

BRECON BEACONS NATIONAL PARK AUTHORITY
JOINT HOUSING LAND AVAILABILITY STUDY
2012

BETWEEN BRECON BEACONS NATIONAL PARK AUTHORITY LPA AND THE STUDY GROUP:

HOME BUILDERS' FEDERATION

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1.0 SUMMARY

- 1.1 This is the Brecon Beacons National Park Authority Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1st April 2012. It replaces the report for the previous base date of 1st April 2011.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.
- <http://wales.gov.uk/topics/planning/planningstats/housinglandinwales/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Brecon Beacons National Park Authority has 1.9 years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Dwr Cymru / Welsh Water
 - Mid Wales Housing Association
 - LINC Cymru
 - Merthyr Tydfil Housing Association
 - Wales and West Housing Association

Report production

- 1.5 Brecon Beacons National Park Authority issued draft site schedules and site proformas for consultation on 5th October 2012 for a period of 4 weeks until 2nd November 2012. Comments were provided by the HBF within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group was submitted to the Welsh Government on 20th December 2012.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Brecon Beacons National Park Authority Unitary Development Plan (2001-2016), which was approved for development control purposes in 2007.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1st April 2011 – 1st April 2012) – Large Sites								
		5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		
	Proposed homes	Under construction	1	2	2*	3 (i)	3 (ii)	Homes completed since last study
Total	470	58	39	259	0	114	0	49

- 2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	340
Public/ Housing Association	16
Total	356

- 2.4 Small Site Supply – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

Table2 – Small Site Completions for previous 5 years

2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total
19	38	17	18	18	110

- 2.5 The overall **total 5 year land supply** (large + small sites) is **466**.

Table 3a – 5 Year Land Supply Calculation (Residual Method)

A	Total Housing Requirement (as set out in the adopted Development Plan)	1980
B	Completions to base date (large and small sites)	1009
C	Residual Requirement	971
D	5 Year Requirement	1214
E	Annual Need	243

F	Total 5 Year Land Supply	466
G	Land Supply in Years (F / E)	1.9

3.0 COMMENTARY

- 3.1 TAN 1 advises that to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan – the residual method. In this case, the Brecon Beacons National Park Authority Unitary Development Plan (UDP) has not been formally adopted but it has been approved for Development Control purposes.
- 3.2 At the time of this study the land supply for the National Park Authority area is below the TAN 1 requirement of 5 years.
- 3.3 The Authority states that the shortage of land for housing is a consequence of a lack of genuinely suitable, appropriate and available land for development as well as the presence of sites within the land supply which have planning permission but have not been built out.
- 3.4 The Authority considers that since the 2007 JHLAS, the total land supply in years has gradually decreased each year which further supports the notion that there is a lack of genuinely available land for development in the National Park (the total land supply in 2011 was 2.8 years).
- 3.5 The Authority comments that this lack of available land for development can be attributed to the fact that the majority of the larger allocations in the UDP have now been built out. Emphasising this point; the two largest UDP allocations in Brecon (Gwttw's Field and the Old Highway Depot, Watton Link Road) have both been completed.
- 3.6 In order to address this shortfall in available housing land, the Authority considers the key mechanism at its disposal is ensuring that its Local Development Plan (LDP) is adopted as soon as possible. Progression of the LDP is already a key priority in enabling the provision of housing.
- 3.7 It is anticipated that the LDP will be adopted by the end of 2013; therefore this will give greater certainty to the proposed housing allocations. Furthermore, any improvement in the housing market will see more small and windfall sites come forward.

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, other). The data is set below.

Table 4 – Re-use of Previously Developed Land (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				Completions 2011-12			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No	%	No	%	No	%	No	%	No	%	No	%
2011	286	71	117	29	93	89	12	11	0	0	1	100
2012	295	83	61	17	109	96	5	4	22	45	27	55
2013												
2014												
2015												
2016												

Table 5 – Sites subject to flood risk constraints (large sites)

Total Number of Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				Completions 2011-12			
	C1		C2		C1		C2		C1		C2	
	No	%	No	%	No	%	No	%	No	%	No	%
2011	0	0	18	4	0	0	0	0	0	0	0	0
2012	0	0	18	3.9	0	0	0	0	0	0	0	0
2013												
2014												
2015												
2016												

Table 6 – Completions by House Type – 1st April 2011 to 31st March 2012

- 28 (57%) houses completed
- 21 (43%) apartments/flats complete

Appendix 1 – Site Schedule

**Brecon Beacons National Park Authority
Residential Land Availability Schedule
Sites for 5 or more units as at 01-04-2012
Sites with Planning Permission or in Adopted Plans**

Private Sector

BRECON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply	
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)		
3363	Cefn Cantref Farm	1	6	3	3	0	0	0	0	0	0	0	0	0	5 yrs
4115	Cross Yard, The Watton	0	12	12	0	4	8	0	0	0	0	0	0	0	2 yrs
4037	Cwmfallldau Fields	21	69	48	35	0	13	0	0	0	0	0	0	0	5 yrs
TOTAL	BRECON	22	87	63	38	4	21	0	0	0	0	0	0		

BWLCH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4057	Heol Las Farm	0	7	7	0	0	0	0	0	0	0	7	0	NA
3752	Springbank Close	0	11	2	1	0	0	0	0	0	0	1	0	5 yrs
TOTAL	BWLCH	0	18	9	1	0	0	0	0	0	0	8	0	

DEFYNNOG

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4049	Glannau Senni	0	20	20	0	0	0	0	0	0	0	20	0	NA
TOTAL	DEFYNNOG	0	20	20	0	0	0	0	0	0	0	20	0	

GILWERN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
4048	Dan-y-Bryn and Lancaster Drive	0	79	79	0	0	0	0	0	79	0	0	0	1 yr
4050	Ty-Mawr Farm	0	25	25	0	0	25	0	0	0	0	0	0	5 yrs
TOTAL	GILWERN	0	104	104	0	0	25	0	0	79	0	0	0	

GOVILON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
4043	Ty-Clyd Farm	0	9	9	0	0	0	0	0	0	0	9	0	NA
TOTAL	GOVILON	0	9	9	0	0	0	0	0	0	0	9	0	

HAY-ON-WYE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
3795	Central Garage	0	30	18	0	7	11	0	0	0	0	0	0	4 yrs
TOTAL	HAY-ON-WYE	0	30	18	0	7	11	0	0	0	0	0	0	

LLANGORSE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4036	Bwlch Road	0	8	8	0	0	0	0	0	0	0	8	0	NA
TOTAL	LLANGORSE	0	8	8	0	0	0	0	0	0	0	8	0	

LLANGYNIDR

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
4047	Adj Glan yr Afon	0	18	18	0	0	0	0	0	0	0	18	0	NA
3261	Coed yr Ynys Road	0	5	2	2	0	0	0	0	0	0	0	0	4 yrs
4180	Land at Castle Road	0	5	5	0	0	0	0	0	5	0	0	0	1 st yr
TOTAL	LLANGYNIDR	0	28	25	2	0	0	0	0	5	0	18	0	

LLANTILLIO PERTHOLEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
4113	Woodland Tree Services	1	27	26	9	10	7	0	0	0	0	0	0	2 yrs
TOTAL	LLANTILLIO PERTHOLEY	1	27	26	9	10	7	0	0	0	0	0	0	

LLANVIHANGEL CRUCORNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
4016	Land opposite Pen-y-Dre Farm	0	14	14	0	0	0	0	0	0	0	14	0	NA
TOTAL	LLANVIHANGEL CRUCORNEY	0	14	14	0	0	0	0	0	0	0	14	0	

PENCELLI

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
3474	Land at Penybont	0	6	6	0	0	0	3	3	0	0	0	0	3 yrs
TOTAL	PENCELLI	0	6	6	0	0	0	3	3	0	0	0	0	

PONTNEDDFECHAN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
3418	Tara Country Club	0	9	5	0	2	3	0	0	0	0	0	0	5 yrs
TOTAL	PONTNEDDFECHAN	0	9	5	0	2	3	0	0	0	0	0	0	

PONTSTICILL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
3274	Adjacent to Pontsticill House	0	11	11	0	0	0	0	0	0	0	11	0	NA
TOTAL	PONTSTICILL	0	11	11	0	0	0	0	0	0	0	11	0	

RHOSAMAN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
3902	Land adjoining Rhoslan	0	15	15	0	0	15	0	0	0	0	0	0	2 yrs
TOTAL	RHOSAMAN	0	15	15	0	0	15	0	0	0	0	0	0	

SENNYBRIDGE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4038	Land opposite Castle Farm	0	42	42	0	0	20	22	0	0	0	0	0	3 yrs
4042	Old Station Yard	0	5	5	0	0	0	0	0	0	0	5	0	NA
TOTAL	SENNYBRIDGE	0	47	47	0	0	20	22	0	0	0	5	0	

TALGARTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
3400	Land adjacent to New House, Trefecca Lane	0	5	5	0	0	0	5	0	0	0	0	0	3 yrs
3561	Land adjacent to Churchfields	0	12	12	0	12	0	0	0	0	0	0	0	1 yr
4040	North of Doctor's Surgery	0	36	36	0	0	0	0	36	0	0	0	0	5 yrs
4941	Land adjacent to Neuad Felin	0	6	6	0	0	0	0	0	0	0	6	0	NA
TOTAL	TALGARTH	0	59	59	0	12	0	5	36	0	0	6	0	

TALYBONT-ON-USK

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4104	Maesmawr Farm	0	15	15	0	0	0	0	0	0	0	15	0	NA
TOTAL	TALYBONT-ON-USK	0	15	15	0	0	0	0	0	0	0	15	0	

Housing Associations/Public

BRECON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4141	Former Police Station	26	26	0	0	0	0	0	0	0	0	0	0	NA
TOTAL	BRECON	26	26	0	0	0	0	0	0	0	0	0	0	

BWLCH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4179	Allt View	0	8	8	8	0	0	0	0	0	0	0	0	1 st yr
TOTAL	BWLCH	0	8	8	8	0	0	0	0	0	0	0	0	

LLANVIHANGEL CRUCORNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2*	3(i)	3(ii)	How long in 5 year supply
						2013	2014	2015	2016	2017				
4114	Area of land bordering Llanvihangel Crucorney	0	8	8	0	4	4	0	0	0	0	0	0	2 yrs
TOTAL	LLANVIHANGEL CRUCORNEY	0	8	8	0	4	4	0	0	0	0	0	0	

Appendix 2 – Past Completion Data

	Number of Homes completed on		
Year	Large Sites	Small Sites	Total Completions
2008	46	19	65
2009	17	38	55
2010	28	17	45
2011	1	18	19
2012	49	18	67

Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2007	40	140	0	4.9	331	0
2008	6	180	0	3.7	257	0
2009	17	226	0	3.6	197	0
2010	13	276	0	3.2	197	0
2011	95	303	0	2.8	105	0