



**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**

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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