



1 Summary

2 Housing Land Supply

3 Commentary

4 Monitoring data

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

Appendix 4 – Planning Inspector’s Recommendation

1.8 The Blaenau Gwent UDP period expired in July 2011 during the study

2.4

The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

53	53	24	8	23	

- The small sites 5 year allowance is 161
- The small sites 5 year annual average is $(161/ 5 = 32)$

2.5 Overall total 5 year land supply (large + small sites) is ____ (733 + 161).

(Using the 10 year Past Build Rate Method: Blaenau Gwent Unitary Development Plan 2002-2012)

3.1 TAN 1 states that where an adopted Plan is in place it is expected that the residual method will be used. Blaenau Gwent Unitary Development Plan expired in July 2011. Blaenau Gwent Council sought guidance from TAN 1 which allows for the average annual provision from the last 5 years to be extrapolated to give an estimate of the land requi

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed, i.e. houses, flats or other. This data is set out below.

Year	5 Year Supply	3i and 3 ii Categories	



Blauenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2012
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2012

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

BLAINA
NANTYGLO & BLAINA

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	Categorisation								Categoriiddio	
						U/C								3(i)	
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
2006/0151	At Cwm Farm Cwm Celyn, Blaina	2	169	72	3.94	11	10	10	10	10	10	0	11	0	
BGW UDP	North of Forgeside, Blaina	0	40	40	4	0	0	0	0	0	0	0	40	0	
BGW UDP	North Winches Row, Nantyglo	0	57	57	3.75	0	0	11	0	0	0	0	46	0	
Total Cyfanswm	Blaina Nantyglo & Blaina	2	266	169	11.69	11	10	21	10	10	10	0	97	0	

BRYNMAWR

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	Categorisation								Categoriiddio	
						U/C								3(i)	
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
9279	Adj to Clydach Street	2	15	8	0.51	0	2	2	2	2	0	0	0	0	
2009/0105	Glaslyn House, Former Nursing Home, Alma Street	0	10	10	0	0	0	0	0	0	0	0	10	0	
2008/0430	TSA Woodcraft Site, Noble Sq Brynmawr	0	37	25	0.7	0	6	19	0	0	0	0	0	0	
Total Cyfanswm	Brynmawr	2	62	43	1.21	0	8	21	2	2	0	0	10	0	

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	U/C									
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
BGW UDP	Adj Chartist Way, Tredegar	0	80	80	3.7	0	0	0	0	0	0	0	80	0	
2009/0283	Gas Works, Tredegar	0	25	25	0.5	0	0	0	0	0	25	0	0	0	
2008/0459	Glandovey Terrace	0	10	5	0.21	0	5	0	0	0	0	0	0	0	
BGW UDP	Hill's Bus Depot, Park View Garage	0	20	20	0.7	0	0	0	0	0	0	0	20	0	
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	0	14	12	0.23	1	1	1	1	1	1	0	7	0	
2009/0329	Park Hill **	0	293	293	13	0	0	0	0	0	0	0	293	0	
2007/0400	Peacehaven Tredegar	8	147	139	3.7	3	2Oppjxg-50hSvqpxVN5VT d8 [58hSc-bvxgN5147hSvVvgxNOSvvjpxVvgxNOSvvjpxVpNh] T J2xjc50h								

Blaenau Gwent

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2012
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2012

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

ABERTILLERY
ABERTYLERI

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	Categorisation							Categorioidio	
						U/C							2*	3(i)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
2008/0383	Land Adjoining Council Flats (Hill Crest View)	0	22	22	0.22	0	0	0	22	0	0	0	0	0
2008/0064	Site of Roseheyworth Junior Comprehensive, Oak Street	0	32	32	1	0	0	0	0	0	0	0	32	0
2009/0265	Swfrydd Junior School	20	20	0	0	0	0	0	0	0	0	0	0	0
Total	Abertillery													
Cyfanswm	Abertyleri	20	74	54	1.22	0	0	0	22	0	0	0	32	0

Blaenau Gwent

Residential Land Availability Schedule
Amserlen tir preswyl sydd ar gael

Sites for 10 or more Units as at 01-04-2012
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2012

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

EBBW VALE
GLYNEBWI

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	Categorisation										Categorioidio	
						U/C										3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)			
2007/0320	Adj Sports Ground Gwaun Helyg	0	73	73	1.4	0	0	0	0	13	60	0	0	0			
2008/0353	Commercial Street, Briery Hill	0	32	32	0.91	0	26	6	0	0	0	0	0	0			
2007/0237	Mountain Road (Land off)	9	52	33	0	33	33	0	0	0	0	0	0	0			
2008/0429	Victoria Avenue	0	15	15	0.2	0	0	15	0	0	0	0	0	0			
Total Cyfanswm	Ebbw Vale Glynebwy	9	172	153	2.51	33	59	21	0	13	60	0	0	0			

TREDEGAR

LPA Ref No	Address	Units Built Since Last Study	Total units Capacity	Units Rmng	Hectares Rmng	Categorisation										Categorioidio	
						U/C										3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar OI	Hectarau sydd Ar OI	WA	2013	2014	2015	2016	2017	2*	3(i)	3(ii)			
2010/0001	Derelict Bus Garage, Adj Woodfield Road	16	16	0	0	0	0	0	0	0	0	0	0	0			
2009/0007	Former Sirhowy Infants School	0	23	23	0.83	0	0	0	23	0	0	0	0	0			
2007/0527	LCR Factory Opposite Tredegar Comprehensive	47	47	47	0	0	0	0	0	0	0	0	0	0			
2005/0155	The George, Mount St, Tredegar	12	12	0	0	0	0	0	0	0	0	0	0	0			
Total Cyfanswm	Tredegar	75	98	70	0.83	0	0	0	23	0	0	0	0	0			
Total Cyfanswm		148	428	317	5.47	33	83	37	45	13	60	0	32	0			

Appendix 2 – Past Completion Data

Large Site 10 year Completions

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2002	98	3	101
2003	98*	4	102
2004	98*	12	110
2005	98*	28	126
**Jan – Mar 2006	25*	11	36
2007	32	41	73
2008	49	53	102
2009	97	53	150
2010	91	24	115
2011	64	8	72
2012	190	23	213
TOTAL			1200

Adroddiad ar gyd-

to a change in the way that completion data was recorded around 2006, the timeframe for the calculation of the updated past build rate figure is actually 10.25 years. The further information confirmed that, in line with TAN 1 Para 7.1.5, the small site allowance in the SoCG is based on the contribution from such sites over the past five years.

Main Issue

5. There is agreement with regard to the details of all of the sites included within the JHLAS schedule, resulting in agreement as to the number of housing units to be included within the 5-year land supply. The main issue is the appropriate evidence to be used to reach the number of years of land supply that the agreed number of units represents.

Reasons

6. At the time of the base date of the study, and notwithstanding the progress of the Local Development Plan (LDP), there was no adopted development plan in place. In these circumstances, and in line with the advice in TAN 1, a comparison of available land with past building rates should be used.
7. The LPA have provided a land supply figure calculation utilising the past build rate methodology, based on an approximate 10 year timeframe. HBF acknowledge that this is in line with the Welsh Government (WG) Guidance Note on the JHLAS process (Version 2 – September 2012). However the HBF state that the past build rate does not adequately reflect the level of development needed over the next 5 years and consider that the evidence used in the preparation of the LDP should be used. Nonetheless, at the time of the study base date the LDP had yet to be found sound. In addition, new LDP housing allocations are not included in the current schedules. I do not therefore consider it appropriate to use the LDP evidence at this time. Paragraph 7.5.4 of TAN 1 makes reference to utilising up to date data from a deposited LDP if all members of the Study Group agree. However, that provision is made for instances where an older adopted plan covers the whole of the JHLAS period, and therefore does not apply in this case.
8. In the absence of an adopted plan, and in line with TAN 1 and WG guidance, I conclude that the past build rate methodology is the appropriate method to be used in this case.

Conclusion

9. Having regard to the agreed housing supply of 894 units and the average build rate of 117 units over the past 10.25 years, I conclude that the 2012 JHLAS housing land