



**BLAENAU GWENT COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2014**

**BETWEEN BLAENAU GWENT COUNTY BOROUGH COUNCIL
AND THE STUDY GROUP:**

**HOME BUILDERS FEDERATION
LINC CYMRU HOUSING ASSOCIATION
MELIN HOUSING ASSOCIATION
UNITED WELSH HOUSING ASSOCIATION
DWR CYMRU/WELSH WATER**

Published

October 2014

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1.0 SUMMARY

1.1 This is the Blaenau Gwent County Borough Council Joint Housing Land Availability Study for 2014 which presents the housing land supply for the area at the base date of 1st April 2014. It replaces the report for the previous base date of 2013.

1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales, Technical Advice Note 1 (TAN 1): Joint Housing Land Availability Studies* and the Guidance Note on the JHLAS process (September 2012). 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 JHLASs. This document can be accessed on the Welsh Government web site using the following link:

<http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>

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, Blaenau Gwent County Borough has **2.57 years housing land supply**.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Linc Cymru Housing Association
- United Welsh Housing Association
- Melin Housing Association
- Dwr Cymru / Welsh Water

Report production

1.5 Blaenau Gwent County Borough Council issued draft site schedules, site proformas and accompanying information for consultation between 2nd July and 22nd July 2014. A Statement of Common Ground (SoCG) was subsequently prepared by the Council and following consultation with the Study Group was submitted to the Welsh Government on 30th September 2014.

1.6 All matters were agreed following the group study meeting as set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Blaenau Gwent County Borough Council's Local Development Plan 2006 to 2021 which was adopted in November 2012.

Table 1 – Identified Housing Land Supply

(A full list of sites can be found in Appendix 1)

Housing Land Supply 01st April 2012 – 2017 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	2,910	13	82	763	0	1990	0	81

- 2.3 Five year large site land supply break-down (i.e. Categories 1, 2, 2*, and Under Construction):

Private	637
HA Private	0
Public	0
HA Public	221
Total	858

2.4 Small Site Supply

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

Small Site Completions					
2009 – 2010	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	Total
24	8	23	23	22	100

- 2.5 Overall total 5 year land supply (large + small sites) is **958** (858 + 100).

Table 3: Five Year Land Supply Calculation

(Using the Residual Method)

LDP Dwelling Requirement 2006-2021	Total Dwellings Completed 01st April 2006 – 1st April 2014	Remainder 01/04/2014 – 01/04/2022 (7 Years)	5 Year Requirement 01/04/2014 – 01/04/2017	Annual Need	Total Approved Land Available By 01st April 2014	Total Land Supply In Years
A	B	C=A-B	D= 2612/7*5	E=D/5	F	G=F/E
3500	888	2612	1865.71	373.1	958	2.57

3.0 COMMENTARY

- 3.1 The housing requirement set in the LDP (based on WG population projections) reflects the more buoyant economic period experienced in the early 90`s and Blaenau Gwent`s aspirations for growth. The prolonged economic downturn is causing problems in terms of delivering this level of housing.
- 3.2 There is currently only one major house builder active in the area and annual build rates on this site are lower than would normally be expected. Most of the housing completions in the Borough are from Registered Social Landlords.
- 3.3 Blaenau Gwent is aware of the effect of slow build rates on viability and house builders concerns with general viability in the area. The Council is undertaking an assessment of viability, the results of which will be used to inform future S106/CIL and affordable housing negotiations.
- 3.4 Blaenau Gwent has a housing delivery group, which is an officer working group made up of Estates, Planning and Housing, working to bring sites forward for development. Projects include new ways to enable development such as a special purpose vehicle, working with RSL partners to develop land and proactively deliver development.
- 3.5 The five year land supply calculation is based on information provided by landowners, council plans to release sites, and a projected upturn in the housing market.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed, i.e. houses, flats or other. This data is set out below.

Table 4 – Re-use of Previously Developed Land (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2013-14			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	303	28	780	72	478	38	767	62	8	13	56	87
2012	201	27	532	73	646	46	768	54	10	5	180	95
2013	348	31	765	69	948	53	849	47	12	20	47	80
2014	287	33	571	67	1004	51	986	49	3	5	56	95

Table 5 - Sites subject to flood risk constraints (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2013-14			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	25	2	0	0	253	20	0	0	0	0
2012	0	0	106	14	0	0	419	30	0	0	0	0
2013	0	0	154	14	0	0	0	0	0	0	0	0
2014	0	0	34	30	0	0	120	7	0	0	0	0

Table 6 - Completions by House Type – 1 April 2013 to 31 March 2014 (Large and Small Sites)

Number and Percentage	House Type
78 (95%)	Houses completed
0 (0%)	Apartments/flats completed
3 (5%)	Other (eg Bungalows) completed

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
828	Former Mount Pleasant Court Brynithel	0	0	18	18	0	0.52	0	0	0	0	0	0	0	18	0
* TOTALS for Abertillery(Housing Association)		0	0	18	18	0	0.52	0	0	0	0	0	0	0	18	0

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
831	Blaina and District Hospital	0	0	18	18	0	0.00	0	18	0	0	0	0	0	0	0
* TOTALS for Blaina(Housing Association)		0	0	18	18	0	0.00	0	18	0	0	0	0	0	0	0

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
45	Recticel & Gwalia former factory sites, Factory Road, Brynmawr	41	41	41	0	0	0.00	0	0	0	0	0	0	0	0	0
826	Former Garn Fach School Site	0	0	28	28	0	0.81	0	0	0	0	0	0	0	28	0
* TOTALS for Brynmawr(Housing Association)		41	41	69	28	0	0.81	0	0	0	0	0	0	0	28	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
729	Higgs Yard (Off New Church Rd)	0	0	29	29	0	0.53	0	0	29	0	0	0	0	0	0
735	ADJ Sports Grnd, Gwaun Helyg (HE20)	0	0	73	73	0	1.40	13	15	15	15	15	0	0	0	
776	Commercial Street, Briery Hill	0	0	32	32	0	0.91	0	32	0	0	0	0	0	0	
809	Victoria Avenue, Victoria, Ebbw Vale NP238ED	0	0	15	15	0	0.26	15	0	0	0	0	0	0	0	
* TOTALS for Ebbw Vale(Housing Association)		0	0	149	149	0	3.10	28	47	44	15	15	0	0	0	

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
778	Former Sirhowy Infants School	0	0	23	23	0	0.83	23	0	0	0	0	0	0	0	
818	Cartref Aneurin Bevan	0	0	13	13	0	0.38	0	0	13	0	0	0	0	0	
819	Greenacres	0	0	18	18	0	0.50	0	0	18	0	0	0	0	0	
* TOTALS for Tredegar(Housing Association)		0	0	54	54	0	1.71	23	0	31	0	0	0	0	0	

** TOTALS for Housing Association		41	41	308	267	0	6.14	51	65	75	15	15	0	46	0
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RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
714	Roseheyworth Junior, Comprehensive, land off morley road	0	0	32	32	0	1.00	0	0	0	0	0	0	0	32	0
715	Six Bells Colliery Site Nr Lancaster St (NP132NW)	0	0	50	50	0	1.47	0	0	0	0	0	0	0	50	0
716	Warm Turn, Aberbeeg	0	0	15	15	0	0.60	0	0	0	0	0	0	0	15	0
736	At Cwm Farm Road (nante farm rd) - NP132PA	0	0	20	20	0	0.50	0	0	0	0	0	0	0	20	0
779	Penrhiw Estate, Brynithel, Abertillery	0	0	23	23	0	0.97	0	0	0	0	0	0	0	23	0
815	Hill Crest View (Land Adj)	0	0	22	22	0	0.82	0	0	0	0	0	0	0	22	0
827	Quarry Adjacent to Cwm Farm Rd, Six Bells	0	0	22	22	0	0.64	0	0	0	0	0	0	0	22	0
* TOTALS for Abertillery(Private)		0	0	184	184	0	6.00	0	0	0	0	0	0	0	184	0

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
7	Cwm Farm, Blaina (Tanglewood)	112	3	169	57	2	3.49	6	6	6	6	6	0	25	0	
* TOTALS for Blaina(Private)		112	3	169	57	2	3.49	6	6	6	6	6	0	25	0	

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
10	Clydach Street (land at), Brynmawr	7	0	15	8	0	0.27	2	2	2	2	0	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
32	Noble Square Industrial Estate Unit 1,TS Woodcraft - Brynmawr	12	0	37	25	0	0.49	0	0	0	0	0	0	0	25	0
47	Roberto Neckwear, Limestone Road, Brynmawr	0	0	19	19	0	0.76	0	0	0	0	0	0	0	19	0
299	Waun Ebbw Road & Pond Road, land at junction, Brynmawr	0	0	11	11	0	0.27	0	0	0	0	0	0	0	11	0
811	Glaslyn House (former nursing home) Alma Street, Brynmawr	0	0	10	10	0	0.12	0	0	0	0	0	0	0	10	0
821	Infants School and Old Griffin Yard	0	0	36	36	0	1.04	0	0	36	0	0	0	0	0	0
822	Crawshay House	0	0	25	25	0	0.71	0	0	25	0	0	0	0	0	0
823	Land to the East of Blaina Road	0	0	25	25	0	0.72	0	0	0	0	0	0	0	25	0
824	Land to the North of Winchestown	0	0	15	15	0	0.43	0	0	0	0	0	0	0	15	0
825	West of the Recreation Ground, (Chapel Rd) Nantyglo	0	0	15	15	0	0.42	0	0	0	0	0	0	0	15	0
829	NMC Factory and Bus Depot	0	0	60	60	0	2.82	0	0	0	30	30	0	0	0	0
* TOTALS for Brynmawr(Private)		19	0	268	249	0	8.05	2	2	63	32	30	0	120	0	0

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
17	Cwmyrdderch Court Flats (North of), Ebbw Vale	1	0	16	15	0	1.28	0	0	0	0	0	0	0	15	0
26	Letchworth Road, (letchworth mount)Ebbw Vale	5	0	22	17	2	0.33	2	2	2	2	7	0	0	0	0
37	Pant-Y- Fforest / Brynmawr Road (adj), Ebbw Vale	0	0	21	21	0	1.70	0	0	0	0	0	0	0	21	0
718	Corus Site	4	0	520	516	0	77.40	0	30	40	40	40	0	366	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
731	Beaufort Garage, Beaufort Road	0	0	10	10	0	0.20	0	0	0	0	0	0	0	10	0
820	Willowtown	0	0	22	22	0	0.63	0	0	0	0	0	0	0	22	0
830	Ebbw Vale Nothern Corridor	0	0	555	555	0	23.00	0	0	30	30	30	0	465	0	
830A	Former Rhyd-y-Blew Reservoir	0	0	250	250	0	0.00	0	0	30	30	30	0	160	0	
* TOTALS for Ebbw Vale(Private)		10	0	1416	1406	2	104.55	2	32	102	102	107	0	1059	0	

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
25	LCR Factory (former), Charles St Tredegar	2	0	14	12	1	0.18	1	1	1	1	1	0	6	0	
38	Park Hill (land at), Tredegar	0	0	293	293	0	13.00	0	0	0	0	0	0	293	0	
41	Pochin Houses, former factory site, Tredegar	0	0	28	28	0	0.63	0	0	0	0	0	0	28	0	
43	Poultry Farm - Queen Victoria Street (land at), Tredegar	19	0	22	3	0	0.11	0	1	1	1	0	0	0	0	
60	Upper Ty Gwyn Farm, Nantybwich	13	0	48	35	0	1.02	0	1	1	1	1	0	31	0	
722	ADJ Chartist Way, Tredegar	0	0	80	80	0	3.70	0	0	0	0	0	0	80	0	
723	Gas Works Tredegar	0	0	25	25	0	0.50	0	0	0	0	0	0	25	0	
725	Peacehaven Tredegar	36	15	147	111	8	2.80	20	20	20	20	23	0	0	0	
775	The Goldmine Inn (formally sirhowy inn) Tredegar	0	0	16	16	0	0.17	0	0	0	0	0	0	16	0	
777	BKF Plastics	0	0	54	54	0	1.80	0	0	0	0	0	0	54	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Blaenau Gwent County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
808	Land Off Merthyr Rd Tredegar (Corporation Yard)	0	0	23	23	0	0.73	0	0	0	0	0	0	0	23	0
814	Former St Joseph's School, Glandovey Terrace, Tredegar	5	0	10	5	0	0.12	0	5	0	0	0	0	0	0	0
* TOTALS for Tredegar(Private)		75	15	760	685	9	24.76	21	28	23	23	25	0	556	0	
** TOTALS for Private		216	18	2797	2581	13	146.85	31	68	194	163	168	0	1944	0	
*** GRAND TOTALS		257	59	3105	2848	13	152.99	82	133	269	178	183	0	1990	0	

Large Site 10 year Completions

	Number of Homes Completed On		
Year	Large Sites	Small Sites	Total Completions
2007	32	41	73
2008	49	53	102
2009	97	53	150
2010	91	24	115
2011	64	8	72
2012	190	23	213
2013	59	23	82
2014	59	22	81
TOTAL	641	247	888

Large Site Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2010	164	936	0	8.9	1205	0
2011	258	825	0	7.9	1245	0
2012	142	543	0	7.6	1414	0
2013	73	1040	0	3.3	1797	0
2014	82	763	0	2.57	1990	0