BLAENAU GWENT COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2016

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

Published **June 2016**

CONTENTS

1 Summary

2 Housing Land Supply

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

1.0 SUMMARY

1.1 This is the Blaenau Gwent County Borough Council Joint Housing Land Availability Study (JHLAS) for 2016 which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 2015.

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 **1.35 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 3rd May and 17th May 2016. 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 10th June 2016.

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						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	**1,448**	**45**	**476**	**2181**	**10**	**105**

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

Private	391
Public	
Housing Association	130
Total	**521**

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					
2011 - 2012	2012 - 2013	2013 - 2014	2014 -2015	2015 - 2016	Total
23	23	22	**22**	**42**	**132**

2.5 Overall total 5 year land supply (large + small sites) is **653** (521 + 132).

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

LDP Dwelling Requirement 2006-2021	Total Dwellings Completed 01st April 2006 – 1st April 2016	Remainder 01/04/2016 – 01/04/2021 (5 Years)	5 Year Requirement 01/04/2016 – 01/04/2021	Annual Need	Total Approved Land Available By 01st April 2016	Total Land Supply In Years
A	**B**	**C=A-B**	**D= 2563/5*5**	**E=D/5**	**F**	**G=F/E**
3500	1084	2416	2416	483.2	653	1.35

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 2016

Market sector: Housing Association

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2017	2018	2019	2020	2021	Revised 2015 Categorisation: 1	2	3	4
828	Former Mount Pleasant Court Brynithel	0	0	18	18	0	0.52	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	18	0

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2017	2018	2019	2020	2021	Revised 2015 Categorisation: 1	2	3	4
831	Blaina and District Hospital	18	18	18	0	0	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Blaina(Housing Association)		18	18	18	0	0	0.00	0	0	0	0	0	0	0	0	0

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2017	2018	2019	2020	2021	Revised 2015 Categorisation: 1	2	3	4
826	Former Garn Fach School Site	0	0	28	28	0	0.81	0	0	0	0	0	0	0	28	0
* TOTALS for Brynmawr(Housing Association)		0	0	28	28	0	0.81	0	0	0	0	0	0	0	28	0

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units: Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions: 2017	2018	2019	2020	2021	Revised 2015 Categorisation: 1	2	3	4
735	ADJ Sports Grnd, Gwaun Helyg (HE20)	13	13	73	60	13	0.90	18	29	0	0	0	13	47	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 2016

Market sector: Housing Association

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2017	2018	2019	2020	2021	1	2	3	4
776	**Commercial Street, Briery Hill**	**16**	**16**	**32**	**16**	**16**	**0.00**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**0**
809	**Victoria Avenue, Victoria, Ebbw Vale NP238ED**	**15**	**15**	**15**	**0**	**0**	**0.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
*** TOTALS for Ebbw Vale(Housing Association)**		**44**	**44**	**120**	**76**	**29**	**0.90**	**18**	**29**	**0**	**0**	**0**	**29**	**47**	**0**	**0**

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2017	2018	2019	2020	2021	1	2	3	4
778	**Former Sirhowy Infants School**	**0**	**0**	**23**	**23**	**0**	**0.83**	**23**	**0**	**0**	**0**	**0**	**0**	**23**	**0**	**0**
818	**Cartref Aneurin Bevan**	**0**	**0**	**13**	**13**	**0**	**0.38**	**0**	**0**	**13**	**0**	**0**	**0**	**13**	**0**	**0**
819	**Greenacres**	**0**	**0**	**18**	**18**	**0**	**0.50**	**0**	**0**	**18**	**0**	**0**	**0**	**18**	**0**	**0**
*** TOTALS for Tredegar(Housing Association)**		**0**	**0**	**54**	**54**	**0**	**1.71**	**23**	**0**	**31**	**0**	**0**	**0**	**54**	**0**	**0**
**** TOTALS for Housing Association**		**62**	**62**	**238**	**176**	**29**	**3.94**	**41**	**29**	**31**	**0**	**0**	**29**	**101**	**46**	**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 2016

Market sector: Private

Settlement: Abertillery

LPA Ref No	Site Name	No of dwellings Units Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions 2017	2018	2019	2020	2021	Revised 2015 Categorisation 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	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	40	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	0.66	0	0	0	0	0	0	0	20	0
779	Penrhiw Estate, Brynithel, Abertillery	0	0	23	23	0	0.97	0	0	23	0	0	0	23	0	0
815	Hill Crest View (Land Adj)	0	0	22	22	0	0.82	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	22	0
838	Former Ty'r Graig Junior and Infant School, Brynawel Terrace, Aberbeeg, Abertillery	0		10	10	0	0.00	0	0	0	0	0	0	0	10	0
* TOTALS for Abertillery(Private)		0	0	184	184	0	6.16	0	0	23	0	0	0	23	161	0

Settlement: Blaina

LPA Ref No	Site Name	No of dwellings Units Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions 2017	2018	2019	2020	2021	Revised 2015 Categorisation 1	2	3	4
7	Cwm Farm, Blaina (Tanglewood)	126	6	175	49	3	2.82	8	8	8	8	8	3	40	6	0
* TOTALS for Blaina(Private)		126	6	175	49	3	2.82	8	8	8	8	8	3	40	6	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 2016

Market sector: Private

Settlement: Brynmawr

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2017	2018	2019	2020	2021	1	2	3	4
10	Clydach Street (land at), Brynmawr	7	0	15	8	0	0.27	0	2	2	2	2	0	8	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
811	Glaslyn House (former nursing home) Alma Street, Brynmawr	0	0	10	10	0	0.12	0	0	0	0	0	0	0	0	10
821	Infants School and Old Griffin Yard	0	0	36	36	0	1.04	0	0	0	0	0	0	0	36	0
822	Crawshay House	0	0	25	25	0	0.71	0	0	0	25	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
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	268	249	0	8.05	0	2	2	27	2	0	33	206	10

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 2016

Market sector: Private

Settlement: Ebbw Vale

LPA Ref No	Site Name	No of dwellings Units Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions 2017	2018	2019	2020	2021	Revised 2015 Categorisation 1	2	3	4
17	**Cwmyrdderch Court Flats (North of), Ebbw Vale**	**1**	**0**	**16**	**15**	**0**	**1.28**	**0**	**0**	**1**	**1**	**1**	**0**	**3**	**12**	**0**
26	**Letchworth Road, (letchworth mount)Ebbw Vale**	**11**	**4**	**22**	**11**	**2**	**0.20**	**3**	**3**	**3**	**0**	**0**	**2**	**9**	**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**	**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**
820	**Willowtown**	**0**	**0**	**22**	**22**	**0**	**0.63**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**0**
830	**Ebbw Vale Nothern Corridor**	**0**	**0**	**555**	**555**	**0**	**23.00**	**0**	**0**	**30**	**30**	**30**	**0**	**90**	**465**	**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**	**0**		**15**	**15**	**0**	**0.00**	**15**	**0**	**0**	**0**	**0**	**0**	**15**	**0**	**0**
839	**Land Adjoining Nant Y Felin, Rassau Road, Ebbw Vale**	**0**		**10**	**10**	**0**	**0.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**0**
*** TOTALS for Ebbw Vale(Private)**		**16**	**4**	**1460**	**1444**	**2**	**111.21**	**18**	**3**	**64**	**61**	**61**	**2**	**207**	**1235**	**0**

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units Completed Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	Forecast completions 2017	2018	2019	2020	2021	Revised 2015 Categorisation 1	2	3	4
25	**LCR Factory (former), Charles St Tredegar**	**4**	**2**	**14**	**10**	**0**	**0.16**	**1**	**1**	**1**	**1**	**1**	**0**	**5**	**5**	**0**
38	**Park Hill (land at), Tredegar**	**0**	**0**	**293**	**293**	**0**	**13.00**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**293**	**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 2016

Market sector: Private

Settlement: Tredegar

LPA Ref No	Site Name	No of dwellings Units					Area (Ha)	Forecast completions					Revised 2015 Categorisation			
		Completed Total	Since Last	Capacity	Remaining	U/C	Remaining	2017	2018	2019	2020	2021	1	2	3	4
41	Pochin Houses, former factory site, Tredegar	0	0	28	28	0	0.63	0	0	0	0	0	0	0	28	0
43	Poultry Farm - Queen Victoria Street (land at), Tredegar	19	0	22	3	0	0.11	0	0	1	1	1	0	3	0	0
60	Upper Ty Gwyn Farm, Nantybwch	14	1	48	34	1	0.96	1	1	1	1	1	1	5	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	83	30	147	64	10	1.47	24	30	0	0	0	10	54	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	0	0.12	0	0	0	0	5	0	5	0	0
* TOTALS for Tredegar(Private)		125	33	735	610	11	22.05	26	32	3	3	8	11	72	527	0
** TOTALS for Private		286	43	2822	2536	16	150.29	52	45	100	99	79	16	375	2135	10
*** GRAND TOTALS		348	105	3060	2712	45	154.23	93	74	131	99	79	45	476	2181	10

Past Completions Data

	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
2014	59	22	81
2015	27	22	49
2016	105	42	147
TOTAL	**641**	**247**	**1084**

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	45	476	1.35	2181	10