



**BLAENAU GWENT COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2017**

**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 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 2016. 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 **1.27 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 19th May and 5th June 2017. 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 June 2017.
- 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	2653	12	519	2102	20	77

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

Private	394
Public	
Housing Association	137
Total	531

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					
2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	Total
23	22	22	42	10	<u>119</u>

- 2.5 Overall total 5 year land supply (large + small sites) is **650** (531 + 119).

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>

$$\text{Average annual requirement} = \frac{(3500 \times 1) + (3500 - 1171)}{5} = 512.4$$

Table 3: Five Year Land Supply Calculation

Annual Need	Total Approved Land Available By 1 st April 2017	Total Land Supply In Years
A	B	C=B/A
512.4	650	1.27

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 2017

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			2018	2019	2020	2021	2022	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			2018	2019	2020	2021	2022	1	2	3	4
821	Infants School and Old Griffin Yard	0	0	36	36	0	1.04	0	18	18	0	0	0	0	36	0	0
826	Former Garn Fach School Site	0	0	28	28	0	0.81	0	0	0	0	0	0	0	0	28	0
* TOTALS for Brynmawr(Housing Association)		0	0	64	64	0	1.85	0	18	18	0	0	0	0	36	28	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			2018	2019	2020	2021	2022	1	2	3	4
735	ADJ Sports Grnd, Gwaun Helyg (HE20)	26	13	73	47	0	0.90	13	13	13	8	0	0	47	0	0	
776	Commercial Street, Briery Hill	32	16	32	0	0	0.00	0	0	0	0	0	0	0	0	0	
820	Willowtown	0	0	22	22	0	0.63	0	0	0	0	0	0	0	22	0	
* TOTALS for Ebbw Vale(Housing Association)		58	29	127	69	0	1.53	13	13	13	8	0	0	47	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 2017

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			2018	2019	2020	2021	2022	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	13	13	0	0.38	0	13	0	0	0	0	0	13	0	0
819	Greenacres	0	0	18	18	0	0.50	0	18	0	0	0	0	0	18	0	0
* TOTALS for Tredegar(Housing Association)		0	0	54	54	0	1.71	0	54	0	0	0	0	0	54	0	0
** TOTALS for Housing Association		58	29	263	205	0	5.61	13	85	31	8	0	0	137	68	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 2017

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			2018	2019	2020	2021	2022	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	31	0	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
838	Former Ty'r Graig Junior and Infant School, Brynawel Terrace, Aberbeeg, Abertillery	0	0	10	10	0	0.00	0	0	0	0	0	0	0	0	10	0
* TOTALS for Abertillery(Private)		0	0	192	192	0	6.16	0	31	0	0	0	0	0	31	161	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			2018	2019	2020	2021	2022	1	2	3	4
7	Cwm Farm, Blaina (Tanglewood)	127	1	175	48	2	2.82	9	9	9	9	10	2	46	0	0	0
* TOTALS for Blaina(Private)		127	1	175	48	2	2.82	9	9	9	9	10	2	46	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 2017

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			2018	2019	2020	2021	2022	1	2	3	4
10	Clydach Street (land at), Brynmawr	7	0	15	8	0	0.27	0	0	0	0	0	0	0	0	8	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	0	25	0
47	Roberto Neckwear, Limestone Road, Brynmawr	0	0	19	19	0	0.76	0	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	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	0	10
822	Crawshay House	0	0	25	25	0	0.71	0	0	0	15	0	0	15	0	10	0
823	Land to the East of Blaina Road	0	0	25	25	0	0.72	0	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	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	0	15	0
829	NMC Factory and Bus Depot	0	0	60	60	0	2.82	0	0	0	0	0	0	0	0	60	0
* TOTALS for Brynmawr(Private)		19	0	232	213	0	7.01	0	0	0	15	0	0	15	178	20	

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			2018	2019	2020	2021	2022	1	2	3	4
17	Cwmyrdderch Court Flats (North of), Ebbw Vale	1	0	16	15	2	1.11	0	2	2	2	2	2	2	8	5	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 2017

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			2018	2019	2020	2021	2022	1	2	3	4
26	Letchworth Road, (letchworth mount)Ebbw Vale	15	4	22	7	2	0.11	5	0	0	0	0	2	5	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	10	30	30	30	0	100	416	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	15	30	30	30	0	105	450	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	
837	Former Waunlwyd Junior and Infant School Site, Hill Street, Ebbw Vale	15	15	15	0	0	0.00	0	0	0	0	0	0	0	0	0	
839	Land Adjoining Nant Y Felin, Rassau Road, Ebbw Vale	0	0	10	10	0	0.00	0	0	0	0	0	0	0	10	0	
843	Land off Cambridge Gardens	0	0	10	10	0	1.32	0	0	10	0	0	0	10	0	0	
* TOTALS for Ebbw Vale(Private)		35	19	1448	1413	4	111.64	5	27	72	62	62	4	228	1181	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			2018	2019	2020	2021	2022	1	2	3	4
25	LCR Factory (former), Charles St Tredegar	4	0	14	10	0	0.16	0	2	2	2	2	0	8	2	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	2	2	3	3	0	10	18	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 2017

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			2018	2019	2020	2021	2022	1	2	3	4
43	Poultry Farm - Queen Victoria Street (land at), Tredegar	19	0	22	3	0	0.11	1	1	1	0	0	0	3	0	0	
60	Upper Ty Gwyn Farm, Nantybwich	15	1	48	33	1	0.93	0	1	1	1	1	1	4	28	0	
722	ADJ Chartist Way, Tredegar	0	0	80	80	0	2.89	0	0	0	0	0	0	0	80	0	
725	Peacehaven Tredegar	110	27	147	37	4	0.90	33	0	0	0	0	4	33	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	1	0.10	0	0	0	0	4	1	4	0	0	
* TOTALS for Tredegar(Private)		153	28	735	582	6	21.42	34	6	6	6	10	6	62	514	0	
** TOTALS for Private		334	48	2782	2448	12	149.05	48	73	87	92	82	12	382	2034	20	
*** GRAND TOTALS		392	77	3045	2653	12	154.67	61	158	118	100	82	12	519	2102	20	

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
TOTAL	850	321	1171

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