



AFFORDABLE HOUSING STRATEGY

September 2019

BRECON BEACONS NATIONAL PARK AUTHORITY

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1.0 Introduction.

- 1.1 This is the Affordable Housing Strategy for the Brecon Beacons National Park. Following an 8 week period of consultation in the Autumn of 2016, this document has been endorsed by the National Park Authority for use in the allocation of funds collected for the provision of affordable housing.
- 1.2 The Authority committed to the production of this strategy in September 2014 with the publication of the adopted Affordable Housing Supplementary Planning Guidance. Since that time the Authority has been working with Housing Authorities and Registered Social Landlords to determine the contents of this strategy.
- 1.3 This document provides further detail in relation to the process by which monies collected under Policy 28 and CYD LPI of the LDP will be spent for the provision of Affordable Housing. It does this in three ways:
 - By providing detail in relation to the process by which such money will be allocated to appropriate affordable housing schemes.
 - Sets out the priority areas for the spending of such monies in accordance with housing need.
- 1.4 This is the third edition of this Strategy. This third edition has been updated and re-issued as of September 2019 to reflect procedural changes in the allocation of affordable housing funds. The Authority has committed to the transfer of all funds collected for the provision of affordable to the constituent Housing Authority for allocation in accordance with the need set out in this strategy.

2.0 Background

- 2.1 As the Local Planning Authority, the National Park authority is responsible for developing, implementing and monitoring policies to enable the provision of affordable housing within the National Park. However, it is the responsibility of the respective Unitary Authorities as Housing Authorities to deliver affordable housing. It is also their responsibility to determine the mix of units to be provided within the National Park.
- 2.2 During the development of the Local Development Plan it was determined that there was a need for 1248 new affordable dwellings to be built between 2007 and 2022. Amounting to approximately 103 new affordable dwellings to be delivered per annum.
- 2.3 It is recognised that the housing allocations within the Local Development Plan are not sufficient by themselves to provide all the affordable housing needed within the National Park area. It is therefore the strategy of the National Park Authority, working with our partners, to maximise all opportunities to contribute to the provision of affordable housing. One of the ways we attempt to achieve this aim, is by requiring a contribution towards affordable housing from all development which results in the net gain of dwellings, in areas where it is viable to do so.
- 2.4 Where such a contribution would be less than one whole unit, the obligation is met through the provision of a financial contribution (commuted sum). Details on how this is calculated is provided in the Authority Approved [Affordable Housing Supplementary Planning Guidance](#) (September 2014).

- 2.5 Commuted sums towards the provision of affordable housing are collected by the National Park as the Planning Authority. The funds are then transferred to the relevant housing authority for the provision of Affordable Housing.
- 2.6 Monies paid to the NPA under Policy 28, received and transferred to the relevant Housing Authority are published as part of the Agenda to the Planning and Rights of Way Committee on an 8 weekly basis.

3.0 Allocation Process

- 3.1 The National Park Authority has sought to seek agreement with each of our constituent housing authorities to ensure that the money collected through Policy 28 is utilised for the provision of affordable housing within the National Park. As part of these agreements, each constituent housing authority has agreed to use the transferred monies to fund affordable housing schemes in accordance with the following principle considerations:-
- In the first instance monies should be spent within the Community Council area from which the monies have been collected (including those Community Council areas split by the national Park boundary)
 - If there is no viable scheme within the Community Council area, monies should be utilised to provide affordable housing within the relevant priority areas for spending monies (see section 4 below for more information) within the national Park
- 3.2 The constituent Housing Authorities will provide quarterly reports to the National Park Authority in relation to how the transferred funds for affordable housing are being utilised – in terms of locations and numbers of units. The reports will be provided to PAROW Committee for scrutiny and will be summarised and published as an addendum to this strategy on a yearly basis.

4.0 Affordable Housing Priority Areas

- 4.1 Utilising the latest housing waiting list data the Authority has mapped housing need across the Authority by Community/Town Council area. The need is broken into six bands as follows

Category	Colour on map	Number of people on waiting list
No known need		Not known/less than 1
Low need		Between 1 and 3 people
Moderate need		Between 3 and 11 people
High need		Between 12 and 51 people
Very High need		Between 51 and 150 people

- 4.2 The map showing the spatial distribution of these categories is shown at figure 1 below. This map is correct as of the **20th August 2019**
- 4.3 In allocating the monies, consideration must be given to where such monies were collected. It is the intention of the NPA to utilise monies within the settlement or community council area in which they were collected if this is at all possible. However, often the value of such contributions is such that it would not provide a meaningful amount to bring forward an appropriate development scheme. Accordingly it may be necessary to pool contributions to provide greater opportunities for the money to bring forward affordable housing development on the ground. Where a suitable scheme cannot be found within the Community Council area, priority should be given to spending monies within areas with the greatest level of need.
- 4.4 The cascade for spending affordable housing contributions is set out at Appendix 9 of the Authority Approved *Affordable Housing Supplementary Planning Guidance* (BBNPA September 2014). Housing Authorities will apply this cascade in the allocation of funds.

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4.5 For each affordable housing submarket area the priority areas for spending are as follows (areas are listed in priority of need)

Housing Authority Area	Need	Priority Area for Spending	Affordable Housing Submarket Area
Powys	Very High	Brecon	Brecon and Rural Hinterland
	High	Crickhowell	Abergavenny Hay and Crickhowell
	High	Hay	Abergavenny Hay and Crickhowell
Carmarthen	High	Dyffryn	Brecon and Rural Hinterland
Monmouthshire	Very High	Llanfoist Fawr	Abergavenny Hay and Crickhowell
	Very High	Llanelly	Hay Abergavenny Hay and Crickhowell
	High	Crucorney	Abergavenny Hay and Crickhowell
Rhondda Cynnon Taff		No priority area identified	Heads of the Valleys and Rural South
Merthyr Tydfil		No priority area identified	Heads of the Valleys and Rural South
Torfaen		No priority area identified	Heads of the Valleys and Rural South

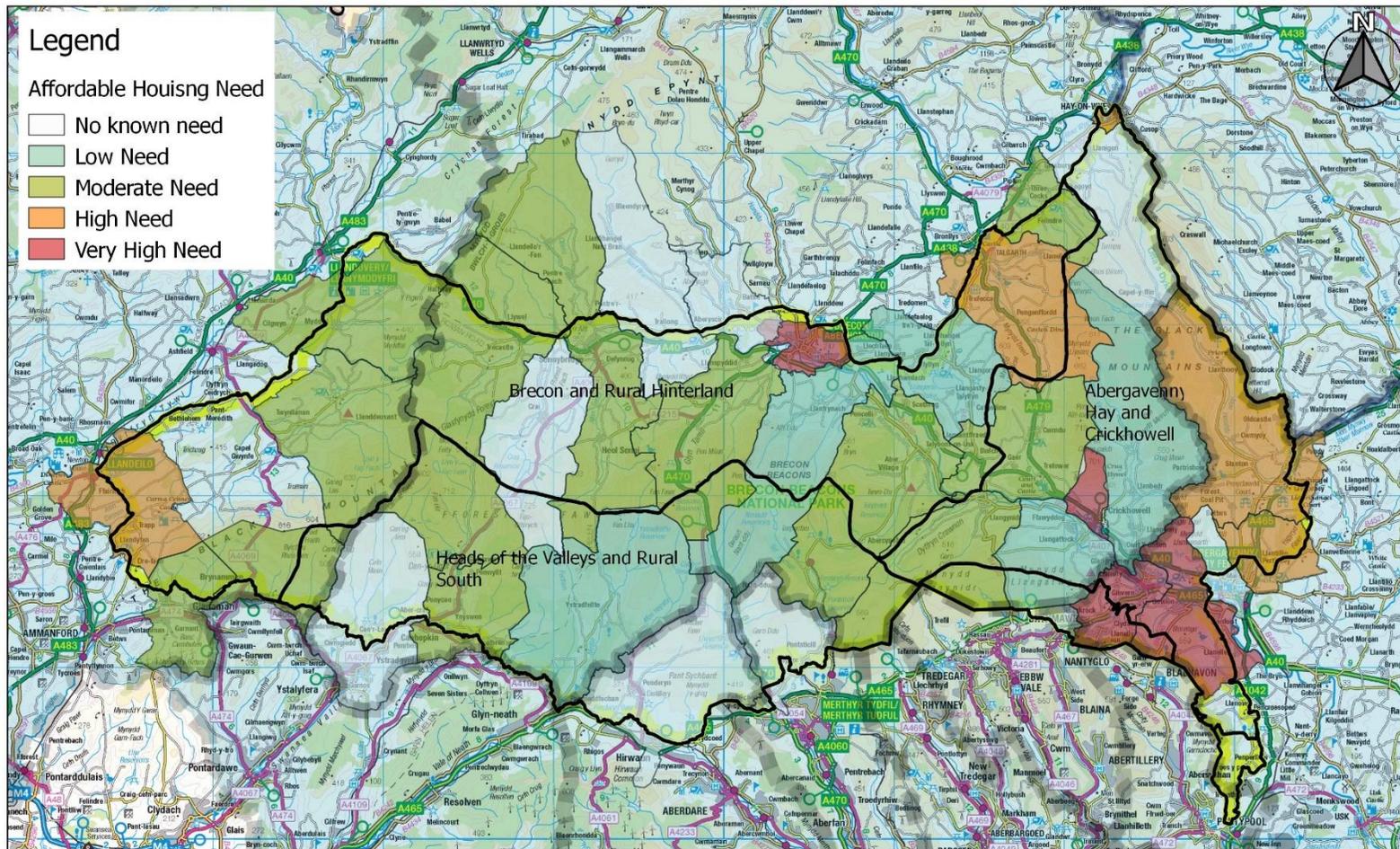


Figure I –Affordable Housing Need by Category of Need

Date: 15/08/2019 Scale: 1:302.837

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7.0 **Monitoring and Review**

- 7.1 In order to ensure that the information within this document remains relevant this document will be reviewed annually and re-issued each spring. Please ensure that you are viewing the most up-to-date version of this document. The elements that are most subject to change are Section 4 – Priority areas for spending 7.2 The constituent Housing Authorities will provide quarterly reports to the Authority to be published in the PAROW Committee Agenda in relation to how the transferred funds for affordable housing are being utilised including location and numbers of units, These reports will be summarised and published as an addendum to this strategy on a yearly basis.

Appendix C – Allocation of funds to date.

In accordance with the 2017 Affordable Housing Strategy, the Authority contacted all eligible bodies and advertised on our website that the window for the submission of applications to draw funding from the Authority's Affordable Housing Fund was open. The period for the submission of applications commenced on 14th August and closed on 25th September 2017.

Two applications for funding were received relating to Land at Ty Clyd, Govilon (Melin Homers) and Land at Mountain View, Crickhowell (Powys County Council). The Affordable Housing Working Group met on the 11th January to consider both applications. The Working Group resolved to recommend that Melin Homes be awarded £175,000 to assist with the delivery of a scheme proposing 16no Affordable Housing units for social rent.

At a meeting of the NPA on the 9th February 2018, the Authority resolved to award the monies.

A full report of the Affordable Housing Working Group is provided [here](#)

Minutes of the meeting of the NPA is viewable [here](#) Item 15