

**Blaenau Gwent County Borough Council**

Cwmwlle, Blyde dref Stryd Blaenau Gwent

# Population & Housing Background Paper

Papur Cefndir Pobl a  
Tŷ

**Deposit Local Development Plan**

Cwmwlle, Adeiladu a Llosgiadau

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## 2.0 POLICY CONTEXT

### NATIONAL

- 2.1 In predicting future housing requirements, the Council is guided by national policy and guidance.

Planning Policy Wales (2011 Edition 4)

- 2.2 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Assembly Government. It is supported by a series of Technical Advice Notes (TANs). PPW is national policy and local government is obliged to take the requirements into account when preparing development plans.

- 2.3 The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The objectives are to provide:

- x Homes that are in good condition, in safe neighbourhoods and sustainable communities; and
- x



right and, where appropriate, function as a service and employment hub for smaller settlements. It will provide the central framework around which high capacity sustainable transport links will be developed. Other settlements in the area need modern shopping, leisure, community and cultural facilities, more attractive and affordable housing, clean vibrant town centres, accessible open countryside and employment opportunities

Better Homes for People in Wales (2001)

- 2.11 'Better Homes for people in Wales' is the national Housing Strategy, which provides a vision for the future of Welsh housing and a clear policy framework to facilitate action at the local level. It also addresses its relationship with the planning system. The Strategy sets out the vision for housing in Wales as: "We want homes that are in good condition in safe neighbourhoods. We want better housing services and a greater choice for people over the types of housing and locations they live in."

National Housing Strategy – 'Improving Lives and Communities – Homes in Wales' (2010)

- 2.12 This document sets out the challenges, priorities and the actions for the coming years so that more can be done for people, particularly older people and others who may be vulnerable.

2.13 The challenges are:

- i The demand for housing continues to outstrip supply, which needs to be met by new houses and by bringing back into use empty properties.
- ii The credit crunch has increased the demand for affordable housing.
- iii The ageing population has significant implications for the design of houses and the support available to help people to live independently for as long as possible.
- iv The age and quality of current social housing stock means that substantial improvement is required, not least on energy efficiency. Stock transfers are addressing this in some areas.

v

- ii Increase the level of private sector investment in housing.
- iii Improve the quality and standard of all existing houses and rented accommodation, including their energy efficiency.
- iv Give people more choice by broadening the range of homes and tenancy arrangements to suit people's income and circumstances.
- v Give tenants a clear voice in decisions that affect them.
- vi Make it easier for people to find suitable accommodation, particularly people from minority groups.
- vii Ensure services reflect the needs of those who use them not the needs of organisations that deliver them.
- viii Make best use of investment in housing and other regeneration activity to create more jobs and training opportunities, and to improve the look and feel of communities, and the services and facilities available to local people.

2.16 Investment in housing and housing related support services does not only meet people's needs for a home. It brings with it benefits for the economy, for jobs and training opportunities, for people's health and well being, and for the environment. It also helps tackle poverty and inequalities and opens up new opportunities for people.

The National and Sub-National Population Projections for Wales (2005)

2.17 The National and Sub-National Population Projections for Wales (2005) indicate that there are likely to be a number of significant changes in the profile of the population of Wales and South East Wales in the period up to 2023. It is forecast that:

- x Wales's population will increase by approximately 0.3% each year over the next 20 years, reaching 3 million by 2009.
- x The population of South East Wales will see a significant increase of 7.8% between 2003 and 2023. This will result in a rise of 110,000 in the population.
- x The population of people aged between 25 and 44 is set to increase by 6.2% in South East Wales.
- x There will be an increase in the number of people of 45 and above throughout Wales, with the largest increase in the oldest age group – 75 and over, reflecting improvements in life expectancy.

The National and Sub National Household Projections for Wales (2006)

2.18 The National and Sub National Household Projections for Wales (2006) reflect the projected changes in population. The projection identifies that:

- x The total number of households in Wales







- x Housing Management
- x Community Regeneration

#### Local Housing Market Assessment (2007)

2.31 Opinion Research Services (ORS) was commissioned by Blaenau Gwent County Borough Council to undertake a local housing assessment, including a comprehensive study of current and future housing requirements and housing need. The assessment was undertaken to inform local policies, in particular relating to the housing strategy and investment programme and planning policies surrounding affordable housing provision. The following table summarises the housing market requirements identified in the report. If the 5 year requirement identified in the report continued over the plan period this would suggest that 3,807 houses are required in total.

Table 1: Blaenau Gwent Local Housing Market Assessment 5-year Requirement

Housing Type	Gross Housing Requirement	Housing Supply	Net Housing Requirement
Market	6,152	5,316	836
Intermediate	200	-	200
Social	3,259	3,027	233
Total	9,611	8,343	1,269

Source: Blaenau Gwent Local Housing Market Assessment (ORS, 2007, pp75)

#### Local Authority Population Projection for Wales (2006-based) (WAG 2008)

2.32 On 30 June 2008 population projections for the 22 Unitary Authorities Areas in Wales were published. A new approach has been used to develop the 2006-based local authority projections. This involved using local data and local trends, but not forcing the Local Authority projections to sum to the National Wales level population projection.

2.33 The results of the population projection work for Blaenau Gwent is as follows:

Table 2: WAG 2006 Population Projection for Blaenau Gwent (2008)

	2006	2011	2016	2021
Blaenau Gwent	69,341	69,739	70,472	71,129

(Source: Local Authority Population Projections for Wales; WAG Statistics for Wales 2008)

2.34 In recent years Blaenau Gwent has suffered from population loss through natural change as there have been more deaths than births. The WAG population projection forecast a change in this trend with more births than deaths being predicted due to an increase in the birth rate and an increase in life expectancy. These changes make up a large proportion of the rise in the population to 2021.

Table 3: Natural Change in Blaenau Gwent

	2010/11	2020/21
Births	900	800
Deaths	800	700
Change	100	100

(Source: Local Authority Population Projections for Wales; WAG Statistics for Wales 2008)

2.35 Changes from migration were projected as +31 per annum made up of +37 net UK migrants and -6 net overseas migrants.

Local Authority Population Projection for Wales (2008-based) (WAG 2010)

2.36 The 2008 projections identify that Blaenau Gwent will not reach the 71,100 population total until 2023. Natural change is expected to continue at +100 whilst net migration is considered to be negligible.

Table 4: WAG 2008 Population Projection for Blaenau Gwent (2010)

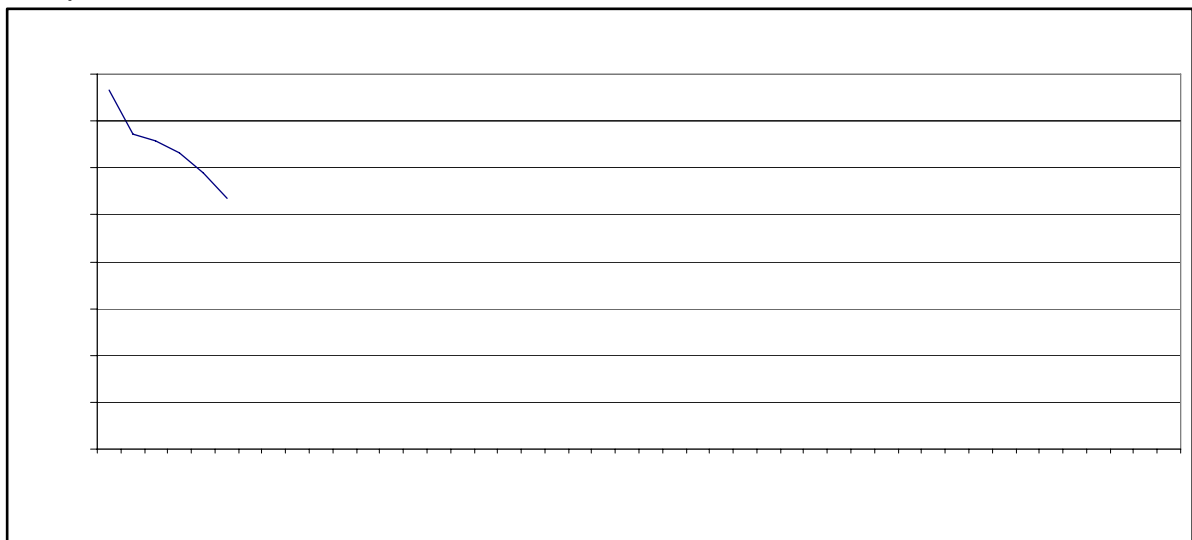
	2006	2008	2013	2018	2021	2023
Blaenau Gwent	68,914*	68,759	69,423	70,349	70,849	71,094

Source: Local Authority Population Projections for Wales; WAG Statistics for Wales 2010)

Source: 2006 figure from Revised Mid Year Estimates WAG Statistics

2.37 The new WAG 2008 projection identifies that at 2021 the population of Blaenau Gwent will be 70,849 which is 280 short of the 2006 projection. The population increase between 2006-2021 according to the 2008 based projections is 1,935 whereas the population increase, according to the 2006 based projections, between 2006-2021 is 1,788.

Figure 1: WAG Population Projection for Blaenau Gwent 2006 and 2008 Comparison



### 3.0 POPULATION AND HOUSE BUILDING TRENDS

#### POPULATION TRENDS

3.1 The population of Blaenau Gwent has been in decline since 1921 (see Figure 2 and Table 4 below). This loss of population has been caused by the decline in the coal and steel industries, leading to movements out of the Borough for people to find employment elsewhere. The latest major closure to hit Blaenau Gwent was the closure of the Ebbw Vale Steelworks which finally closed in 2002.

Figure 2: Population of Blaenau Gwent 1921-2001

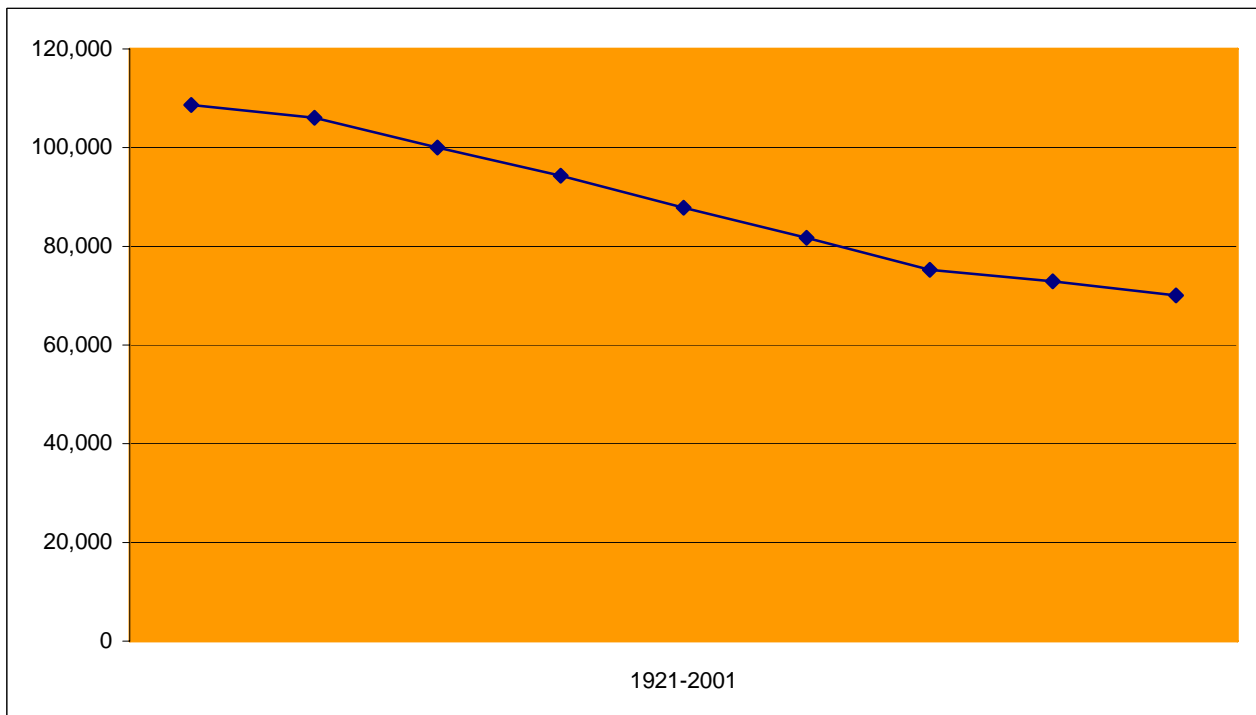


Table 5: Population of Blaenau Gwent 1921-2001

Year	Population	Population Loss
1921	108,660	
1931	106,030	2,630
1941	99,992	6,038
1951	94,342	5,650
1961	87,796	6,546
1971	81,712	6,084
1981	75,241	6,471
1991	72,918	2,323
2001	70,058	2,860

(Source: Census)

3.2 The previous table and figures identifies that, over the last thirty years, population loss has slowed from 654 per annum to 232.









Figure 4: House Building Completions in Blaenau Gwent 1980-2007

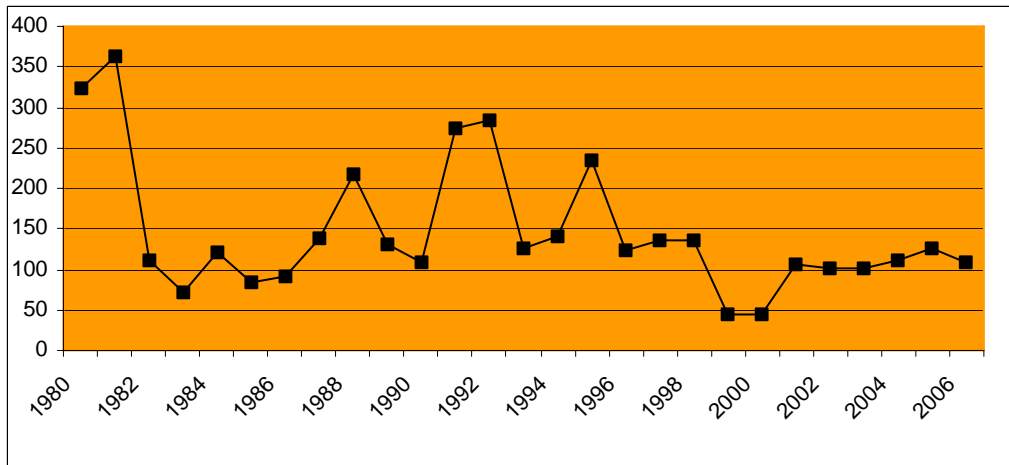


Table 10: Average House Building Completions in Blaenau Gwent

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

(Source: JHLAS 2010)

3.10 More recent trends indicate that building rates are averaging 105-113 per annum.

## 4.0 HOUSING REQUIREMENT

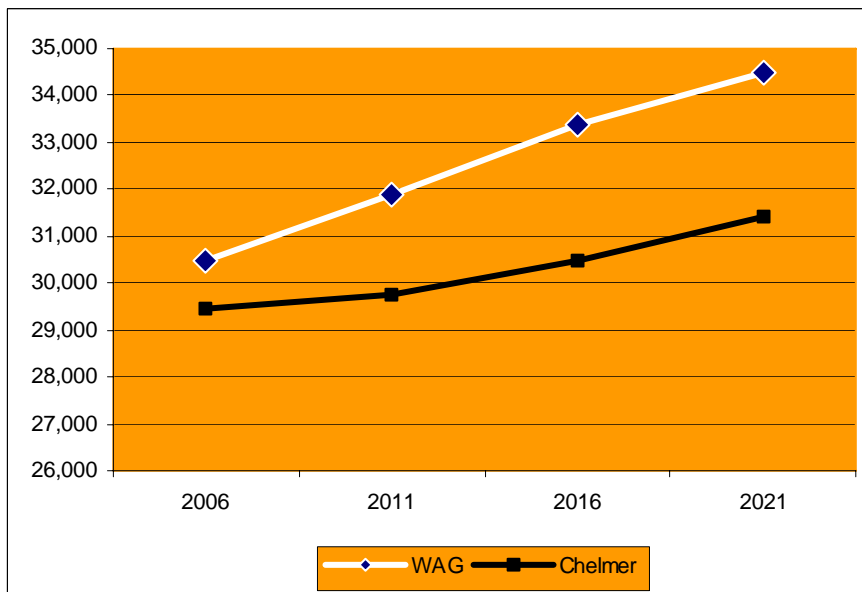
### Preferred Strategy Stage

- 4.1 At the Preferred Strategy stage the favoured option was for growth with the aim of increasing the population to 71,151 by the end of the Plan period. This was based on a Chelmer 'dwelling led' projection which included a build rate of 150 per annum for the first 5-year period, 200 per annum for the second 5-year period and 250 for the final 5-year period. This was a policy based trend projection based on evidence of change over the last five years. This was in accordance with the aims of the Wales Spatial Plan, the Heads of the Valleys Programme and Blaenau Gwent County Borough Council plans to regenerate Blaenau Gwent. This, relatively high figure was also supported by the longer-term evidence of house building rates. Further information on how the options were prepared and consultation responses received is in section 6.
- 4.2 This was also in accordance with the Welsh Assembly Government Population Projections for Blaenau Gwent which were released following completion of this work. Blaenau Gwent had estimated that the population would rise to 71,151 in 2021 and the WAG projection estimated it would rise to 71,100.

### Household Projections for Local Authorities in Wales (2006-based) (WAG 2009)

- 4.3 In June 2009 the Welsh Assembly Government published new Household Projections for all Local Authorities in Wales. The Local Household Projection for Blaenau Gwent identified that the number of households would rise from 30,435 in 2006 to 34,535 in 2021. This amounts to an increase of 4,082 households over the Plan period.

Figure 5: Comparison of WAG 2006 & Chelmer Household Projections





- 4.7 The Housing requirement figure set in the Plan is 3,666 dwellings. This is based on the 2006 WAG Household Projection which has then been converted into a dwelling requirement. The Housing requirement figure has been distributed over three periods to enable building rates to gradually climb to higher levels and to take into account the current economic climate which is severely restricting private sector housing completions.

Local Authority Household Projections for Wales (2008 based) (WAG: 2010)

- 4.8 In September of 2010 WAG published 2008 based household projections which identify that by 2021 the number of households will increase to 34,208 - this is 327 below that anticipated by the 2006 based projections. Recently published Household Estimates for Blaenau Gwent (WAG 2011) identify that the number of households at 2006 was 30,283 which suggests that 3,925 new households will be formed between 2006-2021 which is 157 lower than the 2006 projection.

## 5.0 EXPLANATION OF HOUSING LAND CALCULATION

5.1 In order to identify the amount of land the Council will be required to allocate for housing in the LDP, existing information on housing commitments and allowances for windfall sites, small sites, demolitions and conversions have been identified. This section explains the methodology for these calculations and identifies how much land would be required in order to meet the housing requirement figure.

A Existing Land Supply at 1<sup>st</sup> April 2009

5.2 The number of units with valid planning consents as at April 2009 was 1,707.

B Completions

5.3 The number of units completed on both large and small sites in the period from April 2006 to April 2009 is 325 (2007:73+2008:102+2009:150). This equates to the first 3 years of the Plan period.

C Windfall Sites

5.4 For the purposes of this calculation 'windfall sites' are defined as sites with a capacity of 10 or more units that have not been allocated for housing in the UDP or any other adopted Local Plan. The total number of completed units over a 5-year period has been counted, rather than the number of units with consent.

Table 12: Windfall Completions 2004-2009

YEAR	Windfall Completions
2004-2005	0
2005-2006	0
2006-2007	0
2007-2008	1
2008-2009	66
Total	67
Average Annual Figure	13

Source Adapted from Blaenau Gwent Joint Housing Land Availability Study

5.5 Whilst it is acknowledged that windfall sites are to a certain extent unknown, it is considered appropriate to use past build rates to estimate a future contribution from this source. A figure of 13 per annum has been identified through using past data.

5.6

26 per annum to take into account these possible sources. This would allow for a total of 400 houses coming forward from this source, which is 10% of total supply and comparable to other local authorities windfall allowances. The figure to be included in the LDP is  $12 \times 26 = 312$ .

D Allowance for Small Sites

5.7 The number of units completed on sites of less than 10 units is recorded as part of less than 10 units is recorded as part of

light of policy advice that previously developed land and buildings suitable for conversion or reuse should be used before

## 6.0 RESPONSES TO CONSULTATION

### PRE-DEPOSIT PARTICIPATION

#### Issues Paper

- 6.1 The Issues Paper was prepared as a discussion document intended to promote debate on the issues of strategic significance for the authority. The document was placed on the Council's website and sent to Members, key officers, statutory consultees and interested parties. In total, 176 individuals were consulted and 14 responses were received.
- 6.2 In terms of housing the key issues identified for the next 15 years were:
- x The need to stem out migration
  - x The need to create a more balanced population
  - x The unknown impact of international migration patterns
  - x The implications of Welsh Housing Quality Standard on Council Stock
  - x Ensuring a range of house types are built to meet aspirations and retain residents
  - x Tackling problem vacant buildings and making the most of voids in the town centres
  - x Improving the unfitness levels in private sector housing
  - x Delivering affordable housing solutions.
- 6.3 Consultees were asked a number of questions:-
- Question 2.1 edict, makiulttinun



#### Question 2.2

If a growth area is proposed, how should future growth be distributed throughout the Plan area? – Should it be based on the UDP Settlement Strategy or are there more sustainable patterns that should be considered?

- 6.8 Three out of seven respondents believed that future growth should be based on the UDP Settlement Strategy, whilst the remaining four preferred an alternative sustainable strategy.
- 6.9 In response to this, three different levels for growth were built into the options generated for the Vision and Option Workshop.

#### Question 2.3

Are there settlements or areas where future development should be controlled?

- 6.10 It was accepted that some settlements are too small to accommodate growth in a successful and sustainable way. One respondent considered that key towns, such as Blaina, should be the focus for growth.
- 6.11 The options put forward concentrate growth in the main towns but with different spatial distributions.

#### Question 2.4

Are there settlements or areas where future development should be encouraged and if so, explain where and why?

- 6.12 The majority of responses favoured sustaining existing community areas in line with the current settlement strategy, as all but the smallest will benefit from the provision of new dwellings. Population increase would support local bus services, education and health provision.
- 6.13 The options put forward for discussion include the current settlements strategy as one option.

#### Question 2.5

In view of the preference for the development of brownfield sites before greenfield sites should the Plan look at identifying all brownfield sites regardless of the location and the needs of the various communities?

- 6.14 Three out of nine respondents agreed that all brownfield sites should be identified but the remaining six disagreed, saying it may be inappropriate. Those who disagreed emphasised that some greenfield sites may be more sustainable and as such they should be used before previously developed land. Also, it was pointed out that some brownfield sites are richer in terms of ecological interests and should not be identified in preference to greenfield sites. On the other hand, one respondent commented that all brownfield sites should be exhausted especially after the loss of heavy industry.



## Issues and Vision Workshop

- 6.22 At the Issues and Vision workshop held in July 2007 attendees were provided with the list of issues identified for the Issues Paper and asked to agree and then prioritise them.
- 6.23 The group chose to merge these issues to create three major issues:
- x Improving the quality of our built environment and maximising opportunities
  - x Create a more balanced population stemming out-migration
  - x Provide a range of housing opportunities to meet aspirations including the need for affordable housing.
- 6.24 The group were then asked to prioritise the most significant issues. The three issues were fairly close but the two with the most votes were:
- x Create a more balanced population stemming out-migration
  - x Provide a range of housing opportunities to meet aspirations including the need for affordable housing
- 6.25 The third task was to identify the most significant issues for Blaenau Gwent. From this it can be deduced that the two most significant issues were:
- x The implications of the decline in the manufacturing sector and the shift in favour of the service sector and technological industries; and
  - x To find a role/function for town centres.
- The following two housing issues were close behind:
- x Create a more balanced population stemming out-migration; and
  - x Provide a range of housing opportunities to meet aspirations including the need for affordable housing.

## Preparation of Options for Workshop

- 6.26 As housing was identified as a key issue for the area and the fact that it is a major land user, population and housing modelling work formed a major part of the options scenario's.

## The Chelmer Population and Housing Model

- 6.27 The population and housing projection work was undertaken through the use of the Chelmer Population and Housing Model (CPHM) which was originally commissioned by the National House Building Council and developed by Anglia Polytechnic University. Population projections are calculated by taking a base year population together with birth rates, death rates and migration rates to forecast the population over the Plan period. To derive the household requirements, the forecast population is then factored by forecast headship rates (average household size).
- 6.28 Chelmer is a five-year demographic population and housing model. It's database offers a choice of data sources but primarily uses ONS data for each variant. The model also allows "user on-screen editing" in order that different options can be considered. The model automatically resolves conflicting factors.

The Tested Options

6.29 The Council has devised and tested three options, all of which use the latest Mid Year Estimate figures that were released by ONS in August 2007.

Option 1: Continuation of UDP Allocation

6.30 A continuation of the Adopted UDP building rate of 117 per annum has been used for this option. The on screen Chelmer adjustments for this option were to input the building program at a rate of 585 per five year periods.

6.31 This projection predicts that the total population over the Plan period will drop to 67,894.

Option 2: Growth and Regeneration

6.32 This was a dwelling led projection with a higher build rate of 200 per annum. The on screen adjustments for this option were to input 1,000 for each 5-year period. It is a policy based trend projection based on evidence of change over the last five years. This accords with the aims of the Wales Spatial Plan, the Heads of the Valleys Programme and Blaenau Gwent County Borough Council to regenerate Blaenau Gwent with a particular focus on Ebbw Vale. The relatively high figure is also supported by the longer term evidence of house building rates.

This projection predicts the total population over the Plan period will rise to 71,130.

Option 3: Balanced and Interconnected Communities

6.33 This Option is a migration trend-based population projection that uses the five year period 2001-2006 figures to forecast migration figures over the Plan period. This projection used a net migration forecast of 162 for each five-year period.

Table 17: Net Migration in Blaenau Gwent 2001-2006

	2001-2002







7. Provide a range of types and tenures of new homes to meet local housing needs and attract people to the area.

6.45 The following comment was received on these objectives:

Issue – Objectives need to be ‘smart’

Response

6.46 All the objectives have been re-written in





Issue - Housing Type and Tenure

- 6.60 Two comments were made with regards to the need for a flexible approach when allocating sites to ensure a range of house types and tenures are available. Other comments were received on the lack of mention of sheltered housing, care homes and supported living.

Response

- 6.61 It is accepted that a range of house types and tenures are required

## Strategic Policy on Housing Provision

### SP8 Housing Provision

Provision will be made for the development of between 2,250 and 3,000 dwellings during the plan period; broken into the following Housing Market Areas

Sirhowy Valley	800
Ebbw Fawr	1,500
Ebbw Fach Upper	400
Ebbw Fach Lower	300

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Housing sites will include a mi

### Response

- 6.75 The phasing requirement recognises the step change that is required to reach the higher completion rate does not limit the number of sites that can be developed.

### Issue - Deliverability

- 6.76 One commentator was concerned with the deliverability of the levels proposed. A further 2 comments were received on the need to check the deliverability of the 1,450 committed site.

### Response

- 6.77 The issue of the deliverability of the overall figure has been addressed above and discussed earlier in the document when the overall figure was re-assessed against WAG Household Projections for Blaenau Gwent.

- 6.78 In terms of the deliverability of the committed sites, an assessment has been made against TAN 1 requirements in terms of the number of times which outline permissions have been renewed and on knowledge of the planning control team in terms of efforts being made to bring sites forward.

### Issue - Density

- 6.79 It was noted that there was no reference to density in the policy and requested that a figure of 30-50 average net density should be allocated.

### Response

- 6.80 An average of 35 units has been used in the Deposit Plan although the reasoned justification explains that higher or lower densities will be considered ( Policy H1).

### Issue - Proximity to Local Facilities and Sustainable Transport

### Response

- 6.81 The proximity of sites to local facilities and sustainable transport will be taken into consideration in the allocation of sites. As part of the Candidate Site methodology these issues are assessed at stage 1, stage 2, stage 4 and stage 5 and will play a key role in determining the suitability of sites.

### Issue - Inter-relationship between Housing and Employment

### Response

- 6.82 At the Draft Preferred strategy stage the Employment figures were based on the WAG Population projection for Blaenau Gwent which indicated negligible growth in the working population. This has been re-assessed by the Employment Background Paper and an allowance has been made for the extra working population.

### Issue - Choice of Housing

- 6.83 The need for housing to be accessible, affordable and appropriate for all members of the community, including the elderly and disabled, was considered important by one objector.

Response

- 6.84 It is not considered possible, on viability grounds, to require all houses to be suitable for the elderly and disabled. It is, however, accepted that some of the housing should be built to Lifetime Home Standards. It should be noted that all houses are required to meet building regulations which set standards for accessibility.

Issue - Small Sites

- 6.85 One objector requested that small sites be included in the Plan to allow the construction of specialised properties for organisations such as housing associations.

Response

- 6.86 The sites which are to be identified are dependant on the sites put forward at the Candidate Site stage and the Candidate Site methodology used to identify the most appropriate sites. It must be noted that the Plan is a strategic document and will only identify sites for 10 houses and over. The Deposit Plan does, however include a wide range of sizes of sites.

Issue - Windfall

- 6.87 One objector noted that there was no reference to the contribution that windfall can make to the overall provision.

Response

- 6.88 A contribution for windfall has been made in the calculation of the housing requirement figure in the Deposit Plan.

7.0 DRAFT LOCAL DEVELOPMENT PLAN POLICIES

7.1

Welsh Assembly Government requirements to bring all Council housing up to the Welsh Housing Quality Standard will lead to the transformation of large areas of housing in Blaenau Gwent. The Council is also supporting private sector housing renewal through the operation of grants and the identification of renewal areas. It is currently undertaking a Renewal Area scheme at Six Bells (Part 1 West). Once this scheme nears completion, the Council will undertake a Neighbourhood Renewal Assessment, in accordance with the provisions of the Local Government and Housing Act 1989, with a view to declaring a new Renewal Area in Blaenau Gwent. In addition, the Council has put in place an Empty Property Strategy to bring back into use long-term empty properties which currently have a negative impact on settlements. All of these actions will contribute to improving the area and thus stemming out migration and attracting people to the area.

Of major importance to the Strategy is the delivery of sustainable linked communities. To create sustainable communities, developments must include a mix of dwelling types, sizes and tenure, including new affordable dwellings. The Local Housing Market Assessment (2006) identifies that 86 units per annum need to be provided which equates to 1,290 over the Plan period. The Affordable Housing Viability Study (2010) identifies that housing sites can deliver 10% affordable units without social housing grant. The Plan is therefore able to deliver 327 new affordable dwellings through S106 agreements over the Plan period. The Council will explore opportunities to maximise the provision of affordable housing in respect of both social rented and low cost housing for sale.

A total of 436 affordable units are already identified in the Plan for delivery through social housing grant and a further 38 have already been delivered. This brings the overall total to 801 affordable units which is over 20% of the total dwellings identified to be provided during the Plan period. The Council in partnership with Registered Social Landlords will seek to provide the remainder of the affordable housing requirement by bringing existing underused stock back into use and through the continued operation of social housing grant. The Council also recognises that securing affordable housing must be carefully balanced against other policy requirements in the Plan.

The Blaenau Gwent Gypsy & Traveller Housing Needs Assessment (June 2007) identifies the need for a further 6 pitches in Blaenau Gwent.





## Allocations

### H1 Housing Allocations

In accordance with Policy SP5 land is allocated for residential development in the following locations:

Policy Number	Site Name	Area (Ha)	Units
Ebbw Vale			

HC1 Housing Commitments

Policy Number	Site Name	Area (Ha)	Units
<b>Ebbw Vale</b>			
HC1.1	North of Cwmyrdderch Court Flats, Cwm	1.18	16
HC1.2	Letchworth Road	0.93	16
HC1.3	Old 45 Yard, Steelworks Road	3.49	82
HC1.4	Adjacent Pant-y- Fforest	1.63	21
HC1.5	Heol Elan #	1.2	43
HC1.6	Land at College Road#	1.04	41
HC1.7	Adj Sports Ground, Gwaun Helyg#	2.92	69
HC1.8	Higgs Yard	0.99	29
HC1.9	Mountain Road#	0.47	22
HC1.10	Briery Hill#	0.94	33
MU2	'The Works'		520
		<b>Total</b>	<b>892</b>
<b>Heolgar</b>			
HC1.11	Derelict Bus Garage, Woodfield Road#	0.36	11
HC1.12	Former LCR Factory, Charles Street	0.25	14
HC1.13	Former Factory Site, Pochin	0.65	28
HC1.14	Land at Poultry Farm, Q		



# APPENDICES





South East Wales Regional Housing Apportionment  
Memorandum of Understanding

This Memorandum of Understanding comprises 3 parts:

Part 1 - Explanatory text

Part 2 - Housing Apportionment by Local Authority to 2021

Annex - History of the Apportionment Process

Part 1 - Explanatory text

This work has been undertaken in the context of the Wales Spatial Plan 2004 and the associated area work of the South East Wales Strategic Development Project.

The process reflects the Welsh Assembly Government's revisions to national planning policy guidance on housing.

This Memorandum is based on the Welsh Assembly Government's household projections and confirms agreement to their apportionment to each local authority, not as a target, but as a working hypothesis to provide a regional context for the preparation of individual Local Development Plans (LDPs).

Use of the Assembly Government's household projections and the consequent housing apportionment figures have been facilitated through the regional collaborative working of the eleven local authorities in the South East Wales Strategic Planning Group and other stakeholders, including the Home Builders Federation, utility companies and environmental organisations.

The detailed housing apportionment figures form the basis for ongoing work on individual local authority statutory LDPs and will require review in tandem with their progression. Individual LDPs are subject to strategic environmental assessment/sustainability appraisal and are prepared through the engagement of a broad range of stakeholders. Compliance with the regional apportionment will be monitored by the SEWSPG and significant variations considered by the Group.

George Ashworth  
Officer Chair South East Wales Strategic Planning Group  
February 2007

Cllr Peter Clarke  
Member Chair South East Wales Strategic Planning Group  
March 2007

## Part 2 - Housing Apportionment by Local Authority to 2021

	No	%	No	%	Rate of change for dwelling completions 2006 21 compared to 1991-05	Proportion of total households in region in 2003	No	%
Blaenau Gwent	129	2.6	200	3.3	+54.5%	4.9	4,280	3.9

## Annex - SEWSPG- History of Regional Housing Apportionment Process

Welsh Assembly Government (WAG) Consultation Draft Ministerial  
Interim Planning Policy Statement (MIPPS) on 'Housing', July 2005

The draft guidance outlines that within each region local planning authorities (LPAs)



24 April 2006  
SEWSPG Officer Meeting

Two papers introduced:

1. Draft 'Household Projections and Local Development Plan Dwelling

22 May 2006  
SEWSPG Member and Officer Meeting

Presentation by Neil Hemington (WAG Planning Division) 'Sub-national population projections: South East Wales', outlining amendments to draft MIPPS (para 9.2.2) in light of analysis of consultation responses.

Agreed that the WAG household projections of 108,900 should be used as a working hypothesis for regional housing apportionment.

Dave Holtam (Cardiff City and County Council) presented a paper 'Apportionment of Regional Housing Projections'.

Agreed that the apportionment of households indicated in the appendix of the paper presented should be accepted as the basis for local authority participation in on-going discussions on the SEW Strategic Development project and progressing individual LDPs.



'MIPPS 01/2006 'Housing' and 'TAN1- Joint Housing Land Availability Studies', June 2006

The final Housing MIPPS introduces collaborative working between LPAs Cpp( scn -0.00

17 July 2006  
SEWSPG AGM

Agreed Dave Holtam (Cardiff City and County Council) should make a presentation to the Business Panel on 24 July 2006 on behalf of SEWSPG regarding the housing

6 November 2006  
SEWSPG Officer Meeting with stakeholders (incl HBF, Environment Agency, Welsh Water) to discuss future methods of engagement in housing apportionment process.

SE Wales Business Panel paper entitled 'South East Wales Strategic Development Options' (by Nathaniel Lichfield) introduced to SEWSPG by Richard Price (HBF).

Agreed there did not appear to be a marked difference between SEWSPG's housing apportionment figures and the position adopted by the South East Wales Business Panel.

Paper prepared by WAG entitled 'Housing, LDPs and the Wales Spatial Plan' circulated to all SEWSPG members. Agreed the document provided helpful clarification outlining that the apportionment of household projection numbers from the regional projections should take place through regional collaboration between LPAs and other stakeholders including the housebuilders and utility companies, in line with the revised planning policy guidance, noting that it would be legitimate for this to take place in the context of the spatial plan work.

Agreed a Sub Group be formed (George Ashworth, Monmouthshire CC, Dave Holtam, Cardiff CC, Andrew Wallace, Vale of Glamorgan CC, Lynda Healey Blaenau Gwent CBC, and Roger Tanner, Caerphilly CBC, with the involvement of Justin Cooper of Sewta) to prepare a strategic statement for the region to be fed into the work of the WSP Core Group, indicating general directions of growth and identifying key settlements; a draft of the document to be presented to the next SEWSPG meeting.

Agreed Event Sub Group meet asap to make arrangements for a stakeholder conference to take place in January, reporting back to next meeting.



11 December 2006  
SEWSPG Officer Meeting with additional housing apportionment stakeholders

First Draft SEWSPG paper 'Preferred Option for a Strategic Framework to Guide Future Development and Policies in South East Wales' prepared by Sub Group, introduced by George Ashworth (Monmouthshire County Council and Chair SEWSPG). Agreed any additional paragraphs that SEWSPG members felt should be added to the document to be sent to Secretariat.

The work of the Event Sub-Group (Jane Coppock Monmouthshire CC, Lynda Healey, Blaenau Gwent CBC, Dave Holtam Cardiff CC, Keith Warren, Rhondda Cynon Taf CBC) was reported regarding the organisation of the Housing Apportionment Seminar outlining the balance of between various sectoral interests, the HBF to seek nominations from the private business sector; workshops to be independently facilitated by Cardiff University School of City and Regional Planning (CPlan).

Agreed the Business Panel, through Richard Price of the HBF, be invited to submit an alternative apportionment to be assessed at the seminar and that it also be suggested to the Panel that their representative liaise with DH beforehand to ensure consistency in the figures to be discussed.



11 January 2007 South East Wales Regional Housing Apportionment Seminar
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Five Presentations from:

- f* WAG - 'Welsh Assembly Government Context' (Neil Hemington, Planning Division).
- f* Environment Agency – 'Environmental Resources and Opportunities. Creating a Networked Environmental Region' (Michael Evans).
- f* Welsh Water – 'Utilities Context' (Ryan Bowen).
- f* SEWSPG – 'Regional Housing Apportionment' (David Holtam, Cardiff City and County Council).
- f* Business Panel – 'Business Panel Views' (Richard Price, Home Builders Federation), supported by HBF, CBI Wales, Chamber of Commerce, FSB, Institute of Directors, Institute of Chartered Accountants and RICS Wales.

Three Workshops facilitated by CPlan to discuss the compatibility of the apportionments with the existing Wales Spatial Plan strategic objectives for the South-East Wales region, with focus on transport proposals and environmental opportunities and constraints.

Workshop Feedback Notes prepared by CPlan and circulated to all seminar participants and SEWSPG members.



12 February 2007  
SEWSPG Officer Meeting with additional housing apportionment stakeholders



For further Information please contact:

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