



**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

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 % O D H Q D X * Z H Q W & R X Q W s Local Development Plan F L O ¶ 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

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the

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 2014

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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
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					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
831	Blaina and District Hospital	0	0	18	18	0	0.00	0	18	0	0	0	0	0	0	0
* TOTALS for Blaina(Housing Association)		0	0	18	18	0	0.00	0	18	0	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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)

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Blaenau Gwent County Borough Council

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JHLAS Study Base Date: 01 Apr 2014

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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
729	Higgs Yard (Off New Church Rd)	0	0	29	29	0	0.53	0	0	29	0	0	0	0	0	0
735	ADJ Sports Grnd, Gwaun Helyg (HE20)	0	0	73	73	0	1.40	13	15	15	15	15	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	15	0	0	0	0	0	0	0	
* TOTALS for Ebbw Vale(Housing Association)		0	0	149	149	0	3.10	28	47	44	15	15	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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
778	Former Sirhowy Infants School	0	0	23	23	0	0.83	23	0	0	0	0	0	0	0	

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JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Abertillery

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JHLAS Study Base Date: 01 Apr 2014

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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
731	Beaufort Garage, Beaufort Road	0	0	10	10	0	0.20	0	0	0	0	0	0	10	0	
820	Willowtown	0	0	22	22	0	0.63	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	465	0	
830A	Former Rhyd-y-Blew Reservoir	0	0	250	250	0	0.00	0	0	30	30	30	0	160	0	
* TOTALS for Ebbw Vale(Private)		10	0	1416	1406	2	104.55	2	32	102	102	107	0	1059	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			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
25	LCR Factory (former), Charles St Tredegar	2	0	14	12	1	0.18	1	1	1	1	1	0	6	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	0	0	28	0	
43	Poultry Farm - Queen Victoria Street (land at), Tredegar	19	0	22	3	0	0.11	0	1	1	1	0	0	0	0	
60	Upper Ty Gwyn Farm, Nantybwhch	13	0	48	35	0	1.02	0	1	1	1	1	0	31	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	36	15	147	111	8	2.80	20	20	20	20	23	0	0	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	0	0	0	0	54	0	

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LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
808	Land Off Merthyr Rd Tredegar (Corporation Yard)	0	0	23	23	0	0.73	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	5	0	0	0	0	0	0	
* TOTALS for Tredegar(Private)		75	15	760	685	9	24.76	21	28	23	23	25	0	556	0	
** TOTALS for Private		216	18	2797	2581	13	146.85	31	68	194	163	168	0	1944	0	
*** GRAND TOTALS		257	59	3105	2848	13	152.99	82	133	269	178	183	0	1990	0	

Large Site 10 year Completions

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

