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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            |      |      |      |      |      | WA |      | 2013          | 2014 |
| 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             |      |
| <b>Total Cyfanswm</b> | <b>Blaina Nantyglo &amp; Blaina</b> | 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            |      |      |      |      |      | WA |      | 2013          | 2014 |
| 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             |      |
| <b>Total Cyfanswm</b> | <b>Brynmawr</b>                                 | 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 Ol | Hectarau sydd Ar Ol | 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     |
| <b>Total</b>    | <b>Abertillery</b>                                    |   |                      |                   |                     |                |      |      |      |      |      |    |               |       |
| <b>Cyfanswm</b> | <b>Abertyleri</b>                                     | 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 chaniatod 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            |      |      |      |      |      |    |      |       | 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) |               |      |
| 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     |               |      |
| <b>Total Cyfanswm</b> | <b>Ebbw Vale Glynebwy</b>      | 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            |      |      |      |      |      |    |      |       | 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) |               |      |
| 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     |               |      |
| <b>Total Cyfanswm</b> | <b>Tredegar</b>                             | 75  | 98                   | 70                | 0.83                | 0              | 0    | 0    | 23   | 0    | 0    | 0  | 0    | 0     |               |      |
| <b>Total Cyfanswm</b> |   | 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 –<br>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               |
| <b>TOTAL</b>        |                              |             | <b>1200</b>       |

**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