

BLAENAU GWENT COUNTY BOROUGH COUNCIL

**JOINT HOUSING LAND AVAILABILITY STUDY
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY AND
TRANSPORT (DE&T) OF THE WELSH ASSEMBLY GOVERNMENT**

**01ST APRIL 2009
IN CO-OPERATION WITH THE STUDY GROUP:**

**BLAENAU GWENT COUNTY BOROUGH COUNCIL
LOCAL HOUSING ASSOCIATIONS
ENVIRONMENT AGENCY
WELSH WATER
HOME BUILDERS FEDERATION**

APRIL 2010

(This study is prepared by the Joint Housing Land Availability Study Group)

JOINT LAND AVAILABILITY STUDY

COUNTY BOROUGH OF BLAENAU GWENT - 1ST APRIL 2009

ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH ASSEMBLY GOVERNMENT

1. INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for the County Borough of Blaenau Gwent. It replaces the last published report for a base date of 1st April 2008.
- 1.2 The current report presents the findings for the area at a base date of 1st April 2008. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing(MIPPS) 01/2006),and the revised Technical Advice Note(TAN) 1: Joint Housing Land Availability Studies (2006). All future Housing Land Availability Studies carried out in Wales will now be undertaken annually with an April 1st base date each year.
- 1.3 Prior to the 1st of April 2006 the Study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department for the Economy and Transport of the Welsh Assembly Government. The Study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual residential land allocations and planning permissions undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows presents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However any point of difference which have not been resolved through joint discussion are recorded as such and included within part 3.
- 1.6 A copy of the relevant section of Planning Policy Wales(PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

2. PART 1: THE SURVEY

2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06)

- 2.1.1 Paragraph 9.2.3 of Planning Policy Wales(as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.

2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).

2.1.3 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions :

- The grant of outline or full planning permission for residential purposes; or
- The land should be identified for residential purposes in an adopted development Plan.

2.1.4 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.

2.1.5 The definitions of the categories adopted by TAN 1(2006) are as follows :

Sites under construction: Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

Category 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;

Category 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;

Category 2*: Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 7.2.1 of TAN 1(2006), where market demand is such that development is unlikely to occur within 5 years.

Category 3: Sites or the phases of sites where either:

3(i) development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or

3(ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

2.16 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.

2.17 Finally, TAN 1(2006) specifies that for sites or the phases of sites to be regarded as 'genuinely available' within a 5 year period (i.e. sites under construction, Categories 1, 2 and 2*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
- the Group agree that it is financially viable to develop the site

In addition, for Category 1 and 2 sites there should be a reasonable 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. This should be based on a realistic assessment irrespective of current market conditions.

2.2 Method

- 2.2.1** The Group has met to consider all sites of 10 or more units, which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published as part of the Main Report. The findings are set out in Table 1, which follows.
- 2.2.2** Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the UDP comparison exercise in Part 2 of the report.
- 2.2.3** Sites subject to Section 106 Agreements are now only to be included in the studies if they are allocated in an adopted development plan.

2.3 Additional requirements of TAN 1(2006)

- 2.3.1** A number of new data requirements set out in the new TAN 1(2006) guidance are incorporated into the 2007 round of studies. These include seeking to establish the level of completions in terms of :
- market and affordable housing units;
 - brownfield and greenfield land ;
 - by house type ;
 - sites affected by flood risk.
- 2.3.2** The Group has also been asked to consider how the future land supply position is likely to provide for future affordable housing provision, development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.
- 2.3.3** It is recognised that not all these factors will have a particular significance in each authority area but where such matters are considered to be relevant then a commentary or tabulation of results may be appropriate for inclusion in the study report.

**Table 1
UNITARY AUTHORITY**

**LAND AVAILABLE FOR HOUSING
ALL SITES EXCEPT ULPS/S106
AS AT 1ST APRIL 2009
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
BLAENAU GWENT UNITARY AUTHORITY**

	PROPOSED UNITS	AREA (Ha)							UNITS COMPLETED 1/04/08 - 31/03/09
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	1888	163.28	38	17	666	0	1167	0	59

HA - PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA - PUBLIC	156	6.78	41	20	95	0	0	0	28
TOTAL	2044	170.06	79	37	761	0	1167	0	97

TOTAL DWELLINGS AVAILABLE :	PRIVATE SECTOR	721
	HA - PRIVATE	0
	PUBLIC SECTOR	0
	HA - PUBLIC	156
	TOTAL	877
	Total inc. small sites	1063

FOOTNOTE : Small Sites

Sites capable of accommodating under 10 units contribute an additional 186 dwellings to the land available for housing within 5 years. The small site figure was agreed by the group.

SMALL SITE COMPLETIONS	
2005	28
**Jan-Mar 2006	11
April 2007	41
April 2008	53
April 2009	53
Total	186

2.2.4 UDP sites are included in the main part of the schedule. There are 224 units that could come forward within the five year period that are subject to the signing of a S106 agreement. There are no Unadopted Local Plan sites contained within the report.

3. **FINDINGS**

3.1 The number of units in the five year supply has decreased from 1221 in the study of 2008 to 1060 units in this year's study.

3.2 The number of units under construction on large sites at the base date has decreased from 88 units in 2008 to 79 in 2009.

4. **PART 2 : CALCULATION OF 5 YEAR LAND SUPPLY**

4.1 **Basis for Comparison**

4.1.1 The land supply is assessed by comparing the number of plots available with the housing need forecast in the adopted Unitary Development Plan 1996-2011. The Unitary Development Plan (UDP) for Blaenau Gwent was adopted in July 2006 and will form the basis for this and future studies.

4.1.2 Government guidance suggests that normally the "residual method" should be used to calculate land supply, ie land available should be compared to the residual need, which is defined as total forecast need less completions to date. However, when completions to date have been significantly different from forecast, variations to the method may be considered. As is normal practice in joint land availability studies the land supply calculation has been done on the basis of past building rates (Table D) as well as on the residual method (Table A).

4.2 **Results of Comparison**

4.2.1 On the residual method, based on the adopted Unitary Development Plan forecast of need, the supply of readily available land in Blaenau Gwent at 1st April 2009 stood at 7.1 years. This is a decrease from the supply of 7.8 years in the 2008 study.

TABLE A - BLAENAU GWENT

**AVAILABILITY OF LAND FOR HOUSEBUILDING
AS AT 01ST APRIL 2009**

**BASED UPON THE BLAENAU GWENT UNITARY DEVELOPMENT PLAN 1996-2011
(AS ADOPTED IN JULY 2006)**

	ADOPTED UNITARY DEVELOPMENT PLAN TOTAL HOUSE BUILDING REQUIREMENT 1996-2011	TOTAL DWELLINGS COMPLETE 01/04/96- 01/04/2009 (13 YEARS)	REMAINDER 01/04/2009 - 01/04/2011 (2 YEARS)	5 YEAR REQUIREMENT 01/04/2009 - 01/04/2014 (REMAINDER PLUS 3 YEARS ANNUAL REQUIREMENT	ANNUAL NEED e=d/5	TOTAL APPROVED LAND AVAILABLE BY 01ST APRIL 2009	TOTAL LAND SUPPLY IN YEARS
BLAENAU GWENT	a 1779	b 1389	c=a-b 390	d=c+356 746	e=d/5 149	f 1063	g=f/e 7.1years

**NOTES: Sources - Column b - 1996 - 2009 : Blaenau Gwent County Borough Council
Column d - Five year requirement equates to Column c residual requirement 393 ; plus 3 years based upon the average
annual requirement of the UDP [1779/15 =119 (rounded)] x 3 = 356) ; Total = 746**

Column f - includes allowance for small sites (186 units agreed by the Group)

5. **PART 3 : COMMENTARY**

5.1 **Completions**

5.2 Table B sets out completions since 1980 in Blaenau Gwent together with five and thirteen year average figures. The change in the base date from January to April has led to changes in completion periods as explained in Table B below.

TABLE B
HOUSING COMPLETIONS IN BLAENAU GWENT

HISTORIC COMPLETIONS	
1980	323
1981	363
1982	112
1983	72
1984	121
1985	84
1986	92
1987	138
1988	218
1989	132
1990	108
1991	273
1992	284
1993	126
1994	140
1995	235
UDP PLAN PERIOD STARTS	
1996	123
1997	136
1998	136
1999 & 2000	88
2001	*106
2002	*101
2003	*102
2004	*110
2005	*126
2006	*36
2007	73
2008	102
2009	150

*See Annex 1

NOTE:

Completions from 1980 - 2005 were for the yearly period 01st January - 31st December

Completions shown for 2006 were for the 3 month period 01st January – 31st March 06.

2007 and subsequent years show annual completions from 1st April -31st March.

ANNUAL AVERAGE COMPLETIONS FOR 5 AND 13 YEAR PERIOD TO APRIL 2009

	1996-2009 (13.25 years)		2004-2009 (5.25 years)	
	TOTAL	ANNUAL AVERAGE	TOTAL	ANNUAL AVERAGE
TOTAL BLAENAU GWENT	1386	105	597	113

NOTES: Sources - 1986 - 94 : Gwent County Council

1995 - 09 : Blaenau Gwent County Borough Council

- 5.2 Table C sets out the comparison of house building rates with needs as forecast in the adopted Unitary Development Plan. With thirteen years of the plan period gone, completions are 88% of forecast.

TABLE C

PERFORMANCE OF THE HOUSEBUILDING INDUSTRY 1ST APRIL 1996 - 1ST APRIL 2009

	UDP PROJECTION 1/4/96 - 1/04/11 (15 YEARS) a	UDP Average annual projection of completions (13.25 years) b (a/15*13.25)	ACTUAL COMPLETIONS 1/04/96 - 1/04/09 (13.25 YEARS) c	HOUSE- BUILDING PERFORMANCE d=c/b*100
BLAENAU GWENT	1779	1571	1386	88%

NOTES : SOURCE 1996 – 2009 : Blaenau Gwent County Borough Council

5.3 Land Supply Compared to Past Building Rates

5.3.1 Table D sets out the comparison between the current land supply and past building rates. As building rates have been behind the forecast during the plan period, comparison with the 5 year build rate gives a supply of eleven years, a higher figure than the 7.8 years obtained by use of the residual method.

5.3.2 The study has also identified completions by dwelling type and this is indicated in Figure 3 below.

FIGURE 3 - Completions by House Type April 2008/2009

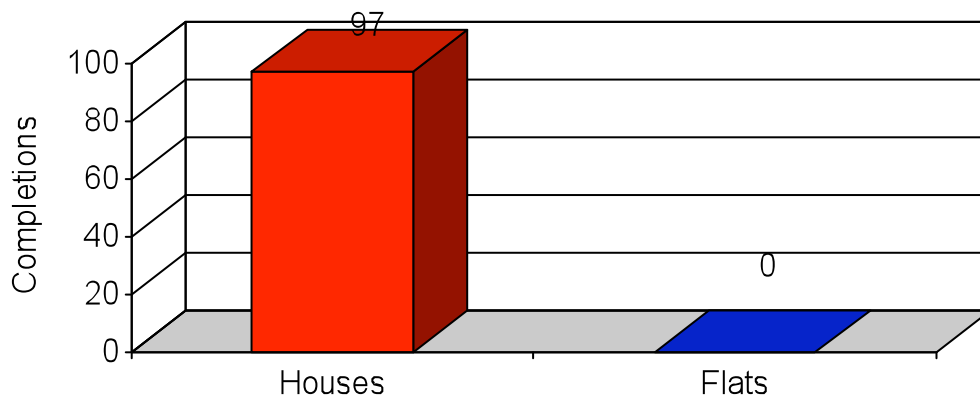


TABLE D**YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES**

TOTAL APPROVED LAND AVAILABLE BY 1/04/2009	1996-09 (13.25 YEARS)	2004-09 (5.25 YEARS)
	AVERAGE ANNUAL COMPLETIONS	AVERAGE ANNUAL COMPLETIONS
BLAENAU GWENT	1063	113
	10.1 years	9.4 years

NOTES : Sources - 1986-94 : Gwent County Council
1995-09 : Blaenau Gwent County Borough Council

6. SUMMARY

- 6.1 The current land supply for Blaenau Gwent on the residual method stands at 7.1 years. The building rates comparison produces a supply of 9 years which shows a discrepancy between apparent and actual supply of land.
- 6.2 Sufficient land is therefore considered available within the County Borough when based on the residual method.

As illustrated in Table 1, Category 3(i) sites comprise 52% of the committed land in Blaenau Gwent. Whilst some of these reflect phasing and market demand issues, there remain a large number of sites that are constrained in some way and these need to be examined in detail to ensure that future development is not frustrated by a lack of suitable land for development.

7.0 CURRENT ECONOMIC CLIMATE

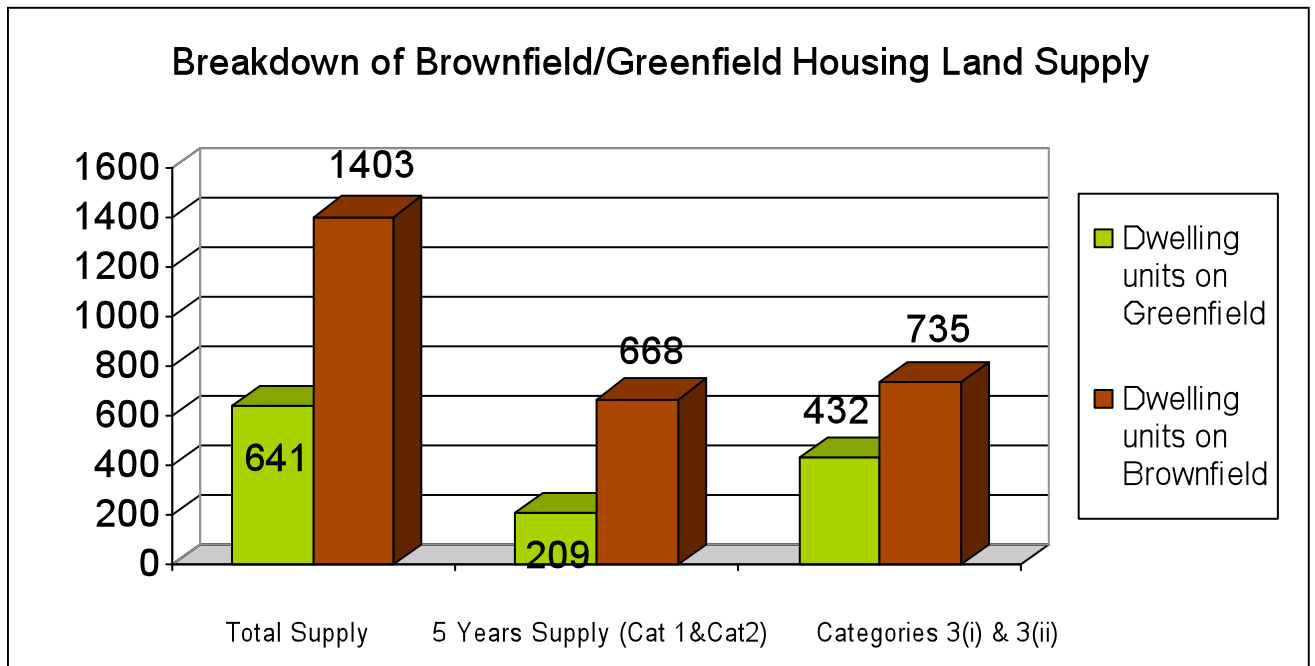
- 7.1 The impact on the housebuilding industry due to the economic circumstances prevailing over recent months was apparent at the time of the 2009 study meeting. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 7.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market housebuilding and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.
- 7.3 It was also noted the difficulty the Council were having in terms of shared equity schemes (i.e Intermediate affordable housing) as the potential occupiers were unable to raise the relevant share via mortgage funding in terms of Homebuy schemes.

ISSUES OF CROSS-UNITARY AUTHORITY SIGNIFICANCE

8.0 PREVIOUSLY DEVELOPED LAND (OR BROWNFIELD) CONTRIBUTION TO THE LAND SUPPLY

- 8.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.
- 8.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 below shows a disaggregation of the five year and total land supplies on large sites in the County Borough into greenfield and brownfield elements.

Figure 4

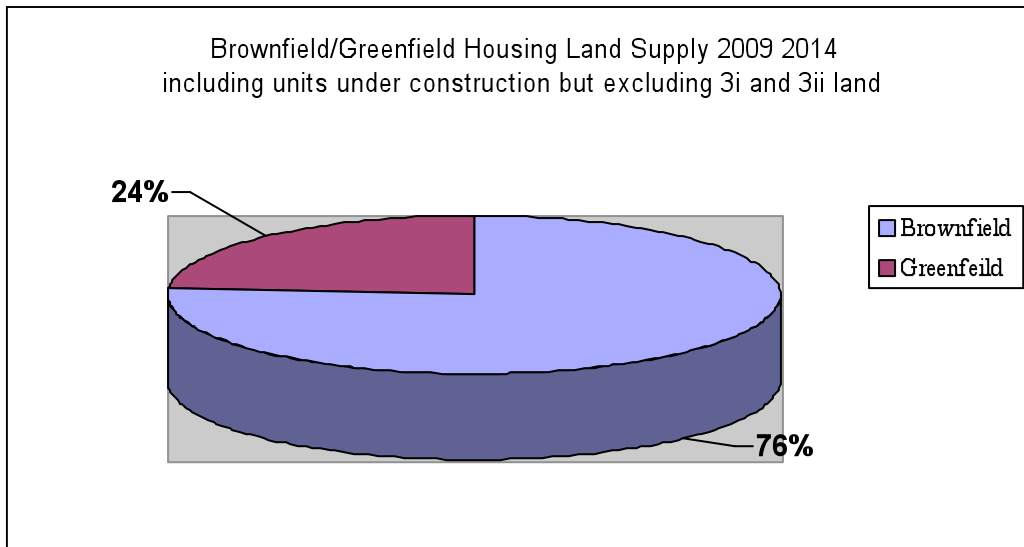


Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

8.3 Figure 4, above demonstrates that overall approximately 69% of the County's overall land supply comprises brownfield land.

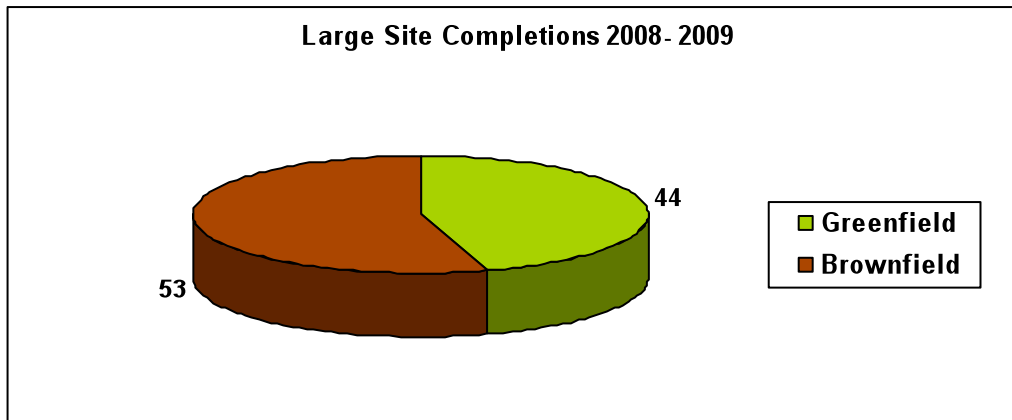
8.4 Within the five year period, those units on brownfield land represents almost 76% of the land available as illustrated further in Figure 5 which follows.

Figure 5



8.5 Figure 6 similarly indicates actual dwelling completions on sites of 10 or more units over the 12 month study period split between greenfield and brownfield; it can be seen that 55% have occurred on brownfield sites.

Figure 6 -



8.6 The Brownfield/Greenfield contribution will continue to be monitored in future studies.

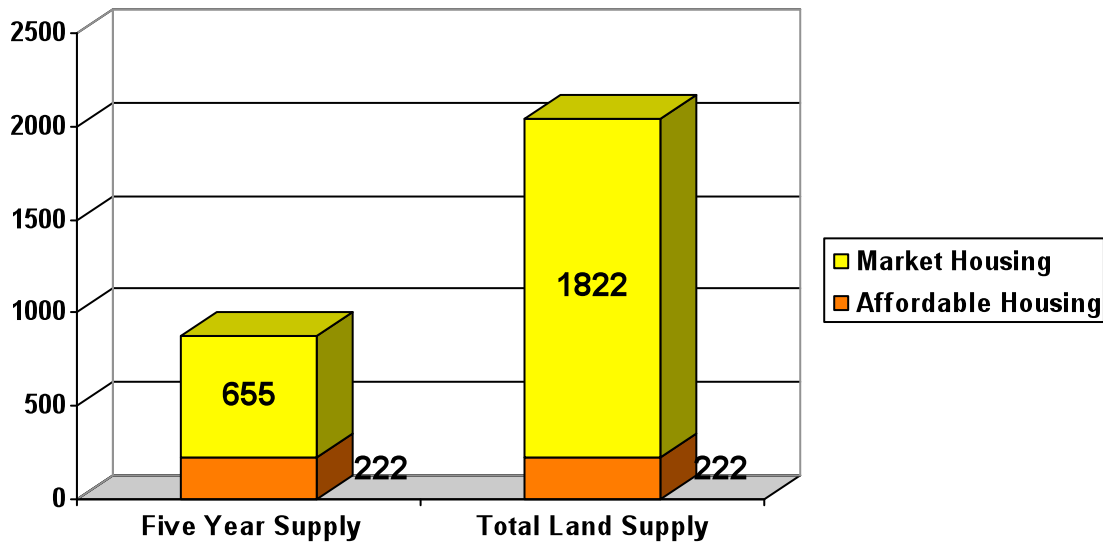
9.0 **AFFORDABLE HOUSING**

9.1 In accordance with the revised TAN 1 guidance the level of completions of affordable housing units is required to be evidenced in these studies together with the estimated contributions which are likely to come forward over the next five years. Where definitive information is available eg through signed Section 106 agreements for delivery then these have been taken into account. Where no such information is available but policy requirements are likely to inform negotiations on future delivery of affordable housing units in the County then an estimate has been made and has been included in the Table set out at Annex 3. Appropriate caveats have been included where no definitive information is available to justify the estimated contribution included.

Affordable units are defined in accordance with the definition set out in TAN 2 “Planning and Affordable Housing” (2006).

- 9.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.
- 9.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 1. Private Housing Figures are contained in Table 1)

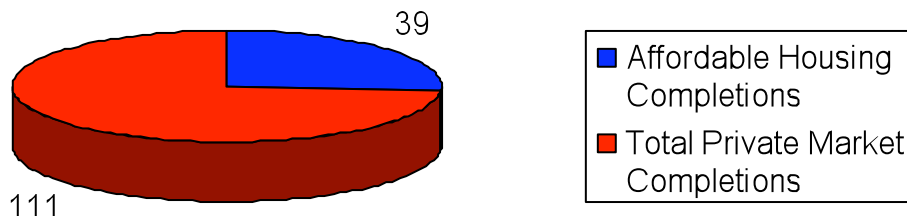


- 9.4 A detailed Table of affordable housing contributions in the County is included at Annex 3. It is documented on a site by site basis and contains affordable housing estimates based on Local Authority Development Plan Policy where applicable. Where the apportionment of small site affordable housing completions are known these have been documented and added to the totals accordingly. There have been 38 actual large site completions of affordable housing shown in this study. The estimated level of future affordable

contribution in the County Borough of Blaenau Gwent on the basis of this Study is 222 units over the next five years.

- 9.5 Figure 7 demonstrates that overall approximately 10% of the County Borough's overall housing supply comprises affordable housing. There may be potential in the future to increase the supply of affordable housing through renegotiation of existing permission. Some sites within the Borough have old permissions that originally did not have a requirement for affordable housing. There may be opportunities to gain additional affordable housing if permissions are renegotiated in the future.
- 9.6 Of the dwellings available within the five year period, the percentage of affordable housing is higher, at 25%
- 9.7 Figure 8 indicates that completions over the 12 month period split between affordable housing and market housing. It can be seen that 39 completions have been for market housing. Therefore 26% of the large and small site completions were for affordable housing.

Figure 8: Comparison between Affordable Housing Completions and Total Completions over a 12 Month Period (April 2008-April 2009) - Completion figures include small site completions of which there were 53, 1 affordable completions, 52 private dwellings.



- 9.8 The affordable housing contribution will continue to be monitored in future studies.

10.0 SITES SUBJECT TO FLOOD RISK

- 10.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 9 and 10 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into flood risk elements.
- 10.2 The Flood Risk Zones descriptions set out below are as defined in TAN 15 and used within the precautionary framework :-

C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.

C2: Areas of floodplain without significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

Figure 9: Large Sites Subject to Flood Risk within the Total Supply (includes 3i units)

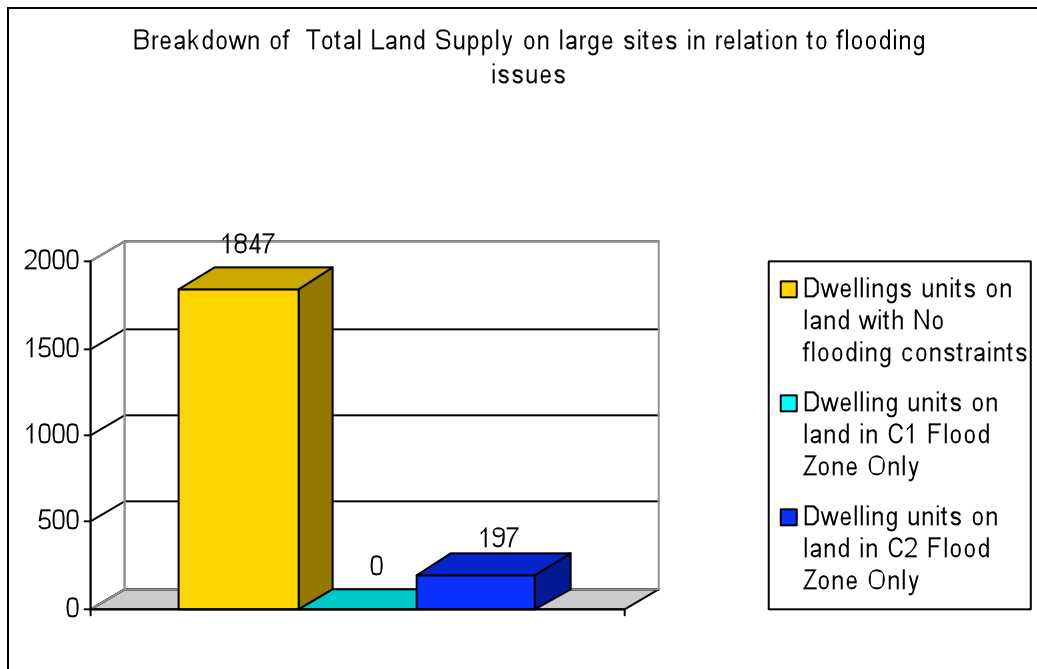
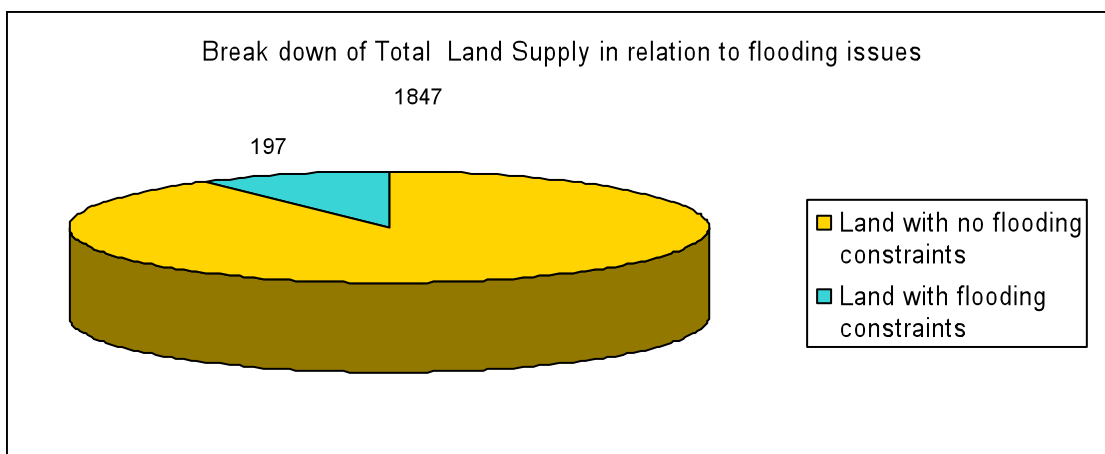


Figure 10



10.3 Figures 11 and 12 illustrate that 13% of the dwelling units within the five year supply are on land within a C2 flood zone ie subject to flood risk.

Figure 11

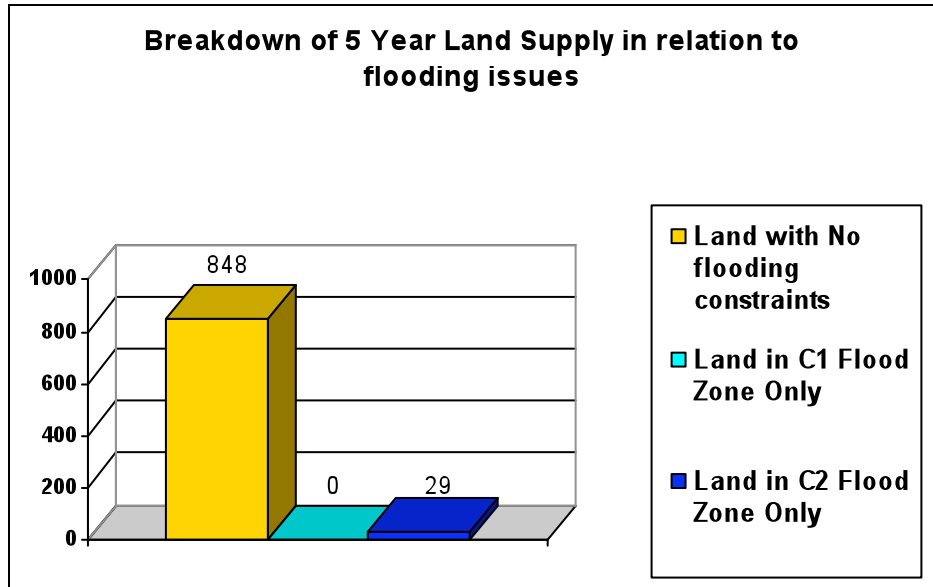


Figure 12

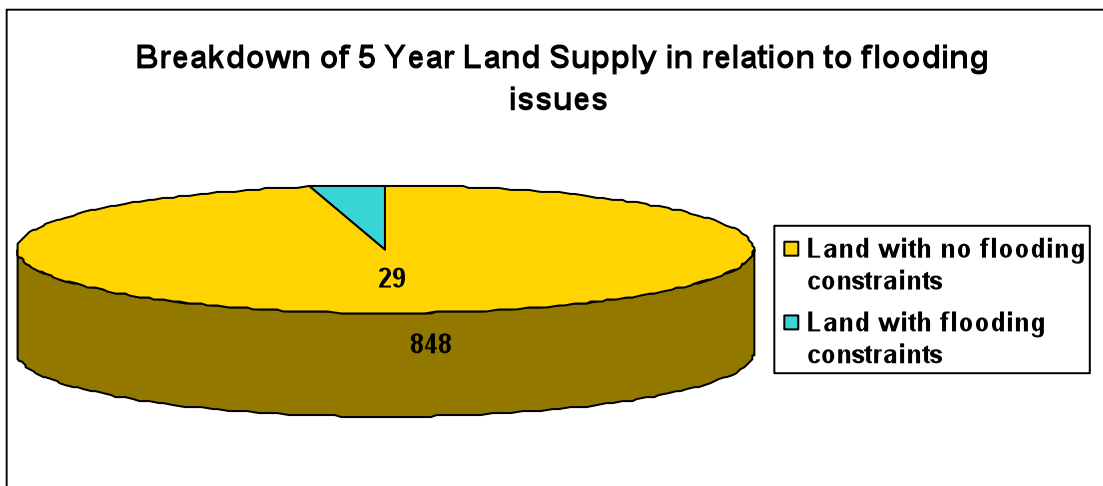
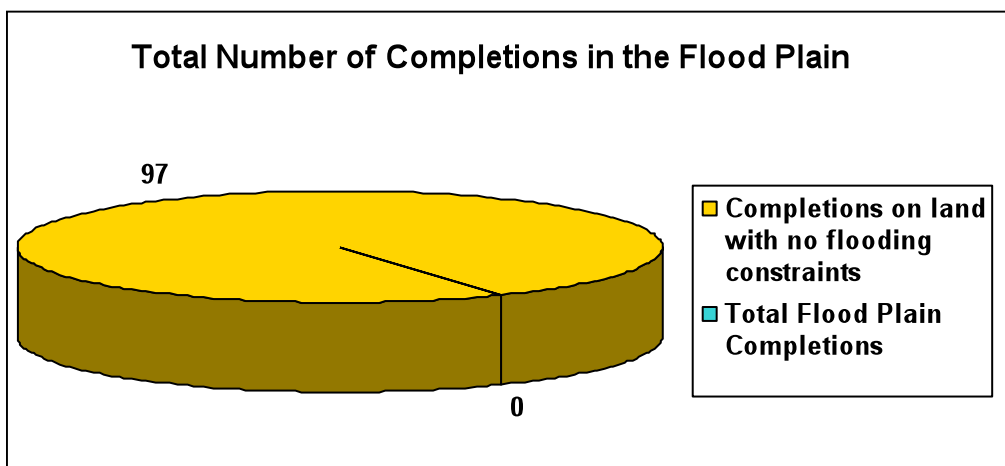


Figure 13: Total large site completions in the floodplain



11.0 CONCLUSION

- 11.1 The current study based on the position at 01st April 2009 shows Blaenau Gwent County Borough to have sufficient land available to provide a 7.1 year land supply when set against the UDP requirement.
- 11.2 The significance of the wider economic downturn and its implications for house building in the County is likely to be reflected in next years house completion rates. This will need to be monitored in future studies.

TABLE E
BLAENAU GWENT
SMALL SITES COMPLETIONS

	PRIVATE	OTHER
HISTORIC COMPLETIONS		
1992	41	9
1993	20	1
1994	14	0
1995	54	0

UDP PLAN PERIOD STARTS		
1996	19	0
1997	21	0
1998	20	0
1999	25	0
2000	27	0
2001	* 8	
2002	* 3	
2003	* 4	
2004	* 12	
2005	* 28	
**Jan -March 2006	* 11	
April 2007	41	
April 2008	53	
April 2009	53	

NOTE:

Small Sites completions for 1999 and 2000 were based on the average of completions from 1994 to 1998.

** Completions shown for 2006 are those for 3 month period between 1st Jan -31st March 2006.

The 2007 figure is for the year to 31st March 2007

- Refer to Annex 1

Annex 1 - Housing Completions Data

Small Site Completions

1996	19
1997	21
1998	20
1999	25
2000	27
2001	8
2002	3
2003	4

2004	12
2005	28
**Jan-Mar 2006	11
April 2007	41
April 2008	53
April 2009	53

NOTE:

Completions from 1996 - 2005 were for the yearly period 01st January - 31st December

** Completions for 2006 were for the 3 month period 01st January - 31st March

Completions for 2007 are for an annual period 01st April 06 -31st March 2007. Future completions will be monitored annually on this basis.

Large Site Completions

1996	104
1997	115
1998	116
1999	19
2000	17
2001	98*
2002	98*
2003	98*
2004	98*
2005	98*
**Jan - Mar 2006	25*
April 2007	32
April 2008	49
April 2009	97

NOTE:

Completions from 1996 - 2005 were for the yearly period 01st January - 31st December

**Completions shown for 2006 are for the 3 month period 01st January - 31st March 2006.

Completions for 2007 are for an annual period 01st April 06 -31st March 2007. Future completions will be monitored annually on this basis.

The total large site completion figure shown annually from 1st January 2001-31st March 2006 is based on how many houses were built (515) divided by the number of years (5.25) with the relevant apportionment shown for 1st Jan-31 March 2006.

Housing Completions in Blaenau Gwent (Small and Large)

	Total Completions
1996	123

1997	136
1998	136
1999 & 2000	88
2001	106
2002	101
2003	102
2004	110
2005	126
**Jan-Mar 2006	36
To April 2007	73
April 2008	102
April 2009	150

NOTE:

Completions from 1996 - 2005 were for the yearly period 01st January - 31st December

** Completions for 2006 are for the 3 month period 01st January - 31st March 2006

Completions for 2007 are for an annual period 01st April 06 -31st March 2007. Future completions will be monitored annually on this basis.

Refer to notes to small and large site completions tables for means of calculation of total annual completions shown.

Annex 2
Location Map

Annex 3

Supplementary Schedule of Sites.

Residential Land Availability Schedule for Blaenau Gwent 2008

Annex4

Planning Policy Wales (Extract)

March 2002

As amended by MIPPS 01/2006

Annex 5

Planning Policy Wales

**Technical Advice Note (Wales) 1
Joint Housing Land Availability Studies (2006)**

Annex 6
AFFORDBALE HOUSING

Blaenau Gwent Joint Housing Land Availability Study
 Joint Housing Land Availability Study
 2009

Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over
 The Next Five Years (2009-2014)

The Blaenau Gwent Unitary Development Plan sets out the Authorities affordable housing policy for the period 1996-2011.
 Policy H11 of the plan states that affordable housing will be negotiated as part of new housing proposals on housing sites over 30 units or more, or 1ha or more. Paragraph 6.1 of the Draft Supplementary Planning Guidance: Affordable Housing in New Developments states a target of 20% to be negotiated on sites over 30 units.

Site name	Settlement	Total site Unit Capacity *	Actual Completed units 08/09 Affordable Housing	Actual Completed units 08/09 MarketHousing	Remaining capacity	Estimated MINIMUM affordable housing contribution 2009-2014	Estimated market housing contribution 2009-2014	Comments
Private Sector								
At Cwm Farm Road	Abertillery	20	0	0	19	0	0	19 in 3(i)

Greenmeadow Farm	Abertillery	100	0	0	0	100	0	0	3(i) site. There is likely to be a 20% contribution to affordable housing based on the draft SPG target = 20 units
Penrhiw Estate, Brynithel	Abertillery	23	0	0	23		0	0	3(i) Site
Rear of Fair Road, Sorfyd	Abertillery	100	0	0	100		0	0	3(i) Site. Due to site constraints the affordable housing figure is likely to be between 9-20 units
Six Bells Colliery Site HA8	Abertillery	50	0	0	50		10	10	30 in 3(i). Based on draft SPG target of 20% = 10 units
Warm Turn, Aberbeeg	Abertillery	15	0	0	15		0	0	3(i) Site. Below threshold for AH
Cwm Farm Cwm Celyn	Blaina & Nantyglo	169	0	5	78		78	78	No AH dwellings to be provided
North of Forge side, Blaina	Blaina & Nantyglo	40	0	0	40		0	0	3(i) site. There is likely to be a 20% contribution to affordable housing based on the draft SPG target = 8 units
North Winches Row	Blaina & Nantyglo	57	0	0	57		0	13	44 in 3(i). AH ?

Pant View Upper Coed Cae	Blaina & Nantyglo	12	0	0	0	12	0	12	0	12	3(i) site
Roberto Neckware, Limestone Road	Blaina & Nantyglo	19	0	0	0	19	0	0	0	0	3(i) site
Adj to Clydach Street	Brynmawr	15	0	3	0	12	0	12	0	12	
TSA Woodcraft Site	Brynmawr	37	0	12	0	25	0	25	0	25	No AH dwellings to be provided
45 Yard	Ebbw Vale	131	0	10	0	82	0	82	0	82	There will be no affordable housing on this site
Adj Big Lane, Beaufort	Ebbw Vale	11	0	7	0	0	0	0	0	0	Site complete.
Adj Sports Ground	Ebbw Vale	69	0	0	0	69	13	69	13	69	An application from Linc Cymru has been submitted for 74 dwellings. 20%
Corus Site	Ebbw Vale	520	0	0	0	520	31	154	31	154	Based on draft SPG target of 20% 104 dwellings. What is the split
0Highland Road	Ebbw Vale	50	0	0	0	50	0	0	0	0	3(i) Site.
Land North Cwmrhyd Erch Flats	Ebbw Vale	16	0	0	0	16	0	16	0	16	
Letchworth Road	Ebbw Vale	16	0	0	0	16	0	16	0	16	
Nant-y-Croft	Ebbw Vale	30	0	0	0	30	0	0	0	0	3(i) Site.
Pant Y Fforest	Ebbw Vale	21	0	0	0	21	0	21	0	21	

Adjacent	Chartist Way	Tredegar	80	0	0	0	80	0	14	Based on draft SPG target of 20%. 50 units in 3(i).
	Derelict Bus Garage, Adj Woodfield Road	Tredegar	11	0	0	11	0	11	0	
	Gas Works	Tredegar	15	0	0	15	0	15	0	3(i) site
	Hills Bus Depot	Tredegar	20	0	0	20	0	20	0	3(i) site
	LCR Charles Street	Tredegar	14	0	0	14	0	14	0	
	Park Hill H17	Tredegar	150	0	0	150	0	150	0	150 in 3(i)Based on draft SPG target of 20% = 30 AH units
	Peacehaven, Tredegar	Tredegar	147	0	0	147	12	147	68	67 in 3(i). There will be 12 affordable dwellings
	Pochin	Tredegar	28	0	0	28	0	28	21	7 units in 3(i) No AH provision
	Poultry Farm	Tredegar	20	0	16	2	0	2	3	
	The George Public House	Tredegar	12	0	0	12	0	12	12	
	The Goldmine Inn, Formerly the Sirhowy	Tredegar	16	0	0	16	0	16	16	
	Upper Ty Gwyn Farm	Tredegar	48	0	0	38	0	38	25	13 units in 3(i)

Housing Association Public									
Site of Rose Heyworth Junior Comp	25	0	25	25	0	0	0	100% Social Rented	
Heol Elan Rassau	43	0	43	43	0	0			
Land At College Road	41	0	41	41	0	0			
Land at Ystrad Deiri	12	12	0	0	0	0	0	United Welsh HA, all social rented	
LCR Opp Tredegar Comp	47	0	47	47	0	0	0	United Welsh HA	
Stockton Way	26	26	0	0	0	0	0	United Welsh HA	
TOTAL		38					222		

Sites for 10 or more Units as at 01-04-2009
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PRIVATE SECTOR
SECTOR PREIFAT

ABERTILLERY
ABERTYLERI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)	
							2010	2011	2012	2013	2014		2*
2005/0313	AT CWM FARM ROAD,	0	20	19	0.48	0	0	0	0	0	0	19	0
BGW UDP	GREENMEADOW FARM,CWMTILLERY HA2	0	100	100	13.70	0	0	0	0	0	0	100	0
C/2005/0578	PENRHIW ESTATE, BRYNITHEL	0	23	23	0.97	0	0	0	0	0	0	23	0
BGW UDP	REAR OF FARM ROAD,SORFYD	0	100	100	10.70	0	0	0	0	0	0	100	0
BGW UDP	SIX BELLS COLLIERY SITE, HA8	0	50	50	2.00	0	0	0	10	10	0	30	0
BGW UDP	WARM TURN,ABERBEEG (HA 23)	0	15	15	6.00	0	0	0	0	0	0	15	0
TOTAL CYFANSWM	ABERTILLERY ABERTYLERI	0	308	307	33.85	0	0	0	10	10	0	287	0

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Sites with Planning Permission or in Adopted Plans
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

**BLAINA
NANTYGLO & BLAINA**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)	
							2010	2011	2012	2013	2014		2*
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Oi	Hectarau sydd Ar Oi	W/A	2010	2011	2012	2013	2014	2*	3(i)
2006/0151	CWM FARM CWM CELYN, BLAINA HB22	5	169	78	5.36	14	14	15	15	20	0	0	0
BGW UDP	NORTH OF FORGESIDE, BLAINA HB12	0	40	40	4.00	0	0	0	0	0	0	0	40
BGW UDP	NORTH WINCHES ROW, WINCHESTOWN, NANTYGLO HB5	0	57	57	3.75	0	0	0	13	0	0	0	44
2008/0259	PANT VIEW UPPER COED CAE,	0	12	12	0.54	0	0	0	0	10	2	0	0
2005/0602	ROBERTO NECKWEAR, LIMESTONE RD., NANTYGLO	0	19	19	0.76	0	0	0	0	0	0	0	19
TOTAL CYFANSWM	BLAINA NANTYGLO & BLAINA	5	297	206	14.41	14	14	15	28	30	2	0	103

BRYNMAWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)	
							2010	2011	2012	2013	2014		2*
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Oi	Hectarau sydd Ar Oi	W/A	2010	2011	2012	2013	2014	2*	3(i)
9279	ADJ TO CLYDACH STREET, HB19	3	15	12	0.51	3	3	3	3	0	0	0	0
BGW UDP	TSA WOODCRAFT SITE, NOBLE SQ., BRYNMAWR	12	37	25	0.70	0	0	10	10	5	0	0	0
TOTAL CYFANSWM	BRYNMAWR	15	52	37	1.21	3	3	13	13	5	0	0	0

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

EBBW VALE
GLYNBWBW

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					3(ii)	
							2010	2011	2012	2013	2014		2*
C/2007/0531	45 YARD,	10	131	82	3.50	0	0	30	22	0	0	0	0
2005/0421	ADJ BIG LANE, BEAUFORT HE15	7	11	0	0.15	0	0	0	0	0	0	0	0
2007/0320	ADJ SPORTS GRND, GWAUN HELYG (HE20)	0	69	69	1.40	0	0	30	30	9	0	0	0
2007/0125	CORUS SITE,	0	520	520	78.00	0	0	50	50	45	0	375	0
BGW UDP	HIGHLAND ROAD, BEAUFORT	0	50	50	0.00	0	0	0	0	0	0	50	0
2006/0600	LAND NORTH CWMRHYDD ERCH FLATS,	0	16	16	1.37	1	0	4	4	3	0	0	0
2006/0596	LETCHWORTH ROAD,	0	16	16	0.49	0	0	6	6	4	0	0	0
BGW UDP	NANT-Y-CROFT HE1 & HE5, RASSAU	0	30	30	1.70	0	0	0	0	0	0	30	0
2006/0196	PANT Y FFOREST, EBBW VALE,	0	21	21	1.70	0	0	10	11	0	0	0	0
TOTAL CYFANSWM	EBBW VALE GLYNBWBW	17	864	804	88.31	1	0	34	130	123	61	0	455

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Sites with Planning Permission or in Adopted Plans

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TREDEGAR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)		
							2010	2011	2012	2013	2014		2*	3(i)
BGW UDP	ADJ CHARTIST WAY, TREDEGAR,	0	80	80	3.70	0	0	0	0	0	30	0	50	0
C/2006/0597	DERELICT BUS GARAGE,ADJ WOODFEILD ROAD	0	11	11	0.37	0	0	0	11	0	0	0	0	0
BGW UDP	GAS WORKS, TREDEGAR,	0	15	15	0.50	0	0	0	0	0	0	0	15	0
BGW UDP	HILL'S BUS DEPOT,PARK VIEW GARAGE (HT13)	0	20	20	0.70	0	0	0	0	0	0	0	20	0
2005/0075	LCR CHARLES STREET, TREDEGAR	0	14	14	0.23	0	0	0	0	7	7	0	0	0
2003/0322	PARK HILL,HT7	0	150	150	13.00	0	0	0	0	0	0	0	150	0
BGW UDP	PEACEHAVEN, TREDEGAR,	0	147	147	4.00	0	0	0	20	30	30	0	67	0
2005/0564	POCHIN,	0	28	28	0.63	0	0	0	7	7	7	0	7	0
04/0595	POULTRY FARM,	16	20	3	0.80	3	0	0	0	0	0	0	0	0
2005-0155	THE GEORGE PUBLIC HOUSE,	0	12	12	0.00	12	0	0	0	0	0	0	0	0
C/2007/0613	THE GOLDMINE INN,FORMALLY THE SIRHOWY	0	16	16	0.17	0	0	0	0	0	16	0	0	0
7964	UPPER TY GWYN FARM,NANTYBWCH HT12	6	48	38	1.40	5	0	5	5	5	5	0	13	0
TOTAL CYFANSWM	TREDEGAR	22	561	534	25.50	20	0	5	43	49	95	0	322	0

TOTAL CYFANSWM	59	2082	1888	163.28	38	17	67	214	217	168	0	1167	0
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TOTAL CYFANSWM	59	2082	1888	163.28	38	17	67	214	217	168	0	1167	0
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Sites for 10 or more Units as at 01-04-2009

Sites with Planning Permission or in Adopted Plans

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

ABERTILLERY
ABERTYLERI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio				3(ii)			
							2010	2011	2012	2013		2014	2*	3(i)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
BGW UDP	SITE OF ROSE HEYWORTH JUNIOR, COMPREHENSIVE, OAK STREET (HA9)	0	25	25	1.00	0	0	0	10	15	0	0	0	0
TOTAL CYFANSWM	ABERTILLERY ABERTYLERI	0	25	25	1.00	0	0	0	10	15	0	0	0	0

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Sites with Planning Permission or in Adopted Plans

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

**EBBW VALE
GLYNBWWY**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)		
							2010	2011	2012	2013	2014		2*	3(i)
	Cyfeiriad	Unedau a Adeiladwyd ERS yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
C/2008/0021	HEOL ELAN RASSAU,	0	43	43	2.90	0	20	23	0	0	0	0	0	0
2008/008	LAND AT COLLEGE ROAD,EBBW VALE	0	41	41	0.94	41	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	EBBW VALE GLYNBWWY	0	84	84	3.84	41	20	23	0	0	0	0	0	0

TREDEGAR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					3(ii)		
							2010	2011	2012	2013	2014		2*	3(i)
	Cyfeiriad	Unedau a Adeiladwyd ERS yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
2006/0447	LAND AT YSTRAD DERI,	12	12	0	0.36	0	0	0	0	0	0	0	0	0
2007/0527	LCR OPP TREDEGAR COMP,	0	47	47	0.58	0	0	30	17	0	0	0	0	0
2006/0329	STOCKTON WAY,	26	26	0	1.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	TREDEGAR	38	85	47	1.94	0	0	30	17	0	0	0	0	0

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Sites with Planning Permission or in Adopted Plans

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TOTAL CYFANSWM		38	194	156	6.78	41	20	53	27	15	0	0	0	0
TOTAL CYFANSWM		38	194	156	6.78	41	20	53	27	15	0	0	0	0

LPA CCLI	Full Name Enw llawn
BGW UDP	BLAENAU GWENT UNITARY DEVELOPMENT PLAN
BLGWT ALP	BLAENAU GWENT LOCAL PLAN(ADOPTED JUNE 1997)
BLGWT LP	BLAENAU GWENT LOCAL PLAN

Site Address Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
45 YARD,		PP3	C/2007/0531	C/2007/0531	Reserved Matters
ADJ BIG LANE, BEAUFORT HE15		PP3	2005/0421	2005/0421	Reserved Matters
ADJ CHARTIST WAY, TREDEGAR,		ALP	BGW UDP	BGW UDP	Adopted Plan
ADJ SPORTS GRND, GWAUN HELYG (HE20)		PP1	2007/0320	2007/0320	Outline
ADJ TO CLYDACH STREET, HB19		PP3	9279	9279	Reserved Matters
AT CWM FARM ROAD,		PP1	2005/0313	2005/0313	Outline
CORUS SITE,		PP1	2007/0125	2007/0125	Outline
CWM FARM CWM CELYN, BLAINA HB22		PP2	2006/0151	2006/0151	Full

DERELICT BUS GARAGE,ADJ WOODFEILD ROAD		PP2	C/2006/0597	C/2006/0597	Full
GAS WORKS, TREDEGAR,		ALP	BGW UDP	BGW UDP	Adopted Plan
GREENMEADOW FARM,CWMTILLERY HA2		ALP	BGW UDP	BGW UDP	Adopted Plan
HEOL ELAN RASSAU,		PP2	C/2008/0021	C/2008/0021	Full
HIGHLAND ROAD,BEAUFORT		ALP	BGW UDP	BGW UDP	Adopted Plan
HILL'S BUS DEPOT,PARK VIEW GARAGE (HT13)		ALP	BGW UDP	BGW UDP	Adopted Plan
LAND AT COLLEGE ROAD,EBBW VALE		PP2	2008/008	2008/008	Full
LAND AT YSTRAD DERI,		PP1	2006/0447	2006/0447	Outline
LAND NORTH CWMRHYDD ERCH FLATS,		PP3	2006/0600	2006/0600	Reserved Matters
LCR CHARLES STREET,TREDEGAR		PP1	2005/0075	2005/0075	Outline
LCR OPP TREDEGAR COMP,		PP3	2007/0527	2007/0527	Reserved Matters
LETCHWORTH ROAD,		PP1	2006/0596	2006/0596	Outline
NANT-Y-CROFT HE1 & HE5,RASSAU		ALP	BGW UDP	BGW UDP	Adopted Plan

NORTH OF FORGESIDE, BLAINA HB12		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan
NORTH WINCHES ROW, WINCHESTOWN, NA		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan
PANT VIEW UPPER COED CAE,		PP1	2008/0259	2008/0259	2008/0259	Outline
PANT Y FFOREST, EBBW VALE,		PP1	2006/0196	2006/0196	2006/0196	Outline
PARK HILL, HIT7		PP1	2003/0322	2003/0322	2003/0322	Outline
PEACEHAVEN, TREDEGAR,		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan
PENRHIW ESTATE, BRYNITHEL		PP1	C/2005/0578	C/2005/0578	C/2005/0578	Outline
POCHIN,		PP1	2005/0564	2005/0564	2005/0564	Outline
POULTRY FARM,		PP1	04/0595	04/0595	04/0595	Outline
REAR OF FARM ROAD, SORFYD		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan
ROBERTO NECKWEAR, LIMESTONE RD, NA		PP1	2005/0602	2005/0602	2005/0602	Outline
SITE OF ROSE HEYWORTH JUNIOR, COMP		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan
SIX BELLS COLLIERY SITE, HA8		ALP	BGW UDP	BGW UDP	BGW UDP	Adopted Plan

STOCKTON WAY,		PP1	2006/0329	2006/0329	Outline
THE GEORGE PUBLIC HOUSE,		PP2	2005-0155	2005-0155	Full
THE GOLDMINE INN,FORMALLY THE SIRHOWY		PP2	C/2007/0613	C/2007/0613	Full
TSA WOODCRAFT SITE, NOBLE SQ.,BRYNMAWR		ALP	BGW UDP	BGW UDP	Adopted Plan
UPPER TY GWYN FARM,NANTYBWCH HT12		PP1	7964	7964	Outline
WARM TURN,ABERBEEG (HA 23)		ALP	BGW UDP	BGW UDP	Adopted Plan
			BLGWT ALP	BLGWT ALP	
			BLGWT LP	BLGWT LP	

Blaenau Gwent

**Residential Land Availability Schedule
Amserfen tir preswyl sydd ar gael**

Sites for 10 or more Units as at 01-04-2009

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

**Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106**

**PRIVATE SECTOR
SECTOR PREIFAT**

BRYNMAWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio								
							2010	2011	2012	2013	2014	2*	3(i)	3(ii)	
	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ol	Hectarau sydd Ar Ol	W/A	0	0	30	15	0	0	0	0	0
	RECTICEL & GWALIA SITES, FACTORY ROAD	0	45	45	0.91	0	0	0	30	15	0	0	0	0	0
TOTAL CYFANSWM	BRYNMAWR	0	45	45	0.91	0	0	0	30	15	0	0	0	0	0

Residential Land Availability Schedule
Amserfen tir preswyl sydd ar gael

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

**EBBW VALE
GLYNEBWI**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio								
							2010	2011	2012	2013	2014	2*	3(i)	3(ii)	
S106	HIGGS YARD (OFF NEW CHURCH RD), Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf 0	Cyfanswm Unedau 29	Unedau sydd Ar Oi 29	Hectarau sydd Ar Oi 0.53	W/A	0	0	29	0	0	0	0	0	0
S106 OUT	MOUNTAIN ROAD (LAND OFF), EBBW VALE Cyfeiriad	0	22	22	0.76	0	0	0	11	11	0	0	0	0	0
TOTAL CYFANSWM	EBBW VALE GLYNEBWI	0	51	51	1.29	0	0	0	40	11	0	0	0	0	0

TREDEGAR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio								
							2010	2011	2012	2013	2014	2*	3(i)	3(ii)	
S106-OUT	BKF PLASTICS, ASHVALE, TREDEGAR Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf 0	54	Unedau sydd Ar Oi 54	Hectarau sydd Ar Oi 1.80	W/A	0	0	0	24	30	0	0	0	0
TOTAL CYFANSWM	TREDEGAR	0	54	54	1.80	0	0	0	0	24	30	0	0	0	0

TOTAL CYFANSWM		0	150	150	4.00	0	0	0	70	50	30	0	0	0	0
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Blaenau Gwent

**Residential Land Availability Schedule
Amserfen tir preswyl sydd ar gael**

Sites for 10 or more Units as at 01-04-2009

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106

TOTAL CYFANSWM	PRIVATE SECTOR SECTOR PREIFAT	0	150	150	4.00	0	0	0	0	0	0	0	0	0	0	0	0
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Blaenau Gwent

**Residential Land Availability Schedule
Amserfen tir preswyl sydd ar gael**

Sites for 10 or more Units as at 01-04-2009

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

**ABERTILLERY
ABERTYLERI**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
							2010	2011	2012	2013	2014			
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astitiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectareau sydd Ar OI	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
S106 - OUTLINE	SYFFRYD JUNIOR SCHOOL,	0	18	18	0.40	0	0	18	0	0	0	0	0	0
TOTAL CYFANSWM	ABERTILLERY ABERTYLERI	0	18	18	0.40	0	0	18	0	0	0	0	0	0

Residential Land Availability Schedule
Amserfen tir preswyl sydd ar gael

Blaenau Gwent

Sites for 10 or more Units as at 01-04-2009

Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106

Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2009

**EBBW VALE
GLYNEBWI**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidd							
							2010	2011	2012	2013	2014	2*	3(i)	3(ii)
	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Oi	Hectarau sydd Ar Oi	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
S106 FULL	COMMERCIAL STREET, BRIERY HILL	0	33	33	0.91	0	0	33	0	0	0	0	0	0
TOTAL CYFANSWM	EBBW VALE GLYNEBWI	0	33	33	0.91	0	0	33	0	0	0	0	0	0

TREDEGAR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidd							
							2010	2011	2012	2013	2014	2*	3(i)	3(ii)
	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Oi	Hectarau sydd Ar Oi	W/A	2010	2011	2012	2013	2014	2*	3(i)	3(ii)
S106 OUT	FORMER SIRHOWY INFANTS SCHOOL ,	0	23	23	0.03	0	23	0	0	0	0	0	0	0
TOTAL CYFANSWM	TREDEGAR	0	23	23	0.03	0	23	0	0	0	0	0	0	0

TOTAL CYFANSWM		0	74	74	1.34	0	23	51	0	0	0	0	0	0
TOTAL CYFANSWM	HOUSING ASSOCIATION, PUBLIC CYMDEITHAS TAI, CYHOEDDUS	0	74	74	1.34	0	23	51	0	0	0	0	0	0

LPA CCLI	Full Name Enw llawn
BGW UDP	BLAENAU GWENT UNITARY DEVELOPMENT PLAN
BLGWT ALP	BLAENAU GWENT LOCAL PLAN(ADOPTED JUNE 1997)
BLGWT LP	BLAENAU GWENT LOCAL PLAN