

BLAENAU GWENT COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY AND
TRANSPORT (DE&T) OF THE WELSH ASSEMBLY GOVERNMENT

01ST APRIL 2009
IN CO-OPERATION WITH THE STUDY GROUP:

BLAENAU GWENT COUNTY BOROUGH COUNCIL
LOCAL HOUSING ASSOCIATIONS
ENVIRONMENT AGENCY
WELSH WATER
HOME BUILDERS FEDERATION

APRIL 2010

(This study is prepared by the Joint Housing Land Availability SV

JOINT LAND AVAILABILITY STUDY

2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).

2.1.3 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions :

- **The grant of outline or full planning permission for residential purposes;
or**
- **The land should be identified for residential purposes in an adopted development Plan.**

2.1.4 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
- the Group agree that it is financially viable to develop the site

In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

2.2 Method

- 2.2.1** The Group has met to consider all sites of 10 or more units, which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published as part of the Main Report. The findings are set out in Table 1, which follows.
- 2.2.2** Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the UDP comparison exercise in Part 2 of the report.
- 2.2.3** Sites subject to Section 106 Agreements are now only to be included in the studies if they are allocated in an adopted development plan.

**Table 1
UNITARY AUTHORITY**

**LAND AVAILABLE FOR HOUSING
ALL SITES EXCEPT ULPS/S106
AS AT 1ST APRIL 2009
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
BLAENAU GWENT UNITARY AUTHORITY**

	PROPOSED UNITS	AREA (Ha)							UNITS COMPLETED 1/04/08 - 31/03/09
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	1888	163.28	38	17	666	0	1167	0	59

HA - PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA - PUBLIC	156	6.78	41	20	95	0	0	0	28
TOTAL	2044	170.06	79	37	761	1167	0	97	

4.1.1 The land supply is assessed by comparing the number of plots available with the housing need forecast in the adopted Unitary Development Plan 1996-2011. The Unitary Development Plan (UDP) for Blaenau Gwent was adopted in July 2006 and will form the basis for this and future studies.

4.1.2 Government guidance suggests that normally the "residual method" should be used to calculate land supply, ie land available should be compared to the residual need, which is defined as total forecast need less completions to date. However, when completions to date have been significantly different from forecast, variations to the method may be considered. As is normal practice in joint land availability studies the land supply calculation has been done on the basis of past building rates (Table D) as well as on the residual method (Table A).

4.2 **Results of Comparison**

4.2.1 On the residual method, based on the adopted Unitary Development Plan forecast of need, the supply of readily available land in Blaenau Gwent at 1st April 2009 stood at 7.1 years. This is a decrease from the supply of 7.8 years in the 2008 study.

TABLE A - 8 BLAENAU GWENT

AVAILABILITY OF LAND FOR HOUSEBUILDING
AS AT 01ST APRIL 2009

BASED UPON THE BLAENAU GWENT UNITARY DEVELOPMENT PLAN 1996 -2011
(AS ADOPTED IN JULY 2006)

--	--	--	--	--	--

Column f - includes allowance for small sites (186 units agreed by the Group)

enau Gwent together with five
ge in the base date from January to
s explained in Table B below.

LAENAU GWENT

323
363
112
72
121
84
92
138
218
132
108
273
284

Completions shown for 2006 were for the 3 month period 01st January to 31st March 2006.

2007 and subsequent years show annual completions from 1st April to 31st March.

ANNUAL AVERAGE COMPLETIONS FOR 5 AND 13 YEAR PERIOD TO APRIL 2009

	1996 - 2009 (13.25 years)		2004 - 2009 (5.25 years)	
	TOTAL	ANNUAL AVERAGE	TOTAL	ANNUAL AVERAGE
TOTAL BLAENAU GWENT	1386	105	597	113

NOTES: Sources - 1986 - 94 : Gwent County Council
1995 - 09 : Blaenau Gwent County Borough Council

5.2 Table C sets out the comparison of house building rates with needs as forecast in the adopted Unitary Development Plan. With thirteen years of the plan period gone, completions are 88% of forecast.

TABLE C

**PERFORMANCE OF THE HOUSEBUILDING INDUSTRY
1ST APRIL 1996 - 1ST APRIL 2009**

	UDP PROJECTION 1/4/96 - 1/04/11 (15 YEARS) a	UDP Average annual projection of completions (13.25 years) b (a/15*13.25)	ACTUAL COMPLETIONS 1/04/96 - 1/04/09 (13.25 YEARS)	HOUSE -

- 5.3.1 Table D sets out the comparison between the current land supply and past building rates. As building rates have been behind the forecast during the plan period, comparison with the 5 year build rate gives a supply of eleven years, a higher figure than the 7.8 years obtained by use of the residual method.
- 5.3.2 The study has also identified completions by dwelling type and this is indicated in Figure 3 below.

FIGURE 3 Completions by House Type April 2008 - 8/2009

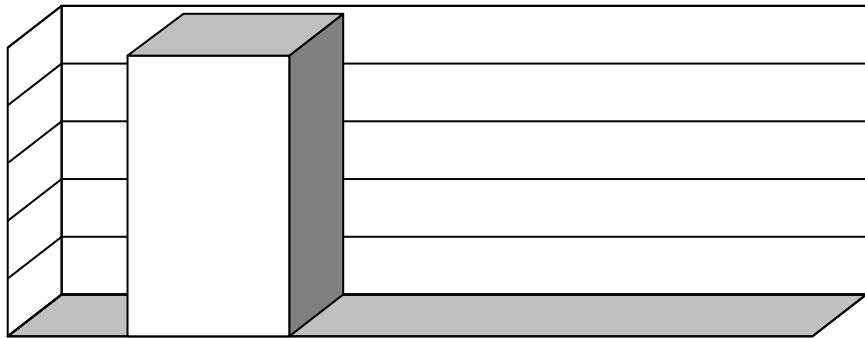


TABLE D

YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES

TOTAL APPROVED LAND AVAILABLE BY 1/04/2009	1996-09 (13.25 YEARS)	2004-09 (5.25 YEARS)
	AVERAGE ANNUAL COMPLETIONS	AVERAGE ANNUAL COMPLETIONS

BLAENAU GWENT 1063

105

6. SUMMARY

6.1

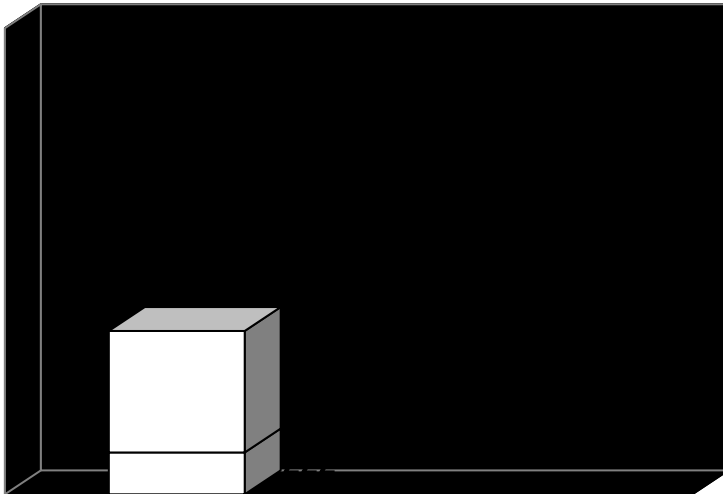
Figure 4

Category 1

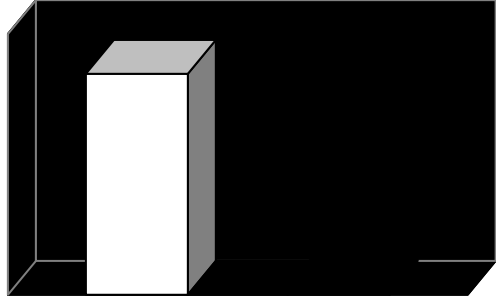
Affordable units are defined in accordance with the definition set out in TAN 2 'Planning and Affordable Housing' (2006).

- 9.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.
- 9.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 1. Private Housing Figures are contained in Table 1)



C1: Areas of floodplain which are developed and served by significant infrastructure, including



11.0 CONCLUSION

11.1 The current study based on the position at 01st April 2009 shows Blaenau Gwent County Borough to have sufficient land available to provide a 7.1 year land supply when set against the UDP requirement.

11.2 The significance of the wider economic downturn and its implications for house building in the County is likely to be reflected in next years house completion rates. This will need to be monitored in future studies.

TABLE E
BLAENAU GWENT
SMALL SITES COMPLETIONS

	PRIVATE	OTHER
HISTORIC COMPLETIONS		
1992	41	9
1993	20	1
1994	14	0
1995	54	0

UDP PLAN PERIOD STARTS		
1996	19	0
1997	21	0

1997	136
1998	136
1999 & 2000	88
2001	106
2002	
2003	102

Annex 2
Location Map

Annex 3

Supplementary Schedule of Sites.

Annex4

Planning Policy Wales (Extract)

March 2002

As amended by MIPPS 01/2006

Annex 5

Planning Policy Wales

**Technical Advice Note (Wales) 1
Joint Housing Land Availability Studies (2006)**

Annex 6



Pant View Upper Coed
Cae

Blaina &
Nantglo

Adjacent Chartist Way	Tredegar	80	0	0	80	0	14	Based on draft SPG target of 20%. 50 units in 3(i).
Derelict Bus Garage, Adj Woodfield Road	Tredegar	11	0	11	0	11		
Gas Works	Tredegar	15	0	15	0	0	0	3(i) site
Hills Bus Depot	Tredegar	20	0	20	0	0	0	3(i) site



%ODHQDX *ZHQW

5HVLGHQWLDQ /DQG \$YDLODELOLW\ 6FKKHGXOH
\$PVHUOHQ WLU SUHVZ\O V\GG DU JDHO

3DJH

6LWHV IRU RU PRI
6DIOHRHGG DU J\IHU QHX IZ\ R X

6LWHV ZLWK 3ODQQQLQJ 3HUPLVVL
6DIOHRHGG K FKDQLDWKG F\QOOXQLR QHX PH

35,9\$7(6(&725
6(&725 35(,) \$7

\$%(57,/(5<
\$%(57</(5,

/3\$ 5HI 1R	\$GGUHV	8QLWV %X\QW 6LQFH /D\SDFL 6WXG\ &D	88QLWV\HFWDU &D\DFL\WV &D\DFL\WV	88QLWV\HFWDU &D\DFL\WV &D\DFL\WV	&DWHJRULVDWLRQ &DWHJUHLLGLR	L
5KLI &\J \$8	&\IHLULDG	8QHGDG D \$GHLQDGGZ\G (UV\U &D\DFL \$VWXGLD\DFH 'GLZHWKDI	88QLWV\HFWDU &D\DFL\WV &D\DFL\WV	88QLWV\HFWDU &D\DFL\WV &D\DFL\WV	&DWHJRULVDWLRQ &DWHJUHLLGLR	L
* *: 8'3	\$7 &:0)\$50 52\$'					
&	*5((10(\$'2:)\$50 &:07,/(5< +\$					
* *: 8'3	3(15+,: (67\$7(%5<1,7+(/					
* *: 8'3	5(\$5 2))\$50 52\$' 625)<'					
* *: 8'3	6,: %(//6 &2//,(5< 6,7(+\$					
* *: 8'3	:\$50 7851 \$(5%((* +\$					
727\$/ &<)\$16:0	\$%(57,/(5< \$%(57</(5,					

5HVLGHQWLDQ/DQG \$YDLODELQW\ 6FKKHGXOH
\$PVHUOHQ WLU SUHVZIO V\GG DU JDHO

6LWHV IRU RU PRUH 8QLWV DV
6DIOHRHGG DU J\IHU QHX IZ\ R XQ

6LWHV ZLWK 3ODQQQLQJ 3HUPLVVL
6DIOHRHGG k FKDQLDWKQ F\QOOXQLR QHX PH

%ODHQDX *ZHQW

%,\$.1\$
1\$17<*/2 %/,\$.1\$

/3\$ 5HI 1R	\$GGUHV	8QLWV %X\QW 6LQFH /D\SDFLWQJ 5PQJ	88QLWW\HFWDU8Y	&DWHJRULVDWLRQ &DWHJUHLGGLR	L LI
5KLI &\J \$8	&\IHLULDG	8QHGDQ D \$GHLQDQZ\GQV8QHGDQHFWDUDX (UV\U&T\GQV8QHGDQHFWDUDX 'GLZHWKDI	88QLWW\HFWDU8Y 'GLZHWKDI		
%* : 8'3	&:0)\$50 &:(/ <1 %/,\$.1\$ +%				
%* : 8'3	1257+ 2) 25*(6,'(%/,\$.1\$ +%				
	1257+ :1&+(6 52: :1&+(672:1 1\$17<*/2 +%				
	3\$17 9,(: 833(5 &2(' &\$				
	52%(572 1(&:(\$5 /,0(6721(5' 1\$17<*/2				
727\$/ &<)\$16:0	%,\$.1\$ 1\$17<*/2 %/,\$.1\$				

%5<10\$:5

/3\$ 5HI 1R	\$GGUHV	8QLWV %X\QW 6LQFH /D\SDFLWQJ 5PQJ	88QLWW\HFWDU8Y	&DWHJRULVDWLRQ &DWHJUHLGGLR	L LI
5KLI &\J \$8	&\IHLULDG	8QHGDQ D \$GHLQDQZ\GQV8QHGDQHFWDUDX (UV\U&T\GQV8QHGDQHFWDUDX 'GLZHWKDI	88QLWW\HFWDU8Y 'GLZHWKDI		
%* : 8'3	\$' - 72 &/<' \$8+ 675((7 +%				
	76\$:22' &5\$)7 6,7(12%//(64 %5<10\$:5				
727\$/ &<)\$16:0	%5<10\$:5				

%ODHQDX * ZHQW

5HVLGHQWLDQ /DQG \$YDLODELQW\ 6FKKHGXOH 3DJH
 \$PVHUOHQ WLU SUHVZIO V\GG DU JDHO
 6LWHV IRU RU PRUH 8QLWV DV 6LWHV ZLWK 3ODQQQLQJ 3HUPLVVL
 6DIOHRHGG DU J\IHU QHX IZ\ R XQ 6DIOHRHGG k FKDQLDWkg F\QOOXQLR QHX PH

%ODHQDX *ZHQW

75('*\$5

/3\$ 5HI 1R 5KLI &\I \$8	\$GGUHV &\IHLUDG	8QLWV %X\WQW 6LQFH /DQDFLWQJ 5PQJ 6WXG\	88QLLW\HFWDU8Y LWQJ 5PQJ	&DWHJRULVDWLRQ &DWHJUHLGGLR	
%*: 8'3	\$'- &+\$57,67 :\$< 75('*\$5				
&	'(5(/,&7 %86 *\$5\$*('\$'- :22')(/' 52\$'				
%*: 8'3	*\$6 :25.6 75('*\$5				
%*: 8'3	+ ,// 6 %86 '(327 3\$5. 9,(: *\$5\$*(+7				
	/&5 &+\$5/(6 675((7 75('*\$5				
	3\$5. +, // +7				
%*: 8'3	3(\$&(+9(1 75('*\$5				
	32&+,1				
	328/75<)\$50				
	7+(*(25*(38%/,& +286(
&	7+(*2/'0,1(,11)250\$//< 7+(6,5+2:<				
	833(5 7< *:<1)\$50 1\$17<%:&+ +7				
727\$/ &<)\$16:0	75('*\$5				

727\$/ &<)\$16:0	
---------------------	--

727\$/ &<)\$16:0	
---------------------	--

5HVLGHQWLDQ /DQG \$YDLODELQW\ 6FKKHGXOH 3DJH
 \$PVHUOHQ WLU SUHVZIO V\GG DU JDHO
 6LWHV IRU RU PRUH 8QLWV DV 6LWHV ZLWK 3DQQLQJ 3HUPLVVL
 6DIOHRHGG DU J\IHU QHX IZ\ R XQ 6DIOHRHGG k FKDQLDWkg F\QOOXQLR QHX PH

(% : 9\$ / (
 * / < 1 (% : <

/3\$ 5HI 1R	\$GGUHV	8QLWV % X\WQW 6LQFH / D & D SDF L W P Q J 5 P Q J	88QD L W W W H F W D U H Y	& D W H J R U L V D W L R Q & D W H J U H L G G L R	
5KLI &\I \$8	&\IHLULDG	8QHGD X D \$GHLQD G Z I S O V Z P Q H G D X H F W D U D X (U V \ U S Q H K D X \ G G \$ U G G \$ U \ B C \$ V W X G L D S Q H K D X \ G G \$ U G G \$ U \ B C + GL Z H W K D I			L LI
&		+(2/ (/ \$1 5\$66\$8 / \$1' \$7 & 2 // (* (52\$' (%% : 9\$ / (
727\$ / &<) \$16:0		(% : 9\$ / (* / < 1 (% : <			

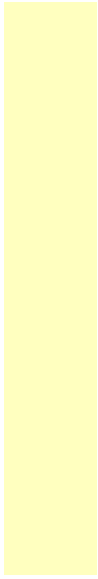
75 (' * \$5

/3\$ 5HI 1R	\$GGUHV	8QLWV % X\WQW 6LQFH / D & D SDF L W P Q J 5 P Q J	88QD L W W W H F W D U H Y	& D W H J R U L V D W L R Q & D W H J U H L G G L R	
5KLI &\I \$8	&\IHLULDG	8QHGD X D \$GHLQD G Z I S O V Z P Q H G D X H F W D U D X (U V \ U S Q H K D X \ G G \$ U G G \$ U \ B O \$ V W X G L D S Q H K D X \ G G \$ U G G \$ U \ B O + GL Z H W K D I			

/3\$ &&/,	)XOO 1DPH (QZ OODZQ
%*: 8'3	%/\$(1\$8 *:(17 81,7\$5< '(9(/230(17 3/\$1
%/*:7 \$/3	%/\$(1\$8 *:(17 /2&\$ / 3/\$1 \$'237(' -81(
%/*:7 /3	%/\$(1\$8 *:(17 /2&\$ / 3/\$1

6LWH \$GGUHV &\IHLULDG \ 6DIOH	=RQH 5KDQEDUWK	6WDWXV'HFLVLRQ 'HVF 6WDWZ'LVJULIDG \ '8M QWUHQDG \ 3H QLGHJW\ILQIDG	LIRV F\UHLV FWLRQ
<\$5'	33	&	5HVHUYHG 0DWW
\$'- %,* /\$1(%(\$8)257 +(	33		5HVHUYHG 0DWW
\$'- &+\$57,67 :\$< 75('(*\$5	\$/3	%*: 8'3	\$GRSWHG 3ODQ
\$'- 632576 *51' *:\$81 +(/<* +(	33		2XWOLQH
\$'- 72 &/<'\$&+ 675((7 +%	33		5HVHUYHG 0DWW
\$7 &:0)\$50 52\$'	33		2XWOLQH
&2586 6,7(	33		2XWOLQH
&:0)\$50 &:(/ <1 %/\$,1\$ +%	33		)XOO

\$EEUHYLDWHG 3ODQ 1DPHV
(QZDX F\QOOXQLDX ZHGL X WDOI\UUX



672&.721 :\$<		33			2XWOLQH
7+(*(25*(38%/,& +286(		33			)XOO
7+(*2/'0,1(,11)250\$//< 7+(6,5+2:<		33	&	&	)XOO
76\$:22'&5\$)7 6,7(12%/(64 %5<10\$:5		\$/3	%*: 8'3	%*: 8'3	\$GRSWHG 3ODQ
833(5 7< *:<1)\$50 1\$17<%:&+ +7		33			2XWOLQH
:\$50 7851 \$(5%((* + \$		\$/3	%*: 8'3	%*: 8'3	\$GRSWHG 3ODQ
			%/*:7 \$/3	%/*:7 \$/3	
			%/*:7 /3	%/*:7 /3	

%ODHQDX * ZHQW

5HVLGHQWLDQ /DQG \$YDLODELOLW\ 6FKHG XOH
\$PVHUOHQ WLU SUHVZ\O V\GG DU JDHO

6LWHV IRU RU PRI JV D

6DIOHRHGG DU J\IHU QHX IZ\ R XQH

3ODQQLQJ 3HUPLVVLRQ 6XEM
&DQLDWKG &\QOOXQLR \Q DP

5 HVLGHQWLDO /DQG \$YDLODELOLW\ 6FKHG XOH
 \$P VHUOHQ WLU SUHVZ\O V\GG DU JDHO

6LWHV IRU RU PRUH 8QLWV DV D
 6DIOHRHGG DU J\IHU QH>

3ODQQQLQJ 3HUPLVLRQ 6XEM
 &DQLDWK &\QOOXQLR \Q DP

%ODHQDX *ZHQW

(% % : 9 \$ / (
 * / < 1 (% : <

/3\$ 5HI 1R	\$GGUHV	8QLWV %X\O W 6LQFH /D\WDF LSPQJ 5PQJ	&DWHJRULVDWLRQ &DWHJUHHLGGLR	
5KLI &\I \$8	&\IHLULDG	8QHGD D \$GHLOD GZ\GQVZ\O HGD X HFW DUDX 'VWXGLDHWKDI		L LI
6	+,**6 <\$5' 2)) 1(: &+85&+ 5'			
6	02817\$,1 52\$' /\$1' 2)) (% % : 9 \$ / (
727\$/ &<) \$16:0	(% % : 9 \$ / (* / < 1 (% : <			

75('*\$5

/3\$ 5HI 1R	\$GGUHV	8QLWV %X\O W 6LQFH /D\WDF LSPQJ 5PQJ	&DWHJRULVDWLRQ &DWHJUHHLGGLR	
5KLI &\I \$8	&\IHLULDG	8QHGD D \$GHLOD GZ\GQVZ\O HGD X HFW DUDX 'VWXGLDHWKDI		L LI
6	%.) 3/\$67, &6 \$6+9\$/(75('*\$5			

5HVLGHQWLDO /DQG \$YDLODELOLW\ 6FKHG XOH
\$PVHUOHQ WLU SUHVZ\O V\GG DU JDHO

6LWHV IRU RU PRUH 8QLWV DV D 3ODQQQLQJ 3HUPLVVLRQ 6XEM
6DIOHRHGG DU J\IHU QH> &DQLDWKG &\QOOXQLR \Q DP

%ODHQDX *ZHQW

727\$/ &<)\$16:0	35,9\$7(6(&725 6(&725 35(,)\$7											
---------------------	------------------------------------	--	--	--	--	--	--	--	--	--	--	--

5HVLGHQWLD /DQG \$YDLODELOLW\ 6FKHG XOH
\$SPVHUOHQ WLU SUHVZ\O V\GG DU JDHO

6LWHV IRU RU PRUH 8QLWV DV D
6DIOHRHGG DU J\IHU QH>

3ODQQLQJ 3HUPLVVLRQ 6XEM
&DQLDWK &\QOOXQLR \Q DP

%ODHQDX *ZHQW

+286,1* \$662&,\$7,21 38%/,&
&<0',7+\$6 7\$, &<+2('86

\$(57,/(5<
\$(57</(5,0R XD /O

3\$ 5HI 1R	8QLWV %X\O W 6LQFH /D\SDFLSP\QJ 5PQJ	&DWHJRULVDWLRQ
5KLI &\I \$8	6W XG\	&DWHJUHLGGLR
	\$GGUHV	

%ODHQDX * ZHQW

5HVLGHQWLDQ /DQG \$YDLODELOLW\ 6FKHG XOH
\$PVHUOHQ WLU SUHVZ\O V\GG DU JDHO

6LWHV IRU RU PRUH 8QLWV DV D
6DIOHRHGG DU J\IHU QH>

3ODQQQLQJ 3HUPLVVLRQ 6XEM
&DQLDWKG &\QOOXQLR \Q DP

(% % : 9 \$ / (
* / < 1 (% : <



