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

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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

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 2015

Market sector: Housing Association

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2016	2017	2018	2019	2020	Revised 2015 Categorisation: 1	2	3	4
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: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2016	2017	2018	2019	2020	Revised 2015 Categorisation: 1	2	3	4
831	**Blaina and District Hospital**	**0**	**0**	**18**	**18**	**18**	**0.00**	**0**	**0**	**0**	**0**	**0**	**18**	**0**	**0**	**0**
*** TOTALS for Blaina(Housing Association)**		**0**	**0**	**18**	**18**	**18**	**0.00**	**0**	**0**	**0**	**0**	**0**	**18**	**0**	**0**	**0**

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2016	2017	2018	2019	2020	Revised 2015 Categorisation: 1	2	3	4
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)**		**0**	**0**	**28**	**28**	**0**	**0.81**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28**	**0**

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2016	2017	2018	2019	2020	Revised 2015 Categorisation: 1	2	3	4
735	**ADJ Sports Grnd, Gwaun Helyg (HE20)**	**0**	**0**	**73**	**73**	**13**	**1.15**	**0**	**20**	**20**	**20**	**0**	**13**	**60**	**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 2015

Market sector: Housing Association

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
776	**Commercial Street, Briery Hill**	**0**	**0**	**32**	**32**	**16**	**0.47**	**16**	**0**	**0**	**0**	**0**	**16**	**16**	**0**	**0**
809	**Victoria Avenue, Victoria, Ebbw Vale NP238ED**	**0**	**0**	**15**	**15**	**15**	**0.00**	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**0**	**0**
*** TOTALS for Ebbw Vale(Housing Association)**		**0**	**0**	**120**	**120**	**44**	**1.62**	**16**	**20**	**20**	**20**	**0**	**44**	**76**	**0**	**0**

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
778	**Former Sirhowy Infants School**	**0**	**0**	**23**	**23**	**0**	**0.83**	**0**	**0**	**23**	**0**	**0**	**0**	**23**	**0**	**0**
818	**Cartref Aneurin Bevan**	**0**	**0**	**13**	**13**	**0**	**0.38**	**0**	**0**	**0**	**13**	**0**	**0**	**13**	**0**	**0**
819	**Greenacres**	**0**	**0**	**18**	**18**	**0**	**0.50**	**0**	**0**	**18**	**0**	**0**	**0**	**18**	**0**	**0**
*** TOTALS for Tredegar(Housing Association)**		**0**	**0**	**54**	**54**	**0**	**1.71**	**0**	**0**	**41**	**13**	**0**	**0**	**54**	**0**	**0**
**** TOTALS for Housing Association**		**0**	**0**	**238**	**238**	**62**	**4.66**	**16**	**20**	**61**	**33**	**0**	**62**	**130**	**46**	**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 2015

Market sector: Private

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
714	**Roseheyworth Junior, Comprehensive, land off morley road**	**0**	**0**	**32**	**32**	**0**	**1.00**	**0**	**16**	**16**	**0**	**0**	**0**	**32**	**0**	**0**
715	**Six Bells Colliery Site Nr Lancaster St (NP132NW)**	**0**	**0**	**40**	**40**	**0**	**1.47**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**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**	**0.66**	**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**	**174**	**174**	**0**	**6.16**	**0**	**16**	**16**	**0**	**0**	**0**	**32**	**142**	**0**

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
7	**Cwm Farm, Blaina (Tanglewood)**	**120**	**8**	**169**	**49**	**1**	**3.05**	**8**	**8**	**8**	**8**	**8**	**1**	**40**	**8**	**0**
*** TOTALS for Blaina(Private)**		**120**	**8**	**169**	**49**	**1**	**3.05**	**8**	**8**	**8**	**8**	**8**	**1**	**40**	**8**	**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 2015

Market sector: Private

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
10	Clydach Street (land at), Brynmawr	7	0	15	8	0	0.27	0	2	2	2	2	0	8	0	0
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	0	10
821	Infants School and Old Griffin Yard	0	0	36	36	0	1.04	0	0	0	0	0	0	0	36	0
822	Crawshay House	0	0	25	25	0	0.71	0	0	25	0	0	0	25	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	60	0	0
* TOTALS for Brynmawr(Private)		19	0	268	249	0	8.05	0	2	27	32	32	0	93	146	10

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 2015

Market sector: Private

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
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**	**7**	**2**	**22**	**15**	**1**	**0.31**	**3**	**3**	**3**	**3**	**2**	**1**	**14**	**0**	**0**
37	**Pant-Y- Fforest / Brynmawr Road (adj), Ebbw Vale**	**0**	**0**	**21**	**21**	**0**	**1.78**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**21**	**0**
718	**Corus Site**	**4**	**0**	**520**	**516**	**0**	**77.40**	**0**	**0**	**30**	**30**	**60**	**0**	**120**	**396**	**0**
729	**Higgs Yard (Off New Church Rd)**	**0**	**0**	**29**	**29**	**0**	**0.53**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**	**0**
731	**Beaufort Garage, Beaufort Road**	**0**	**0**	**7**	**7**	**0**	**0.20**	**0**	**0**	**7**	**0**	**0**	**0**	**7**	**0**	**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**	**0**	**30**	**30**	**0**	**60**	**495**	**0**
830A	**Ebbw Vale Northern Corridor - Former Rhyd-y-Blew Reservoir**	**0**	**0**	**250**	**250**	**0**	**0.00**	**0**	**0**	**30**	**30**	**30**	**0**	**90**	**160**	**0**
*** TOTALS for Ebbw Vale(Private)**		**12**	**2**	**1442**	**1430**	**1**	**105.14**	**3**	**3**	**70**	**93**	**122**	**1**	**291**	**1138**	**0**

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	1	2	3	4
25	**LCR Factory (former), Charles St Tredegar**	**2**	**0**	**14**	**12**	**1**	**0.18**	**1**	**1**	**1**	**1**	**1**	**1**	**5**	**6**	**0**
38	**Park Hill (land at), Tredegar**	**0**	**0**	**293**	**293**	**0**	**13.00**	**0**	**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**	**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 2015

Market sector: Private

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions 2016	2017	2018	2019	2020	Revised 2015 Categorisation 1	2	3	4
43	Poultry Farm - Queen Victoria Street (land at), Tredegar	19	0	22	3	0	0.80	0	0	1	1	1	0	3	0	0
60	Upper Ty Gwyn Farm, Nantybwch	13	0	48	35	1	0.99	1	1	1	1	1	1	5	29	0
722	ADJ Chartist Way, Tredegar	0	0	80	80	0	3.70	0	0	0	0	0	0	0	80	0
723	Gas Works, Vale Terrace, Tredegar	0	0	25	25	0	0.50	0	0	0	0	0	0	0	25	0
725	Peacehaven Tredegar	53	17	147	94	24	1.90	20	20	20	10	0	24	70	0	0
775	The Goldmine Inn (formally sirhowy inn) Tredegar	0	0	16	16	0	0.17	0	0	0	0	0	0	0	16	0
777	BKF Plastics	0	0	54	54	0	1.80	0	0	0	0	0	0	0	54	0
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	0	0	0	5	0	5	0	0
* TOTALS for Tredegar(Private)		92	17	760	668	26	24.53	22	22	23	13	8	26	88	554	0
** TOTALS for Private		243	27	2813	2570	28	146.92	33	51	144	146	170	28	544	1988	10
*** GRAND TOTALS		243	27	3051	2808	90	151.58	49	71	205	179	170	90	674	674	10

APPENDIX 2

Past Completions Data

	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
2015	27	22	49
TOTAL	**641**	**247**	**937**

APPENDIX 3

Previous Land Supply Data

Year	5 year supply - Number of Homes (TAN1 Category)		Number of Years Supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2011	258	825	7.9	1245	0
2012	142	543	7.6	1414	0
2013	73	1040	3.3	1797	0
2014	82	763	2.57	1990	0
2015	90	674	2.01	674	10