



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

**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 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous base date of 2012.
- 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 **3.3 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 5th July and 26th July 2013. 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 4th March 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 | 37 | 36 | 1040 | 0 | 1797 | 0 | 82 |

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

| | |
|--------------|-------------|
| Private | 788 |
| HA Private | 0 |
| Public | 0 |
| HA Public | 325 |
| Total | 1113 |

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 | | | | | |
|-------------------------------|-------------|-------------|-------------|-------------|-------|
| 2008 - 2009 | 2009 – 2010 | 2010 - 2011 | 2011 - 2012 | 2012 - 2013 | Total |
| 53 | 24 | 8 | 23 | 23 | 131 |

2.5 Overall total 5 year land supply (large + small sites) is **1244** (1113 + 131).

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

| LDP Dwelling Requirement 2006-2021 | Total Dwellings Completed 01st April 2006 – 1st April 2013 | Remainder 01/04/2013 – 01/04/2022 (8 Years) | 5 Year Requirement 01/04/2013 – 01/04/2017 | Annual Need | Total Approved Land Available By 01st April 2013 | Total Land Supply In Years |
|---|--|--|--|--------------------|---|-----------------------------------|
| A | B | C=A-B | D= 2693/8*5 | E=D/5 | F | G=F/E |
| 3500 | 807 | 2693 | 1683.12 | 336.6 | 1113 | 3.31 |

3.0 COMMENTARY

- 3.1 The housing requirement set in the LDP reflects the more buoyant economic period experienced in the early 90`s (based on WG population projections) 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 completions are from Registered Social Landlords.
- 3.3 Future projections are based on information provided by landowners, council plans to release sites and a projected upturn in the market.
- 3.4 Blaenau Gwent is aware of the effect of slow build rates on viability and house builders concerns with viability in the area. The Council has recently set up a housing delivery group which is an officer group made up of Estates, Planning and Housing to bring sites forward for development. Projects include new ways to enable development such as a special purpose vehicle, and proactively bringing Council owned land forward.
- 3.5 The release of land at the Works Site for housing; extension of the rail line at Parkway, Ebbw Vale to Ebbw Vale Town Centre; the Circuit of Wales; and the designation of Ebbw Vale as an Enterprise Zone will all assist in regenerating the area and making it more attractive to developers in the future.

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 2012-13 | | | |
| | 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 |

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 2011-13 | | | |
| | 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 |

Table 6 - Completions by House Type – 1 April 2012 to 31 March 2013 (Large and Small Sites)

| Number and Percentage | House Type |
|-----------------------|--------------------------------|
| 70 (85%) | Houses completed |
| 12 (15%) | Apartments/flats completed |
| 0 (0%) | Other (eg Bungalows) completed |

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 2013

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

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|--|---------------------------------------|-----------------------|----------|------------|-----------|-----------|-------------|------------------------|----------------------|----------|----------|-----------|----------|----------------|----------|-------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 815 | Hill Crest View (Land Adj) | 0 | 0 | 22 | 22 | 0 | 0.82 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 |
| 828 | Former Mount Pleasant Court Brynithel | 0 | | 18 | 18 | 0 | 0.52 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | |
| * TOTALS for Abertillery(Housing Association) | | 0 | 0 | 40 | 40 | 0 | 1.34 | 0 | 0 | 0 | 0 | 18 | 0 | 22 | 0 | |

Settlement: Blaina

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|---|------------------------------|-----------------------|-------|------------|-----------|-----------|-------------|------------------------|----------------------|----------|----------|----------|----------|----------------|----------|-------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 831 | Blaina and District Hospital | 0 | | 18 | 18 | 0 | 0.00 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | |
| * TOTALS for Blaina(Housing Association) | | 0 | | 18 | 18 | 0 | 0.00 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | |

Settlement: Brynmawr

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|---|--|-----------------------|----------|------------|-----------|-----------|-------------|------------------------|----------------------|-----------|----------|----------|----------|----------------|----------|-------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 45 | Recticel & Gwalia former factory sites, Factory Road, Brynmawr | 0 | 0 | 40 | 40 | 32 | 0.18 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 822 | Crawshay House | 0 | | 25 | 25 | 0 | 0.71 | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | |
| 826 | Former Garn Fach School Site | 0 | | 28 | 28 | 0 | 0.81 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | |
| * TOTALS for Brynmawr(Housing Association) | | 0 | 0 | 93 | 93 | 32 | 1.70 | 8 | 0 | 53 | 0 | 0 | 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 2013

Market sector: Housing Association

Settlement: Ebbw Vale

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|--|--|-----------------------|----------|------------|------------|----------|------------------------|----------------------|-----------|-----------|-----------|----------|----------------|----------|----------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 735 | ADJ Sports Grnd, Gwaun Helyg (HE20) | 0 | 0 | 73 | 73 | 0 | 1.40 | 0 | 0 | 13 | 60 | 0 | 0 | 0 | 0 |
| 776 | Commercial Street, Briery Hill | 0 | 0 | 32 | 32 | 0 | 0.91 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 809 | Victoria Avenue, Victoria, Ebbw Vale NP238ED | 0 | 0 | 15 | 15 | 0 | 0.26 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| 820 | Willowtown | 0 | 0 | 22 | 22 | 0 | 0.63 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 |
| * TOTALS for Ebbw Vale(Housing Association) | | 0 | 0 | 142 | 142 | 0 | 3.20 | 0 | 47 | 35 | 60 | 0 | 0 | 0 | 0 |

Settlement: Tredegar

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|---|-------------------------------|-----------------------|----------|------------|-----------|----------|------------------------|----------------------|-----------|-----------|----------|----------|----------------|----------|----------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 778 | Former Sirhowy Infants School | 0 | 0 | 23 | 23 | 0 | 0.83 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| 818 | Cartref Aneurin Bevan | 0 | 0 | 13 | 13 | 0 | 0.38 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 |
| 819 | Greenacres | 0 | 0 | 18 | 18 | 0 | 0.50 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 |
| * TOTALS for Tredegar(Housing Association) | | 0 | 0 | 54 | 54 | 0 | 1.71 | 0 | 23 | 31 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | |
|--|--|----------|----------|------------|------------|-----------|-------------|----------|-----------|------------|-----------|-----------|----------|-----------|----------|
| ** TOTALS for Housing Association | | 0 | 0 | 347 | 347 | 32 | 7.95 | 8 | 88 | 119 | 60 | 18 | 0 | 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 2013

Market sector: Private

Settlement: Abertillery

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|--|--|-----------------------|----------|------------|------------|-----------|-------------|------------------------|----------------------|-----------|-----------|-----------|----------|----------------|----------|----------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 714 | Roseheyworth Junior, Comprehensive, land off morley road | 0 | 0 | 32 | 32 | 0 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 |
| 715 | Six Bells Colliery Site Nr Lancaster St (NP132NW) | 0 | 0 | 50 | 50 | 0 | 1.47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 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 | 0.50 | 0 | 0 | 0 | 10 | 10 | 0 | 0 | 0 | 0 |
| 779 | Penrhiw Estate, Brynithel, Abertillery | 0 | 0 | 23 | 23 | 0 | 0.97 | 0 | 3 | 10 | 10 | 0 | 0 | 0 | 0 | 0 |
| 827 | Quarry Adjacent to Cwm Farm Rd, Six Bells | 0 | 0 | 22 | 22 | 0 | 0.64 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 21 | 0 |
| * TOTALS for Abertillery(Private) | | 0 | 0 | 162 | 162 | 0 | 5.18 | 0 | 3 | 10 | 20 | 11 | 0 | 118 | 0 | 0 |

Settlement: Blaina

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|-------------------------------------|-------------------------------|-----------------------|-----------|------------|-----------|-----------|-------------|------------------------|----------------------|-----------|-----------|-----------|----------|----------------|----------|----------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 7 | Cwm Farm, Blaina (Tanglewood) | 109 | 12 | 169 | 60 | 2 | 3.68 | 10 | 12 | 12 | 12 | 12 | 0 | 0 | 0 | 0 |
| * TOTALS for Blaina(Private) | | 109 | 12 | 169 | 60 | 2 | 3.68 | 10 | 12 | 12 | 12 | 12 | 0 | 0 | 0 | 0 |

Settlement: Brynmawr

| LPA Ref No | Site Name | No of dwellings Units | | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|------------|---|-----------------------|-------|------------|----------|-----------|------|------------------------|----------------------|------|------|------|------|----------------|------|-------|
| | | Completed | Total | Since Last | Capacity | Remaining | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) | 3(ii) |
| 10 | Clydach Street (land at), Brynmawr | 7 | 0 | 15 | 8 | 0 | 0.27 | 0 | 1 | 1 | 1 | 1 | 0 | 4 | 0 | 0 |
| 32 | Noble Square Industrial Estate Unit 1,TS Woodcraft - Brynmawr | 12 | 0 | 37 | 25 | 0 | 0.49 | 0 | 0 | 0 | 10 | 15 | 0 | 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 2013

Market sector: Private

Settlement: Brynmawr

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|---------------------------------------|---|-----------------------|----------|------------|------------|----------|------------------------|----------------------|----------|-----------|-----------|-----------|----------------|------------|----------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 47 | Roberto Neckwear, Limestone Road, Brynmawr | 0 | | 19 | 19 | 0 | 0.76 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 |
| 299 | Waun Ebbw Road & Pond Road, land at junction, Brynmawr | 0 | | 11 | 11 | 0 | 0.27 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 |
| 811 | Glaslyn House (former nursing home) Alma Street, Brynmawr | 0 | 0 | 10 | 10 | 0 | 0.12 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| 821 | Infants School and Old Griffin Yard | 0 | | 36 | 36 | 0 | 1.04 | 0 | 0 | 0 | 36 | 0 | 0 | 0 | 0 |
| 823 | Land to the East of Blaina Road | 0 | | 25 | 25 | 0 | 0.72 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 |
| 824 | Land to the North of Winchestown | 0 | | 15 | 15 | 0 | 0.43 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 |
| 825 | West of the Recreation Ground, (Chapel Rd) Nantyglo | 0 | | 15 | 15 | 0 | 0.42 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 |
| 829 | NMC Factory and Bus Depot | 0 | | 60 | 60 | 0 | 2.82 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 |
| * TOTALS for Brynmawr(Private) | | 19 | 0 | 243 | 224 | 0 | 7.34 | 0 | 1 | 12 | 47 | 46 | 0 | 118 | 0 |

Settlement: Ebbw Vale

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|------------|--|-----------------------|-------|------------|----------|-----|------------------------|----------------------|------|------|------|------|----------------|-----|------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 17 | Cwmyrdderch Court Flats (North of), Ebbw Vale | 1 | 0 | 16 | 15 | 0 | 1.28 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 26 | Letchworth Road, (letchworth mount)Ebbw Vale | 5 | 0 | 22 | 17 | 0 | 0.38 | 3 | 3 | 3 | 3 | 5 | 0 | 0 | 0 |
| 28 | Mountain Road (land off), Ebbw Vale | 56 | 33 | 56 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | Pant-Y- Fforest / Brynmawr Road (adj), Ebbw Vale | 0 | 0 | 21 | 21 | 0 | 1.70 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 |
| 718 | Corus Site | 4 | 0 | 520 | 516 | 0 | 77.40 | 0 | 0 | 30 | 60 | 60 | 0 | 366 | 0 |
| 729 | Higgs Yard (Off New Church Rd) | 0 | 0 | 29 | 29 | 0 | 0.53 | 0 | 0 | 0 | 29 | 0 | 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 2013

Market sector: Private

Settlement: Ebbw Vale

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|--|--------------------------------|-----------------------|-----------|-------------|-------------|----------|------------------------|----------------------|-----------|-----------|------------|------------|----------------|-------------|----------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 731 | Beaufort Garage, Beaufort Road | 0 | 0 | 14 | 14 | 0 | 0.07 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 |
| 830 | Ebbw Vale Nothern Corridor | 0 | | 555 | 555 | 0 | 23.00 | 0 | 0 | 30 | 30 | 30 | 0 | 465 | 0 |
| 830A | Former Rhyd-y-Blew Reservoir | 0 | | 250 | 250 | 0 | 0.00 | 0 | 30 | 30 | 30 | 30 | 0 | 130 | 0 |
| * TOTALS for Ebbw Vale(Private) | | 66 | 33 | 1483 | 1417 | 0 | 104.36 | 3 | 33 | 93 | 152 | 125 | 0 | 1011 | 0 |

Settlement: Tredegar

| LPA Ref No | Site Name | No of dwellings Units | | | | U/C | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|------------|--|-----------------------|-------|------------|----------|-----|------------------------|----------------------|------|------|------|------|----------------|-----|------|
| | | Completed | Total | Since Last | Capacity | | | Remaining | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 25 | LCR Factory (former), Charles St Tredegar | 2 | 1 | 14 | 12 | 0 | 0.20 | 1 | 1 | 1 | 1 | 1 | 0 | 7 | 0 |
| 38 | Park Hill (land at), Tredegar | 0 | 0 | 293 | 293 | 0 | 13.00 | 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 | 14 | 0 | 14 | 0 |
| 43 | Poultry Farm - Queen Victoria Street (land at), Tredegar | 19 | 0 | 22 | 3 | 0 | 0.11 | 1 | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| 60 | Upper Ty Gwyn Farm, Nantybwich | 13 | 0 | 48 | 35 | 0 | 1.02 | 1 | 1 | 1 | 1 | 1 | 0 | 30 | 0 |
| 722 | ADJ Chartist Way, Tredegar | 0 | 0 | 80 | 80 | 0 | 3.70 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 0 |
| 723 | Gas Works Tredegar | 0 | 0 | 25 | 25 | 0 | 0.50 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 |
| 725 | Peacehaven Tredegar | 21 | 13 | 147 | 126 | 3 | 3.35 | 12 | 12 | 12 | 12 | 12 | 0 | 63 | 0 |
| 775 | The Goldmine Inn (formally sirhowy inn) Tredegar | 0 | 0 | 16 | 16 | 0 | 0.17 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 |
| 777 | BKF Plastics | 0 | 0 | 54 | 54 | 0 | 1.80 | 0 | 0 | 24 | 30 | 0 | 0 | 0 | 0 |
| 808 | Land Off Merthyr Rd Tredegar (Corporation Yard) | 0 | 0 | 23 | 23 | 0 | 0.73 | 0 | 0 | 23 | 0 | 0 | 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 2013

Market sector: Private

Settlement: Tredegar

| LPA Ref No | Site Name | No of dwellings Units | | | | | Area (Ha) Remaining | Forecast completions | | | | | Categorisation | | |
|---------------------------------------|--|-----------------------|-----------|-------------|-------------|-----------|------------------------|----------------------|------------|------------|------------|------------|----------------|-------------|----------|
| | | Completed | Total | Since Last | Capacity | Remaining | | U/C | 2014 | 2015 | 2016 | 2017 | 2018 | 2* | 3(i) |
| 814 | Former St Joseph's School, Glandovey Terrace, Tredegar | 5 | 0 | 10 | 5 | 0 | 0.12 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 |
| * TOTALS for Tredegar(Private) | | 60 | 14 | 760 | 700 | 3 | 25.32 | 15 | 15 | 62 | 49 | 28 | 0 | 528 | 0 |
| ** TOTALS for Private | | 254 | 59 | 2817 | 2563 | 5 | 145.89 | 28 | 64 | 189 | 280 | 222 | 0 | 1775 | 0 |
| *** GRAND TOTALS | | 254 | 59 | 3164 | 2910 | 37 | 153.84 | 36 | 152 | 308 | 340 | 240 | 0 | 1797 | 0 |

Large Site 10 year Completions

| | 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 |
| TOTAL | 582 | 225 | 807 |

Large Site Previous Land Supply Data

| Year | 5 year supply - Number of Homes | | | Number of years supply | 3i | 3ii |
|------|---------------------------------|------|----|------------------------|------|-----|
| | 1 | 2 | 2* | | | |
| 2009 | 116 | 761 | 0 | 7.1 | 1167 | 0 |
| 2010 | 164 | 936 | 0 | 8.9 | 1205 | 0 |
| 2011 | 258 | 825 | 0 | 7.9 | 1245 | 0 |
| 2012 | 142 | 543 | 0 | 7.6 | 1414 | 0 |
| 2013 | 73 | 1040 | 0 | 3.3 | 1797 | 0 |