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ontent	S	Page Number
1.0	INTRODUCTION	1
2.0	LAND BANK COMMITMENTS DwAND BANK CONT 00t 0.An7L	2
	Allowance for Large Windfall Sites Allowance for Small Windfall Sites	
3:0	EXISTING HOUSING SUPPLY AND HOUSING REQUIREMENT	7
4.0	AFFORDABLE HOUSING REQUIREMENT AND SUPPLY Affordable Housing Requirement	8

# 1.0 INTRODUCTION

1.1

Draft Preferr

## Draft Preferred Strategy: Housing Supply Background Paper

(Other)Owm	4	0		
	Upper Ebbw Fach			
Brynmawr/Nantyglo/Blaina	0	0		
	Upper Ebbw Fach			
Abertillery/Owmtillery/SxBells	0	20		
TOTAL	254	436		

2.6 Based on these findings 605 units (351 within 5 year supply and 254 outside the 5 year supply) will be taken forward as committed sites. This2 Tw (5)m-4 (e)9 (d)6 (0.0015l1.8 0.(e)-1 (1

be the most appropriate estimate as prior to 2012 it would be more difficult to determine if sites were windfall or not given the development plan position was different.

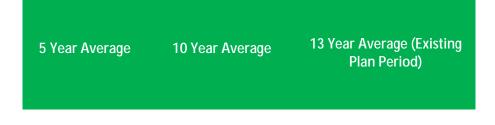
#### Allowance for Small Windfall Sites

2.9 Small Windfall Stes are sites that accommodate less than 10 dwellings. Such sites make an important contribution to the overall housing land supply, introducing an element of choice into the housing market. An allowance therefore needs to be made for Small Windfall Stes that are likely to be delivered over the plan period based on an assessment of past trends. Table 5 below identifies the number of small site completions over the current LDP period.

Table 5: Small Site Completions in Local Development Plan Period



 Table 6: Average Small Site Completions Figures



### 3.0 EXISTING HOUSING SUPPLY AND HOUSING REQUIREMENT

3.1 The table below draws the above elements together to identify the existing housing supply against the housing requirement and consequently identify the future need to be met by the RLDP.

Table 7: Existing Housing Supply and Housing Provision

Element	Number of Dwellings	Notes	
Housing Provision	2,115	Housing requirement for 2018-2033 (1,755 + 22%flexibility allowance) 2,be.D18 43.2	2 T.52 7 5636

#### 4.0 AFFORDABLE HOUSING REQUIREMENT AND SUPPLY

#### Affordable Housing Requirement

4.1 ORS prepared a Housing Market Assessment for Blaenau Gwent in March 2019. At this time a housing requirement figure had not been identified for the RLDP and so the Assessment was based on the Welsh Government 10-year migration scenario. The Assessment acknowledged that it took no account of policy intervention.

4.2 To address this, the policy based projections being used in the RLDP have now been run through the model and the following requirements have been identified:

Based on Housing Requirement Figure (120 per annum)

4.4 The following table identifies the Plans ability to meet this requirement figure based on current affordable housing requirements.

Settlement Site Name	Total Dwellings
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# Appendix 1: Sites with Planning Permission at the base date of the Plan

Settlement	Site Name	Dwellings within 5 Year Land Supply	Dwellings outside 5 Year Land Supply		
Land Bank Commitments - Sites with Planning Permission					

	Upper Ebbw Fa	ch Valley	
	Lower Ebbw Fa	ch Valley	
TOTALS	1,185	495	690

# Appendix 2: Assessment of Sites with Planning Permission in 5 Year Land Supply

Settlement	- Sites with Planning Permission Site Name	Dwellin	
	Sirbowy Vallo		
	Sirhowy Valley		
			· · ·

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TOTALs		
TOTAL TAKEN FORWARD		254

Site Name	Units	Delivered	Not Delivered		
Sirhowy Valley					
Ebbw Fa	Ebbw Fawr				