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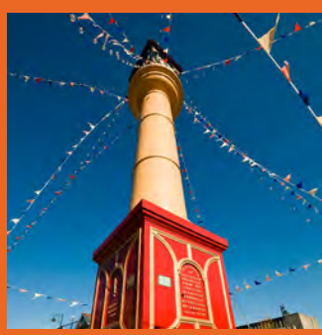
Cyngor Bwrdeisdref Sirol
Blaenau Gwent
County Borough Council

Blaenau Gwent County Borough Council
Cyngor Bwrdeisdref Sirol Blaenau Gwent



Housing Delivery Paper
Papur Cyflenwi Tai

Deposit Local Development Plan
Cynllun Adeneuo Datblygu Lleol

February/Chwefror 2012
www.blaenau-gwent.gov.uk

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HOUSING DELIVERY PAPER

1.0 INTRODUCTION

1.1 This Paper has been prepared to provide evidence for the deliverability of the higher housing figure in the Plan and the deliverability of housing sites.

1.2 One of the key challenges for Blaenau Gwent is stabilising the population of the area. One of the problems is that people leaving the area tend to be biased towards those more mobile and economically active. To address this issue the Plan aims to increase the population to 70,000 by 2021. To achieve this, the Plan (as amended by the Focussed Changes) makes provision for the delivery of 3,500 dwellings.

2.0 POLICY SUPPORT FOR THE APPROACH

2.1 Blaenau Gwent accepts that the housing requirement figure is challenging particularly given the current economic climate. However, Blaenau Gwent is committed to turning the corner in terms of addressing the declining population and addressing other challenges the area faces.

2.2 This approach is supported by policy commitments in the Wales Spatial Plan which identifies Blaenau Gwent as being within the Heads of the Valleys Plus area: '*an area recognised as facing some of the greatest economic and social change challenges created by economic restructuring of the late 20th Century*'. Under the theme of 'Building Sustainable Communities' Ebbw Vale is identified as being a key settlement that has a critical role to play in the success of the Capital Region. It must be successful in its own right and, where appropriate, function as a service and employment hub for similar settlements. It will provide the central framework around which high capacity sustainable transport will be developed.

2.3 The housing requirement figure is based on population and household projections produced by Welsh Government in 2010. The figure also accords with the figure identified in the Housing Market Assessment (2007).

2.4 The Heads of the Valleys Strategy 'Turning Heads..' (June 2006) identifies population loss as a threat to the vibrancy and long term stability of the area.

3.0 ACTIONS IN SUPPORT

3.1 Welsh Government (WG) is committed to completing the Heads of the Valleys dualling between Tredegar and Brynmawr, and commencing work on the Brynmawr to Abergavenny stretch by 2014. The benefits of delivering the scheme will reach far beyond safer less stressful journeys on the trunk and local network. The scale and timespan of the dualling provides a major opportunity to contribute to the regeneration of the area. By working with the local community both schemes can provide lifelong learning skills, education and employment which can help to stimulate further economic growth in the area.

3.2 The opening of the Ebbw Railway and the commitment by WG to improve and extend the service are also major improvements which can help drive the

regeneration of the area. Being able to access services, jobs and markets is a key requirement for any area to be successful.

3.3 More recently WG declared Blaenau Gwent an Enterprise Zone where a combination of measures and funding will be available to attract more businesses to the area. Blaenau Gwent is still entitled to European Funding, the new Convergence Programme for 2015-2020 is likely to provide funding for business property development and infrastructure.

3.4 Together these commitments provide a positive setting for making Blaenau Gwent a more favourable place not only to do business but to attract developers.

4.0 HOUSING SUPPLY AND BUILD RATE

4.1 The requirement for 3,500 dwellings set out in the LDP as amended by the proposed Focussed Changes equates to 233 per annum. This represents a 50% increase on past trends which averaged 113 dwellings per annum between 2004-2009 and the UDP requirement of 118.

4.2 A shortfall in the delivery (against the LDP requirement) since 2006 means that a further increase in house building rates will be required over the remainder of the plan period in order to deliver the overall LDP period figure.

4.3 In the period 2006-2011 507 dwellings were completed which is a shortfall compared to the LDP build rate and the forecast completion of 700 for this period. The lower completion rates can be explained primarily by reference to the housing market conditions which since 2008 have been difficult. It is anticipated that house building activity will gradually increase although the speed and characteristics of market recovery will influence the extent to which the necessary increase in housing development can be achieved.

4.4 In the context of the substantial step change in housing delivery that is required within Blaenau Gwent during this time of on-going recession, it is particularly important to consider the deliverability of proposed allocation sites and to ensure that the allocated sites are those that have the greatest prospect of coming forward for development within the time period.

5.0 COMPARISON OF BUILD RATES

5.1 When compared to Merthyr County Borough Council, a neighbouring local authority with very similar economic circumstances, Blaenau Gwent's housing completions are underperforming. For example, Merthyr Borough Council with a population of 54,000, only 78% of Blaenau Gwent, has an average build rate of 176 per annum (over the period 2005-2010JHLAS). Blaenau Gwent for the same period built ** houses. If Blaenau Gwent was achieving a similar level of housing to Merthyr when comparing its population then it would be achieving a build rate of 225. This takes into account a period of recession when housing completions have been the lowest for a number of years.

5.2 There appears to be a question of confidence in Blaenau Gwent which the Council needs to address. There are two large mixed use sites which provide opportunities for the Council to lead on the delivery of a significant share of the housing requirement figure. The first site 'The Works' represents a massive transformational regeneration opportunity that will have a profound impact on the local environment and the economy. Blaenau Gwent has already secured significant investment in the site (over £170million) which will instil confidence in the delivery of this whole site. Housing sites are to be released on a phased basis starting in the Spring 2011.

5.3 The other large site is MU1:Ebbw Vale Northern Corridor, where again the release of a large part of the site will be driven by the Council and other public sector providers who are keen to see the site redeveloped. One of the private sector land owners are in pre-application discussion to take the site forward.

5.4 The release of these two large sites should enable Blaenau Gwent to reach the higher completion figures previously reached in the 1990s when figures of over 270 were reached. At this time there was a release of large areas of land at the former Garden Festival Site.

6.0 DELIVERABILITY OF HOUSING REQUIREMENT

6.1 Planning Policy Wales (Edition4) emphasises the importance of making sure that the housing requirement is readily deliverable. It particularly emphasises the importance of ensuring that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing.

6.2 Although the housing requirement figure is 3,500 the Plan provides for 3,932 dwellings. There is an over provision of 12% to provide flexibility.

Table 1: The LDP Housing Requirement

Source	No. Units
Built 2006-2009	325
Committed Sites (2009)	1,707
Small Sites	444
Conversions	60
Windfalls	312
Demolitions	-315
LDP Allocations	1,399
	3,932

6.3 The figure for the number of dwellings built 2006 to 2009 is a matter of fact and not subject to dispute. No issues have been raised with the way the Council have identified small sites, conversions, windfalls or demolitions.

6.4 The HBF have questioned the deliverability of some of the Committed Sites included in the 1,707 figure. Information on the status of these sites is contained in Appendix 1 and where work has not commenced a comment is included regarding the latest position on the site. It is considered that this figure is a reliable estimate of the number of houses likely to come forward during the Plan period. Whilst it is accepted that some sites have had outline planning permission for a number of years, more stringent requirements in terms of renewing outline planning permissions show a commitment from landowners to promoting/developing the sites.

6.5 As part of the Housing Land Availability process the Council have contacted all land owners to determine what their plans are for the site. With the exception of one site all land owners/ developers stated that the sites were immediately available for development.

6.6 Of the 31 Housing Commitment Sites only 5 are not included in the 5- year supply agreed with the Housing Land Availability Study Group for 2011.

HC1.4 Pant y Forest: The site has outline planning permission and the owner of the site has planning policy that he is looking to develop the site in the next three years.

HC1.8 Higgs Yard: The site has outline planning permission. Redrow Homes were interested in the site before the downturn in the market.

HC1.26 Roberto Neckwear: Outline planning permission has now run out. The owners are currently using the building and do not have plans in the short term to redevelop the site.

HC1.29 At Cwm Farm Road: Renewal of outline planning permission pending. The owner of the site considers the site will be developed in 2014.

HC1.31 Penrhiw Estate, Brynithel: The site has outline planning permission and the owner of the site has told planning policy that the site will commence in 2012.

6.7 One of the main requirements of PPW is that there is a 5-year supply of housing land. The 2011 Housing Land Availability Study tables (Appendix 2) identifies that there is a total of 1,303 houses available to be developed from current commitments (including windfall site and one of the proposed sites). Based on the LDP requirement the housing requirement for the period 2011-2016 would be 1,300 + (700-507=193) =1,493. Therefore, the Plan allocations would need to be able to provide a further 190 houses in the next 5 years.

Table 2: Land Supply

Total Land Supply	
U/C	194
Cat 1	67
Cat 2	863
Small sites	179
Total	**1,303**

Table 3: Small Site Completions

5 Year Small Site Completions	
2006/7	41
2007/8	53
2008/9	53
2009/10	24
2010/11	8
Total	**179**

Table 4: Completions 2007-2011

Completion 2006-2011	
2007	73
2008	102
2009	150
2010	115
2011	67
Total	**507**

Table 5: Availability of Land for Housebuilding as at 1st April 2011 based on LDP Requirement and Residual Method

LDP Requirement 2006-2011 (700) A	Total Dwellings Completed 01/04/2006-01/04/2011 (5 Years) B	Remainder C=A-B	5 Year Requirement 01/04/2011 – 01/04/2016 (Remainder Plus 5 Years Annual Requirement D=C+1,300	Annual Need E=D/5	Total Approved Land Available By 01st April 2010 F	Total Land Supply In Years G=F/E
700	507	193	1493	299	1303	4.35

6.8 The owners of a part of the MU1 site have identified through comments on the Plan that they are keen to develop their site in the immediate future and are in pre-application discussions with the Council. This one site would provide sufficient land to meet the 5-year requirement (approx 200 units). There are also 59 units available from the BKF Plastic site which wasn't included in the 5-year supply as the S106 had yet to be signed. From the information set out in appendix 3 it is clear that there is a 5-year supply available.

7.0 GENERAL VIABILITY

7.1 The DVS carried out a Study into the Economic Viability of Providing Affordable Housing on sites in Blaenau Gwent. A cross-section of sites were identified to ensure that sites were representative of the area and of differing sizes. Only one of the sites identified was a Greenfield site as the majority of the sites in the Plan are brownfield. Of the 10 large sites (over 10 units) investigated, only one site failed to be able to support affordable housing (DVS April 2010 Table 6). This site had a high existing use value and high remediation costs. The site in question is in Council ownership and will likely be sold for less than the existing use value. The study identifies these figures were based on an exception depressed point in the economic cycle (DVS April 2010 page 30).

7.2 The report points to the fact that sites of over 100 units are more viable as they are able to spread and phase costs over a longer period and absorb any fixed abnormal costs over their higher overall Gross Development Values (DVS April 2010 p27). The inclusion of the two large housing sites will enable the delivery of houses in difficult times.

8.0 LOCATION AND PHASING OF DEVELOPMENT

8.1 The Plan strategy is based on regenerating the are through building a network of district hubs around the principal hub of Ebbw Vale, whilst recognising there is a north south divide in terms of opportunities for growth.

8.2 Strategic Policy SP5 identifies the spatial distribution of housing as follows:

Ebbw Vale	1,614 dwellings
Tredegar	696 dwellings
Upper Ebbw Fach	438 dwellings
Lower Ebbw Fach	358 dwellings

8.3 It also provides for the phasing of houses over the Plan period:

2006-2011	700
2011-2016	1,300
2016-2021	1,500

8.4 An assessment of the sites has been undertaken to identify how these are likely to impact on the different hub areas. The table below identifies that Ebbw Vale and Tredegar see a steady level development, where as Upper Ebbw Fach will see a fall in house building and Lower Ebbw Fach will see an increase in building over the Plan period. It is worth noting that phasing is only indicative and not designed to stop development from happening.

Table 3: Phasing by Areas

Area	Phase 1	Phase 2	Phase 3	TOTAL
Ebbw Vale	198 (46%)	816 (53%)	600 (53%)	1,614
Tredegar	110 (25%)	377 (25%)	209 (19%)	696
Upper Ebbw Fach	126 (29%)	151 (10%)	161 (14%)	438
Lower Ebbw Fach	18 (4%)	188 (12%)	152 (13%)	358
TOTAL	**434**	**1,532**	**1,122**	

APPENDICES

HOUSING DELLIVERY PAPER

Appendix 1

Status of HC 1 Housing Commitment Sites

Ref	Site	Capacity	Status	5-year supply	Comment
HC1.1	Land North Cwmrhydderch Flats,	16	U/C	Expected to be completed by 2016	Self-build
HC1.2	Letchworth Road	16	U/C	Expected to be completed by 2016	Self-build
HC1.3	45 Yard, Steelworks Road	82	U/C	Expected to be completed this year	Redrow
HC1.4	Pant y Fforest, Ebbw Vale	21	N/S	Not in 5 year supply	The owners are looking to put in a Reserved Matters Application and develop as self build plots in the short term – likely to be developed once market condition improves.
HC1.5	Heol Elan Rassau	43	Complete		
HC1.6	Land at College Road	41	Complete		
HC1.7	Adj Sports Ground, Gwaun Helyg	69	N/S	Expected to commence in 2013 and be completed by 2017	Linc Cymru Housing Association
HC1.8	Higgs Yard (Off New Church Road),	29	N/S	Not in 5-year supply	Redrow were looking to purchase this site before the downturn in the market. Likely to come forward when the market improves. It is considered the site will come forward during the plan period.
HC1.9	Mountain Road (Land Off) ,Ebbw Vale	22	U/C	Expected to be completed this year	Melin Homes
HC1.10	Commercial Street Briery Hill	33	N/S	Expected to commence in 2012 and be completed by 2013	United Welsh Housing Association
MU2	'The Works'	520	N/S	Expected to commence in 2013 and be completed by 2017	Various Builders
HC1.11	Derelict Bus Garage, ADJ Woodfield Road	11	Complete		
HC1.12	LCR Charles Street,Tredegar	14	N/S	Now under construction	Self- build

Status of HC 1 Housing Commitment Sites

HC1.13	Pochin Houses, Former Factory Site	28	N/S	All in 5-year supply to be completed by 2016	Andrew Jenkins (Small Local Developer)
HC1.14	Poultry Farm	3	U/C	All in 5 year supply to be completed by 2015	Andrew Jenkins (Small Local Developer)
HC1.15	Upper Ty Gwyn Farm, Nantybwch	38	U/C	Part within 5-year supply – the rest of the site will be built out in phase 3	Self-Build
HC1.16	LCR Opp Tredegar Comprehensive School	47	U/C		United Welsh Housing Association
HC1.17	Peacehaven, Tredegar	147	U/C	100 in 5-year supply the remainder to be built out by 2018.	Davies Homes
HC1.18	The Goldmine Inn, formerly The Sirhowy	16	N/S	All in 5-year supply	Full permission building demolished. Torrino Enterprises
HC1.19	BKF Plastics Ashvale, Tredegar	54	N/S	Awaiting signing of the Section 106	Likely to be developed in phase 2 of the Plan as the owners are keen to relocate.
HC1.20	Former Sirhowy Infants School	23	N/S	All in 5-year supply	United Welsh Housing Association
HC1.21	Corporation Yard	23	N/S	All in 5-year supply	Land has been sold.
HC1.22	Park Hill	160	N/S	120 in 5-year supply the remainder to be built out in phase 3 of the Plan	This site could accommodate up to 293 dwellings. Part of the site has full permission for 157 units.
HC1.23	Recticel & Gwalia Site, Factory Road	45	N/S	All in 5-year supply	Melin Homes
HC1.24	Land at Clydach Street	12	U/C	All in 5-year supply	Clydach Devlopments
HC1.25	TSA Woodcraft Site, Noble SQ., Brynmawr	25	U/C	All in 5-year supply	Leadbitter Construction
HC1.26	Roberto Neckwear, Limestone Road, Nantyglo	19	N/S		The owners are currently using the building.
HC1.27	Cwm Farm Cwm Celyn, Blaina	78	U/C	40 in 5-year supply the remainder to be built out in phase 3 of the Plan	Various developers.
HC1.28	Salem Chapel, Waun Ebbw Road (part of	11	N/S	All in 5-year supply	Harriel Homes

Status of HC 1 Housing Commitment Sites

	land north Winches Row)				
HC1.29	At Cwm Farm Road	20	N/S	Not in agreed 5 year supply	Outline application pending - owners consider site could start in 2012.
HC1.30	Syffryd Junior School	18	Complete		Melin Homes
HC1.31	Penrhiw Estate, Brynithel	23	N/S	Not in agreed 5 year supply	Outline permission agent considers that the development could start in 2012

APPENDIX 2

HOUSING DELLIVERY PAPER

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011

Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PRIVATE SECTOR
SECTOR PREIFAT

ABERTILLERY
ABERTYLERI

LPA Ref No Rhif Cyf ACLI	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio								
							2012	2013	2014	2015	2016	2*	3(i)	3(ii)
08/0207	AT CWM FARM ROAD,	0	21	20	0.48	0	0	0	0	0	0	0	20	0
BGW UDP	GREENMEADOW FARM,CWMTILLERY HA2	0	100	100	13.70	0	0	0	0	0	0	0	100	0
2009/0151	PENRHIW ESTATE,BRYNITHEL	0	23	23	0.97	0	0	0	0	0	0	0	23	0
BGW UDP	REAR OF FARM ROAD,SORFYD	0	100	100	10.70	0	0	0	10	10	10	0	70	0
BGW UDP	SIX BELLS COLLIERY SITE,HA8	0	50	50	2.00	0	0	0	0	0	0	0	50	0
BGW UDP	WARM TURN,ABERBEEG (HA 23)	0	15	15	6.00	0	0	0	0	0	0	0	15	0
TOTAL CYFANSWM	**ABERTILLERY ABERTYLERI**	0	309	308	33.85	0	0	0	10	10	10	0	278	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011

Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

BLAINA
NANTYGLO & BLAINA

LPA Ref No / Rhif Cyf ACLl	Address / Cyfeiriad	Units Built Since Last Study / Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity / Cyfanswm Unedau	Units Rmng / Unedau sydd Ar Ôl	Hectares Rmng / Hectarau sydd Ar Ôl	U/C / W/A	Categorisation / Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
2006/0151	CWM FARM CWM CELYN,BLAINA HB22	4	169	74	3.94	13	0	10	10	10	10	0	21	0
BGW UDP	NORTH OF FORGESIDE,BLAINA HB12	0	40	40	4.00	0	0	0	0	0	0	0	40	0
BGW UDP	NORTH WINCHES ROW,WINCHESTOWN,NANTYGLO HB5	0	57	57	3.75	0	0	0	11	0	0	0	46	0
TOTAL CYFANSWM	**BLAINA NANTYGLO & BLAINA**	4	266	171	11.69	13	0	10	21	10	10	0	107	0

BRYNMAWR

LPA Ref No / Rhif Cyf ACLl	Address / Cyfeiriad	Units Built Since Last Study / Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity / Cyfanswm Unedau	Units Rmng / Unedau sydd Ar Ôl	Hectares Rmng / Hectarau sydd Ar Ôl	U/C / W/A	Categorisation / Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
9279	ADJ TO CLYDACH STREET,HB19	2	15	10	0.51	1	0	2	2	2	3	0	0	0
2009/0105	GLASLYN HOUSE,FORMER NURSING HOME, ALMA ST	0	10	10	0.00	0	0	10	0	0	0	0	0	0
C/2008/0430	TSA WOODCRAFT SITE, NOBLE SQ.,BRYNMAWR	0	37	25	0.70	0	0	10	10	5	0	0	0	0
TOTAL CYFANSWM	**BRYNMAWR**	2	62	45	1.21	1	0	22	12	7	3	0	0	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

EBBW VALE
GLYNEBWY

LPA Ref No Rhif Cyf ACLl	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio							
							2012	2013	2014	2015	2016	2*	3(i)	3(ii)
C/2007/0531	45 YARD,	15	109	26	3.50	26	0	0	0	0	0	0	0	0
C/2008/0006	BEAUFORT GARAGE,BEAUFORT ROAD	0	14	14	0.07	0	0	0	0	0	0	0	14	0
2010/0167 plot 2	CORUS SITE,	4	500	496	78.00	0	0	47	30	26	64	0	329	0
2007/0658	HIGGS YARD (OFF NEW CHURCH RD),	0	29	29	0.53	0	0	0	0	0	0	0	29	0
BGW UDP	HIGHLAND ROAD,BEAUFORT	0	50	50	0.00	0	0	0	0	0	0	0	50	0
2008/0327 plot 10	LAND NORTH CWMRHYDD ERCH FLATS,	1	16	15	1.37	0	0	4	4	4	3	0	0	0
2010/0175	LETCHWORTH ROAD,	2	22	20	0.49	3	3	3	3	3	5	0	0	0
BGW UDP	NANT-Y-CROFT HE1 & HE5,RASSAU	0	30	30	1.70	0	0	0	0	0	0	0	30	0
2009/0394	PANT Y FFOREST, EBBW VALE,	0	21	21	1.70	0	0	0	0	0	0	0	21	0
TOTAL CYFANSWM	**EBBW VALE GLYNEBWY**	22	791	701	87.36	29	3	54	37	33	72	0	473	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TREDEGAR

LPA Ref No Rhif Cyf ACLl	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
BGW UDP	ADJ CHARTIST WAY, TREDEGAR,	0	80	80	3.70	0	0	0	0	0	0	0	80	0
2009/0283	GAS WORKS, TREDEGAR,	0	25	25	0.50	0	0	0	0	25	0	0	0	0
2008/0459	GLANDOVEY TERRACE,	5	10	5	0.21	0	5	0	0	0	0	0	0	0
BGW UDP	HILL'S BUS DEPOT,PARK VIEW GARAGE (HT13)	0	20	20	0.70	0	0	0	0	0	0	0	20	0
C/2007/0418	LAND OFF MERTHYR ROAD ,(CORPORATION YARD) ASHVALE	0	23	23	0.73	0	0	0	0	10	13	0	0	0
2010/0331	LCR CHARLES STREET,TREDEGAR	1	14	13	0.23	0	1	1	1	1	1	0	8	0
2009/0329	PARK HILL,HT7	0	293	293	13.00	0	0	30	30	30	30	0	173	0
2007/0400	PEACEHAVEN, TREDEGAR,	0	147	147	4.00	0	26	20	20	20	20	0	41	0
2008/0360	POCHIN HOUSES,FORMER FACTORY SITE	0	28	28	0.63	0	2	4	4	4	4	0	10	0
2009/0186	POULTRY FARM,	1	22	4	0.80	0	1	1	1	1	0	0	0	0
C/2007/0613	THE GOLDMINE INN,FORMALLY THE SIRHOWY	0	16	16	0.17	0	0	16	0	0	0	0	0	0
7964	UPPER TY GWYN FARM,NANTYBWCH HT12	0	48	38	1.02	3	0	3	3	3	3	0	23	0
TOTAL CYFANSWM	**TREDEGAR**	7	726	692	25.69	3	35	75	59	94	71	0	355	0

TOTAL CYFANSWM		35	2154	1917	159.80	46	38	161	139	154	166	0	1213	0

TOTAL CYFANSWM		35	2154	1917	159.80	46	38	161	139	154	166	0	1213	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011

Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans

Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

ABERTILLERY
ABERTYLERI

LPA Ref No Rhif Cyf ACLI	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio							
							2012	2013	2014	2015	2016	2*	3(i)	3(ii)
2008/0383	LAND ADJOINING COUNCIL FLATS,	0	22	22	0.22	0	0	0	0	22	0	0	0	0
2008/0064	SITE OF ROSE HEYWORTH JUNIOR,COMPREHENSIVE,OAK STREET(HA9)	0	32	32	1.00	0	0	0	0	0	0	0	32	0
2009/0265	SYFFRYD JUNIOR SCHOOL,	0	20	20	0.40	20	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	**ABERTILLERY ABERTYLERI**	0	74	74	1.62	20	0	0	0	22	0	0	32	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

BRYNMAWR

LPA Ref No / Rhif Cyf ACLl	Address / Cyfeiriad	Units Built Since Last Study / Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity / Cyfanswm Unedau	Units Rmng / Unedau sydd Ar Ôl	Hectares Rmng / Hectarau sydd Ar Ôl	U/C / W/A	Categorisation / Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
2010/0226	RECTICEL & GWALIA SITES,FACTORY ROAD	0	40	40	0.91	0	0	30	10	0	0	0	0	0
TOTAL CYFANSWM	**BRYNMAWR**	0	40	40	0.91	0	0	30	10	0	0	0	0	0

EBBW VALE
GLYNEBWY

LPA Ref No / Rhif Cyf ACLl	Address / Cyfeiriad	Units Built Since Last Study / Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity / Cyfanswm Unedau	Units Rmng / Unedau sydd Ar Ôl	Hectares Rmng / Hectarau sydd Ar Ôl	U/C / W/A	Categorisation / Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
2007/0320	ADJ SPORTS GRND,GWAUN HELYG (HE20)	0	73	73	1.40	0	0	0	13	20	40	0	0	0
2008/0353	COMMERCIAL STREET,BRIERY HILL	0	32	32	0.91	0	0	32	0	0	0	0	0	0
C/2008/0021	HEOL ELAN RASSAU,	12	43	0	2.90	0	0	0	0	0	0	0	0	0
2007/0237	MOUNTAIN ROAD (LAND OFF) ,EBBW VALE	14	52	38	0.76	9	29	0	0	0	0	0	0	0
c/2008/0429	VICTORIA AVENUE,	0	15	15	0.20	0	0	0	15	0	0	0	0	0
TOTAL CYFANSWM	**EBBW VALE GLYNEBWY**	26	215	158	6.17	9	29	32	28	20	40	0	0	0

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

NANTYGLO

LPA Ref No Rhif Cyf ACLl	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
C/2009/0173	SITE AT FORMER HAFOD DAWEL,RESIDENTIAL HOME HOSP ROAD	0	44	44	0.67	44	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	**NANTYGLO**	0	44	44	0.67	44	0	0	0	0	0	0	0	0

TREDEGAR

LPA Ref No Rhif Cyf ACLl	Address Cyfeiriad	Units Built Since Last Study Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity Cyfanswm Unedau	Units Rmng Unedau sydd Ar Ôl	Hectares Rmng Hectarau sydd Ar Ôl	U/C W/A	Categorisation Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
C/2010/0001	DERELICT BUS GARAGE,ADJ WOODFEILD ROAD	0	16	16	0.37	16	0	0	0	0	0	0	0	0
2009/0007	FORMER SIRHOWY INFANTS SCHOOL ,	0	23	23	0.83	0	0	0	0	23	0	0	0	0
2007/0527	LCR OPP TREDEGAR COMP,	0	47	47	0.58	47	0	0	0	0	0	0	0	0
2005-0155	THE GEORGE PUBLIC HOUSE,	0	12	12	0.00	12	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	**TREDEGAR**	0	98	98	1.78	75	0	0	0	23	0	0	0	0

TOTAL CYFANSWM		26	471	414	11.15	148	29	62	38	65	40	0	32	0

TOTAL CYFANSWM		26	471	414	11.15	148	29	62	38	65	40	0	32	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2011

Planning Permission Subject To Section 106
Caniatâd Cynllunio yn amodol ar adran 106

PRIVATE SECTOR
SECTOR PREIFAT

TREDEGAR

LPA Ref No / Rhif Cyf ACLl	Address / Cyfeiriad	Units Built Since Last Study / Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Total Units Capacity / Cyfanswm Unedau	Units Rmng / Unedau sydd Ar Ôl	Hectares Rmng / Hectarau sydd Ar Ôl	U/C / W/A	Categorisation / Categreiddio 2012	2013	2014	2015	2016	2*	3(i)	3(ii)
s106-out	BKF PLASTICS, ASHVALE,TREDEGAR	0	54	54	1.80	0	0	0	24	30	0	0	0	0
TOTAL CYFANSWM	**TREDEGAR**	**0**	**54**	**54**	**1.80**	**0**	**0**	**0**	**24**	**30**	**0**	**0**	**0**	**0**

TOTAL CYFANSWM		**0**	**54**	**54**	**1.80**	**0**	**0**	**0**	**24**	**30**	**0**	**0**	**0**	**0**
TOTAL CYFANSWM	**PRIVATE SECTOR SECTOR PREIFAT**	**0**	**54**	**54**	**1.80**	**0**	**0**	**0**	**24**	**30**	**0**	**0**	**0**	**0**

Appendix 3

H1 Housing Allocations

Ref	Site	Capacity	Status	Phase	Comment
H1.1	Willowtown	22	N/S	Phase 2	Council owned land in good town centre location.
MU1	Ebbw Vale Northern Corridor	700	N/S	Phase 2 (300) and 3 (500)	Mix of private and public ownership, part of site available for development other parts will become available following closure of the college, school and other buildings which are expected to close in the next 2 years
H1.2	Cartref Aneurin Bevan	13	N/S	Phase 3 (13)	Building empty due to be demolished.
H1.3	Greenacres	18	N/S	Phase 3(18)	Melin Homes – Looking to develop as Assisted Living Development
H1.6	Land adjacent to Chartist Way	101	N/S	Phase 2 (50) and 3 (51)	Vacant site ready for development
H1.7	Garnfach School	28	N/S	Phase 2 (28)	Site has recently been sold.
H1.8	Crawshay House, Brynmawr	25	N/S	Phase 3 (36)	Building empty due to be demolished.
H1.9	Infant School and Old Griffin Yard	36	N/S	Phase 3	Draft Development Brief prepared for site
H1.10	Hafod Dawel Site, Nantyglo	44	U/C	Phase 2	United Welsh Housing Association
H1.11	West of the Recreation Ground, Nantyglo	15	N/S	Phase 2	Private Land Owner
H1.12	Land to the East of Blaina Road, Brynmawr	25	N/S	Phase 3	Private Land Owner
H1.13	Land to the North of Winchestown, Nantyglo	15	N/S	Phase 3	Private Land Owner
MU3	NMC Factory and Bus Depot	60	N/S	Phase 3	Masterplan prepared for the site
H1.14	Six Bells Colliery Site	40	N/S	Phase 2	Draft Development Brief prepared for site
H1.15	Warm Turn, Six Bells	32	N/S	Phase 2	Reliant on above site for access
H1.16	Roseheyworth Comprehensive School	33	N/S	Phase 2	Planning application withdrawn – site in council ownership

Appendix 3

H1 Housing Allocations

H1.17	Former Mount Pleasant Court Brynithel	18	N/S	Phase 2	Tai Calon
H1.18	Hillcrest View, Cwmtillery	22	N/S	Phase 2	United Welsh Housing Association
H1.19	Quarry Adj to Cwm Farm Road, Six Bells	22	N/S	Phase 3	Private landowner looking to develop
H1.20	Land at Farm Road Swfrydd	130	N/S	Phase 3	Private land owner -interest in site

For further Information please contact:

Planning Policy Team
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NP22 3AA

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Blaenau Gwent
County Borough Council