**BLAENAU GWENT COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2015**

**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   July 2015

CONTENTS

1.0   SUMMARY

1.1   This is the Blaenau Gwent County Borough Council Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 2014.

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 **2.01 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 15th May and 1st June 2015. 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 15th July 2015.

1.6   All matters were agreed following the consultation and 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), sites with a resolution to grant planning permission subject to the signing of a section 106 agreement 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 (base date to base date plus 5 years) - Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	**1,448**	**90**	**674**	**674**	**10**	**27**

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

Private	572
Public	
Housing Association	192
Total	**764**

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					
2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014	2014 -2015	Total
8	23	23	22	**22**	**98**

2.5 Overall total 5 year land supply (large + small sites) is **862** (764 + 98).

Table 3: Five Year Land Supply Calculation
(Using the Residual Method)

LDP Dwelling Requirement 2006-2021	Total Dwellings Completed 01st April 2006 – 1st April 2015	Remainder 01/04/2015 – 01/04/2021 (6 Years)	5 Year Requirement 01/04/2015 – 01/04/2020	Annual Need	Total Approved Land Available By 01st April 2015	Total Land Supply In Years
A	B	C=A-B	D= 2563/6*5	E=D/5	F	G=F/E
3500	937	2563	2135.833	427.16	862	2.01