

CONTENTS

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

1.0 SUMMARY

1.1 This is the

2.0 HOUSING LAND SUPPLY

2.1 The

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

LDP Dwelling Requirement 2006-2021	Total Dwellings Completed 01st April 2006 – 1st April 2013	Remainder 01/04/2013 – 01/04/2022 (8 Years)	5 Year Requirement 01/04/2013 – 01/04/2017	Annual Need	Total Approved Land Available By 01st April 2013	Total Land Supply In Years
A	B	C=A-B	D= 2693/8*5	E=D/5	F	G=F/E
3500	807	2693	1683.12	336.6	1113	3.31

3.0 COMMENTARY

- 3.1 The housing requirement set in the LDP reflects the more buoyant economic period experienced in the early 90`s (based on WG population projections) and Blaenau Gwent's aspirations for growth. The prolonged economic downturn is causing problems in terms of delivering this level of housing.
- 3.2 There is currently only one major house builder active in the area and annual build rates on this site are lower than would normally be expected. Most completions are from Registered Social Landlords.
- 3.3 Future projections are based on information provided by landowners, council plans to release sites and a projected upturn in the market.
- 3.4 Blaenau Gwent is aware of the effect of slow build rates on viability and house builders concerns with viability in the area. The Council has recently set up a housing delivery group which is an officer group made up of Estates, Planning and Housing to bring sites forward for development. Projects include new ways to enable development such as a special purpose vehicle, and proactively bringing Council owned land forward.
- 3.5 The release of land at the Works Site for housing; extension of the rail line at Parkway, Ebbw Vale to Ebbw Vale Town Centre; the Circuit of Wales; and the designation of Ebbw Vale as an Enterprise Zone will all assist in regenerating the area and making it more attractive to developers in the future.

4.0 MONITORING DATA

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.

Table 4 – Re-use of Previously Developed Land (Large Sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	303	28	780	72	478	38	767	62	8	13	56	87
2012	201	27	532	73	646	46	768	54	10	5	180	95
2013	348	31	765	69	948	53	849	47	12	20	47	80

RESIDENTIAL LAND AVAILABILITY SCHEDULE

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 2013

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 2013

Market sector: Private

Settlement: Tredegar

Categorisation

LPA Ref No Site Name

Completed Total | Since Last | Capacity | Remaining | U/C

Large Site 10 year Completions

Number of Homes Completed On

Large Site Pre0.-1 f 66.36 712.8 0.481 27.6 re f 118.92 712.8 0.481 27.6 re f 271.08 712.8 0.48 27.

						0
--	--	--	--	--	--	---