plan period.
- 1.2 Upon completion of this exercise, this housing site categorisation schedule will form part of the evidence base for the Local Development Plan.
- 1.3 This note sets out the terms that all parties should adhere to in the categorisation exercise for sites allocated in the Caerphilly County Borough Deposit Local Development Plan.

2. Housing Site Categorisation Group Composition

- 2.1 The Housing Site Categorisation Group will comprise the local planning authority, relevant local authority departments (e.g. housing), housebuilders' representatives and the Welsh Assembly Government.
- 2.2 All group members are expected to approach the exercise in a transparent and fair way and the categorisation of sites should be based on a realistic assessment of the deliverability of sites.
- 2.3 The Group should co-operate fully to ensure that issues and difference of opinion are resolved at the meeting.

3. Site Categorisation

- 3.1 The categorisation exercise will examine all allocated housing sites as set out in the Deposit Local Development Plan to determine when they are likely to come forward within the plan period. The categories identified for classification broadly reflect the format of the Joint Housing Land Availability Study (JHLAS):
 - **Category A:** Units completed between the base date for site allocations (1st April 2007) and the last completed JHLAS (1st April 2008).
 - **Category B:** Units under construction (as shown in the 1st April 2008 JHLAS).
 - **Category C:** Projected completions in 2009 to 2011 i.e. the remaining years of the first 5-year period of the plan. This category includes sites or the phases of sites where development can commence immediately or where the constraints on development are likely to be removed in time for dwellings to be completed within the remaining 3 years of the first period of the plan.
 - **Category D:** Projected completions for the second 5-year period of the plan (2012 to 2016). This includes sites or phases of sites that cannot commence immediately but where development is likely after 2012 due to constraints.

- **Category E:** Projected completions for the third 5-year period of the plan (2017 to 2021). This includes sites or phases of sites where development is unlikely until after 2017 due to major physical constraints or other constraints as may be agreed by the Group.
- 3.2 As part of the classification exercise, it will be necessary to consider the following issues:
- whether the site has valid planning consent;
 - the availability of necessary infrastructure;
 - whether there is a realistic prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building;
 - the financial viability of development ; and
 - any other constraints to development.
- 3.3 A schedule of sites will be provided to all group members in advance of the meeting. Where LDP sites are included within the JHLAS schedule by virtue of planning consents on the site or due to the previous inclusion of a site within the Unitary Development Plan, the forecast completion rates as set out in the last agreed JHLAS (1st April 2008) have been used as default values within this housing site categorisation exercise unless the status of the site has changed as a result of new planning applications or additional information which may affect their categorisation.
- 3.4 Default values have not been provided for those sites that have been categorised as 3(i) within the JHLAS (defined in TAN 1 as “*sites or 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*”) as the JHLAS does not indicate when these sites will come forward over a longer time period.

4. Finalising the Schedule

- 4.1 Upon completion of the exercise, copies of the schedule and minutes will be sent to all members of the Group. All significant differences of opinion will be reflected within these minutes. Group members will then be asked to confirm that that this is a true indication of the discussions that were held.

Appendix 2 Schedule of Sites

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	Completed between 1/4/07 and 1/4/08	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.01	Land to the South of Merthyr Road	Princetown	4.02	140	No consent					140		3i	
HG 1.02	Land East of Llechryd Bungalow	Llechryd	1.10	39	No consent					39		3i	
HG 1.03	Old Barrell Store	Rhymney	0.63	15	Under Construction	0	6	9	0	0	0	As JHLAS	*
HG 1.04	Lower Hill Street	Rhymney	0.30	10	Outline consent				10			In JHLAS but change in status	*
HG 1.05	Maerdy Garage adj to Maerdy House	Rhymney	0.79	16	Consent expired on 3 of the 4 reserved matters plots					16		n/a	*
HG 1.06	Maerdy Crossing	Rhymney	2.40	57	Outline consent subject to S106					57		n/a	*
HG 1.07	Former depot south of Pontlottyn Link Road	Pontlottyn	1.02	36	No consent					36		n/a	
HG 1.08	Heol Evan Wynne	Pontlottyn	1.13	10	Under Construction	2	0	8	0	0	0	As JHLAS	*

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.09	Greensway	Abertysswg	0.82	28	No consent				28		n/a	
HG 1.10	'Land south west of Carn Y Tyla Terrace Land adjacent to Brynglas	Abertysswg	7.08	133	Outline consent				133		n/a	*
HG 1.11		Pontlottyn	1.20	56	Under Construction	0	15	20	21	0	As JHLAS	*
HG 1.12	Land off Railway Terrace	Fochriw	4.20	147	No consent				147		n/a	
HG 1.13	Land at Graig Rhymney	New Tredegar	2.61	30	Outline consent				30		n/a	*
HG 1.14	Land fronting South View Terrace	New Tredegar	0.56	20	No consent				20		n/a	
HG 1.15	Land adjacent to Abernant Road	Markham	2.34	82	No consent				82		3i	
HG 1.16	Bedwellly Road	Aberbargoed	7.34	180	Outline consent				180		In JHLAS but change in status	*
HG 1.17	Land adjacent to Gelynos Avenue	Argoed	0.72	13	Under Construction	5	3	4	1	0	As JHLAS	*
HG 1.18	Aberbargoed and District Hospital	Aberbargoed	0.56	20	No consent				20		n/a	
HG 1.19	Aberbargoed Plateau	Aberbargoed	11.80	413	No consent				413		3i	
HG 1.20	Bargoed Retail Plateau	Bargoed	2.70	48	No consent				48		n/a	
HG 1.21	YGG Cwm Rhymni	Bargoed	0.62	28	Under Construction	0	28	0	0	0	As JHLAS	*
HG 1.22	Park Estate	Gilfach	1.50	53	No consent				53		3i	
HG 1.23	Bedwellly Comprehensive School	Aberbargoed	1.88	74	No consent			74			n/a	
HG 1.24	Land within curtilage of The Pentwyn Inn	Trinant	0.4	19	Full consent	0	0	13	6	0	As JHLAS	*

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.25	Navigation Colliery	Crumlin	4.20	145	No consent				145		n/a	
HG 1.26	Land off Brynhoward Terrace	Oakdale	2.20	77	Outline consent				77		n/a	*
HG 1.27	Allotment Garden, Llwyn on Lane	Oakdale	1.37	49	Reserved Matters application awaiting determination			49			In JHLAS but change in status	*
HG 1.28	Blackwood Ambulance Station	Blackwood	0.68	24	No consent				24		n/a	
HG 1.29	Pencoed Avenue	Cefn Fforest	1.87	65	Outline consent			65			In JHLAS but change in status	*
HG 1.30	Land east of Bryn Road	Cefn Fforest	0.68	24	No consent				24		n/a	
HG 1.31	Land south of Thorncombe Road	Blackwood	0.34	12	Outline consent subject to S106				12		n/a	*
HG 1.32	Land at Hawtin Park	Pontllanfraith	5.55	194	Application awaiting determination				194		In JHLAS but change in status	
HG 1.33	Oak Terrace	Fleur-de-Lys	0.69	21	No consent				21		n/a	
HG 1.34	Tiryberth	Hengoed	4.95	173	No consent				173		3i	
HG 1.35	Penallta Colliery	Ystrad Mynach	31.87	444	Under Construction	49		150	245		In JHLAS but change in status	*
HG 1.36	Penallta Yard	Ystrad Mynach	0.29	10	Outline consent				10		3i	*
HG 1.37	Land at New Road	Ystrad Mynach	0.54	18	Outline consent subject to S106				18		n/a	*
HG 1.39	Land off Valley View	Hengoed	1.46	31	Full consent	7	4	20			In JHLAS but change in status	*
HG 1.40	Greenhill Primary School	Gelligaer	2.8	32	No consent				32		n/a	
HG 1.41	Land to the east of Handball Court	Nelson	3.36	90	Full consent subject to S106				90		In JHLAS but change in status	*

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.42	Former Cattle Market Site	Nelson	0.62	12	Under Construction			12			In JHLAS but change in status	*
HG 1.43	Land at Gellideg Heights	Maesywymmer	3.91	137	Application for larger site incorporating land refused – at appeal as of base date				137		n/a	
HG 1.44	Land at Ty Pwll	Pantside	0.64	16	Under Construction	12	4	0	0	0	As JHLAS	*
HG 1.45	Land west of Old Pant Road	Pantside	2.20	56	Full consent subject to S106				56		In JHLAS but change in status	*
HG 1.46	The Stores, Albertina Road	Newbridge	0.41	10	Consent expired				10		n/a	*
HG 1.47	Land at Fields Park	Newbridge	2.30	80	No consent				80		3i	
HG 1.48	Pennar Lane	Newbridge	4.00	63	Under Construction	10	10	43	0	0	As JHLAS	*
HG 1.49	Chris Bowen Garage	Newbridge	0.08	16	Full consent	0	0	8	0	0	As JHLAS	*
HG 1.50	Land west of the A467 and Afon Ebbw	Abercarn	8.7	269	Under Construction	49		150	119		In JHLAS but change in status	*
HG 1.51	Twyncarn House	Cwmcarn	0.39	26	Full consent			26			n/a	
HG 1.52	Land at Hillary Rise	Pontywaun	1.10	20	Reserved Matter consent	0	0	0	20	0	As JHLAS	*
HG 1.53	Land adjacent to Pen-y-Cwarel Road	Wyllie	1.60	56	No consent				56		n/a	
HG 1.54	Land north east of Llanarth Street	Wattsville	2.16	30	Under Construction	0	0	5	25	0	As JHLAS	*
HG 1.55	Land at Station Approach	Risca	0.51	10	Consent expired	0	0	0	10		As JHLAS	*
HG 1.56	Rom River	Risca	1.9	38	Under Construction	3	0	35	0	0	As JHLAS	*
HG 1.57	Brooklands Road	Pontymister	0.39	14	No consent				14		n/a	
HG 1.58	Eastern part of land adjacent to River Ebbw	Pontymister	1.38	48	Outline consent subject to S106				48		n/a	

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.59	Suflex Factory	Pontymister	2.1	88	Full consent			88			n/a	*
HG 1.60	Tyn y Waun Farm	Machen	0.77	10	Consent expired				10		3i	*
HG 1.61	Waterloo Works	Waterloo	17.00	545	Outline consent subject to S106				545		n/a	*
HG 1.62	Former Petrol Filling Station, Newport Road	Trethomas	0.19	10	Full consent			10			3i	*
HG 1.63	The Grove	Trethomas	0.46	13	Full consent	0	0	0	13	0	As JHLAS	*
HG 1.64	Bedwas Colliery	Bedwas	36.22	630	No consent					630	n/a	
HG 1.65	St James Primary School	Caerphilly	2.98	49	No consent				49		n/a	
HG 1.66	Land at Venosa Trading Estate	Caerphilly	4.55	130	Full consent subject to S106				130		n/a	*
HG 1.67	Land at Pontypandy Industrial Estate	Caerphilly	7.58	199	Outline consent subject to S106			25	174		n/a	*
HG 1.68	St Ilans Comprehensive	Caerphilly	12.67	200	No consent				200		n/a	
HG 1.69	Cardiff Road/Pentrebane St	Caerphilly	1.12	127	Full consent granted	0	0	0	27	0	As JHLAS	*
HG 1.70	Land between Van Road/Maes Glas, and the Railway	Caerphilly	1.77	62	Outline consent subject to S106 on part of the site				62		3i	*
HG 1.71	Gas Works Site, Mill Road	Caerphilly	2.20	55	Outline consent subject to S106				55		n/a	*
HG 1.72	Caerphilly Miners Hospital	Caerphilly	3.26	114	No consent				114		n/a	
HG 1.73	Castlegate	Caerphilly	24.1	259	Under Construction	79	0	180	0	0	As JHLAS	*
HG 1.74	Hendre Infants School	Caerphilly	0.46	16	No consent				16		n/a	
HG 1.75	Cwm Ifor Primary School	Caerphilly	2.8	46	No consent				46		n/a	
HG 1.76	Land east of Coedcae Road	Abertridwr	0.78	27	No consent				27		n/a	

LDP Ref	Site Name	Settlement	Size (Ha)	Units	Status	A	B	C	D	E	JHLAS Status 1st April 2008	Planning permission on 1st April 2009
HG 1.77	Windsor Colliery	Abertridwr	5.51	193	No consent			70	125		n/a	
HG 1.78	Land below Coronation Terrace	Senghenydd	0.76	12	Outline consent	0	0	12	0	0	As JHLAS	*
HG 1.79	Jeremy Oils	Llanbradach	1.80	45	Under Construction	29	0	16	0	0	As JHLAS	*