



**BLAENAU GWENT COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2018**

**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 2018 which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 2017. This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg
- 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 **1.28 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 18th May and 4th June 2018. 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 25th June 2018.
- 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						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
Total	2661	60	532	2048	21	40

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

Private	421
Public	
Housing Association	171
Total	592

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					
2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	Total
22	22	42	10	18	<u>114</u>

- 2.5 Overall total 5 year land supply (large + small sites) is **706** (592 + 114).

2.6 Blaenau Gwent LDP only covers part of the 5yr study period required, therefore Table 4 in Annex 3 of TAN 1 was used to give an estimate of the land required. The average annual requirement has been worked out in the calculation below and forms part of the 5 year land supply calculation in column A in the table. The LDP was adopted in November 2012 and expiration of the LDP occurs in December 2021.

Calculating the average annual requirement where the plan period expires part-way through the JHLAS period

$\text{Average annual requirement} = \frac{(H \times N) + (H - C)}{P}$
<p>Where: H = Total Housing Requirement (as set out in the adopted Development Plan) N = Number of years left in JHLAS period after the plan period expires P = Total number of years in plan period C = Completions from start of plan period to JHLAS base date</p>

$$\text{Average annual requirement} = \frac{(3500 \times 2) + (3500 - 1211)}{5} = 551$$

Table 3: Five Year Land Supply Calculation

Annual Need	Total Approved Land Available By 1 st April 2018	Total Land Supply In Years
A	B	C=B/A
551	706	1.28

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 2018

Market sector: Housing Association**Settlement: Abertillery**

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
828	Former Mount Pleasant Court Brynithel	0	0	18	18	0	0.52	0	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	0	18	0

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
821	Infants School and Old Griffin Yard	0	0	36	36	0	1.04	0	0	20	16	0	0	36	0	0	
* TOTALS for Brynmawr(Housing Association)		0	0	36	36	0	1.04	0	0	20	16	0	0	36	0	0	

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
735	ADJ Sports Grnd, Gwaun Helyg (HE20)	26	0	73	47	21	0.50	13	13	0	0	0	0	26	0	0	
820	Willowtown	0	0	22	22	0	0.63	0	0	0	0	0	0	0	22	0	
855	Land adjacent to Llys Glyncoed, College Rd, Ebbw Vale	0	0	33	33	0	0.45	0	0	33	0	0	0	33	0	0	
* TOTALS for Ebbw Vale(Housing Association)		26	0	128	102	21	1.58	13	13	33	0	0	0	59	22	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 2018

Market sector: Housing Association

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
778	Former Sirhowy Infants School	0	0	23	23	0	0.83	0	23	0	0	0	0	0	23	0	0
818	Cartref Aneurin Bevan	0	0	14	14	14	0.00	0	0	0	0	0	0	0	0	0	0
819	Greenacres	0	0	18	18	0	0.50	0	0	18	0	0	0	0	18	0	0
* TOTALS for Tredegar(Housing Association)		0	0	55	55	14	1.33	0	23	18	0	0	0	0	41	0	0
** TOTALS for Housing Association		26	0	237	211	35	4.47	13	36	71	16	0	35	136	40	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 2018

Market sector: Private

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
714	Roseheyworth Junior, Comprehensive, land off morley road	0	0	32	32	0	1.00	0	0	0	0	0	0	0	0	32	0
715	Six Bells Colliery Site Nr Lancaster St (NP132NW)	0	0	40	40	0	1.47	0	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	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	0	20	0
779	Penrhiw Estate, Brynithel, Abertillery	0	0	31	31	0	0.97	0	15	16	0	0	0	31	0	0	0
815	Hill Crest View (Land Adj)	0	0	22	22	0	0.82	0	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	0	22	0
* TOTALS for Abertillery(Private)		0	0	182	182	0	6.16	0	15	16	0	0	0	31	151	0	0

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
7	Cwm Farm, Blaina (Tanglewood)	128	1	175	47	2	2.76	0	12	11	11	11	0	45	0	0	0
* TOTALS for Blaina(Private)		128	1	175	47	2	2.76	0	12	11	11	11	0	45	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 2018

Market sector: Private

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
10	Clydach Street (land at), Brynmawr	7	0	15	8	3	0.17	0	1	1	1	2	0	5	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	
822	Crawshay House	0	0	25	25	0	0.71	0	25	0	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	
826	Former Garn Fach School Site	0	0	28	28	0	0.81	0	0	0	0	0	0	0	28	0	
829	NMC Factory and Bus Depot	0	0	60	60	0	2.82	0	0	0	0	0	0	0	60	0	
* TOTALS for Brynmawr(Private)		19	0	250	231	3	7.60	0	26	1	1	2	0	30	198	0	

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
17	Cwmyrdderch Court Flats (North of), Ebbw Vale	3	2	16	13	0	1.11	1	2	2	2	2	0	9	4	0	
26	Letchworth Road, (letchworth mount)Ebbw Vale	16	1	22	6	2	0.09	0	2	2	0	0	0	4	0	0	

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JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
37	Pant-Y- Fforest / Brynmawr Road (adj), Ebbw Vale	0	0	21	21	0	1.78	0	0	0	0	0	0	0	0	21	0
718	Corus Site	4	0	520	516	0	77.40	0	0	30	30	30	0	90	426	0	
729	Higgs Yard (Off New Church Rd)	0	0	29	29	0	0.99	0	0	0	0	0	0	0	29	0	
830	Ebbw Vale Nothern Corridor	0	0	555	555	0	23.00	0	30	60	60	0	0	150	405	0	
830A	Ebbw Vale Northern Corridor - Former Rhyd-y-Blew Reservoir	0	0	250	250	0	5.93	0	0	0	0	0	0	0	250	0	
843	Land off Cambridge Gardens	0	0	10	10	0	1.32	0	0	10	0	0	0	10	0	0	
854	Former Briery Hill School,Briery Hill, Ebbw Vale	0	0	35	35	0	0.45	0	0	0	0	0	0	0	35	0	
* TOTALS for Ebbw Vale(Private)		23	3	1458	1435	2	112.07	1	34	104	92	32	0	263	1170	0	

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
25	LCR Factory (former), Charles St Tredegar	4	0	14	10	0	0.16	0	0	0	0	0	0	0	0	10	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	5	4	3	3	0	15	13	0	
43	Poultry Farm - Queen Victoria Street (Marion Close), Tredegar	19	0	22	3	0	0.11	0	1	1	1	0	0	3	0	0	

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JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Revised 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	1	2	3	4
60	Upper Ty Gwyn Farm, (Maes Morgan) Nantybawch, Tredegar	17	2	48	31	1	0.88	0	2	2	2	3	0	9	0	21	
722	ADJ Chartist Way, Tredegar	0	0	80	80	0	2.89	0	0	0	0	0	0	0	80	0	
725	Peacehaven Tredegar	126	16	143	17	17	0.00	0	0	0	0	0	0	0	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	
* TOTALS for Tredegar(Private)		149	16	721	524	18	20.37	0	8	7	6	6	0	27	489	21	
** TOTALS for Private		319	20	2786	2419	25	148.96	1	95	139	110	51	25	396	2008	21	
*** GRAND TOTALS		345	20	3023	2630	60	153.42	14	131	210	126	51	60	532	2048	21	

Past Completions Data

Year	Number of Homes Completed On		
	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
2016	105	42	147
2017	77	10	87
2018	22	18	40
TOTAL	872	339	1211

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	2034	10
2016	48	476	1.35	2181	10
2017	12	519	1.27	2102	20
2018	60	532	1.28	2048	21