

**BRECON BEACONS NATIONAL PARK AUTHORITY**

**JOINT HOUSING LAND AVAILABILITY STUDY**

**2013**

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

**HOME BUILDERS' FEDERATION**

**DWR CYMRU / WELSH WATER**

**MID WALES HOUSING ASSOCIATION**

**LINC CYMRU**

**MERTHYR TYDFIL HOUSING ASSOCIATION**

**WALES AND WEST HOUSING ASSOCIATION**

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## **CONTENTS**

**1 – Summary**

**2 – Housing Land Supply**

**3 – Commentary**

**4 – Monitoring Data**

**Appendix 1 – Site Schedules**

**Appendix 2 – Past Completions Data**

**Appendix 3 – Previous Land Supply Data**

## **1.0 SUMMARY**

- 1.1 This is the Brecon Beacons National Park Authority Joint Housing Land Availability Study for 2013 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2013. It replaces the report for the previous base date of 1<sup>st</sup> April 2012.
- 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/housing-land-availability-in-wales/?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 1.3 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 11<sup>th</sup> July 2013 for a period of 4 weeks until 9<sup>th</sup> August 2013. 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 20<sup>th</sup> September 2013.
- 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**

<b>Housing Land Supply (1<sup>st</sup> April 2012 – 1st April 2013) – Large Sites</b>								
		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
<b>Total</b>	524	53	8	215	0	154	94	72

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

<b>Private</b>	264
<b>Public/ Housing Association</b>	12
<b>Total</b>	276

- 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.

**Table 2 – Small Site Completions for previous 5 years**

<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>2011-2012</b>	<b>2012-2013</b>	<b>Total</b>
<b>38</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>15</b>	<b>106</b>

- 2.5 The overall **total 5 year land supply** (large + small sites) is **382**.

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

A	<b>Total Housing Requirement (as set out in the adopted Development Plan)</b>	1980
B	<b>Completions to base date (large and small sites)</b>	1081
C	<b>Residual Requirement</b>	899
D	<b>5 Year Requirement</b>	1498

E	<b>Annual Need</b>	300
F	<b>Total 5 Year Land Supply</b>	382
G	<b>Land Supply in Years (F / E)</b>	<b>1.3</b>

### 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 2012 was 1.9 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 (Gwtws 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. To that end, the Authority received the Inspector's Report on the Examination of the LDP on 30<sup>th</sup> October 2013, and it concludes that the LDP provides a sound basis for Planning within the National Park until 2022.
- 3.7 The Authority is holding an EGM on 17<sup>th</sup> December 2013 to consider formal adoption of the LDP. On adoption, the LDP will give greater certainty to the proposed housing allocations being delivered and as such the land supply will increase. Furthermore, although not the JHLAS process, the Inspector's Report also concludes that in line with PPW, on adoption of the LDP the Authority will have a land supply of over five years.

#### 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 2012-13			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No	%	No	%	No	%	No	%	No	%	No	%
2012	295	83	61	17	109	96	5	4	22	45	27	55
2013	199	72	77	28	144	58	104	42	40	56	32	44
2014												
2015												
2016												
2017												

**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 2012-13			
	C1		C2		C1		C2		C1		C2	
	No	%	No	%	No	%	No	%	No	%	No	%
2012	0	0	18	3.9	0	0	0	0	0	0	0	0
2013	0	0	18	3.4	0	0	0	0	0	0	0	0
2014												
2015												
2016												
2016												

**Table 6 – Completions by House Type – 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013**

- 72 (100%) houses completed
- 0 (0%) apartments/flats complete

Appendix 1 – Site Schedule

**Brecon Beacons National Park Authority  
Residential Land Availability Schedule  
Sites for 5 or more units as at 01-04-2013  
Sites with Planning Permission or in Adopted Plan (UDP)**

Private Sector

**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
						2014	2015	2016	2017	2018				
3363	Cefn Cantref Farm	3	6	0	0	0	0	0	0	0	0	0	0	NA
4115	Cross Yard, The Watton	0	12	12	0	4	8	0	0	0	0	0	0	3 yrs
4037	Cwmfalldau Fields	28	69	20	20	0	0	0	0	0	0	0	0	6 yrs
<b>TOTAL</b>	<b>BRECON</b>	31	87	32	20	4	8	0	0	0	0	0	0	

**BRYNMAWR**

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
						2014	2015	2016	2017	2018				
4211	Former E-MAG Factory	0	94	94	0	0	0	0	0	0	0	0	94	1 <sup>st</sup> Yr
<b>TOTAL</b>	<b>BRYNMAWR</b>	0	94	94	0	0	0	0	0	0	0	0	94	

**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
						2014	2015	2016	2017	2018				
4057	Heol Las Farm	1	7	6	0	0	0	0	0	6	0	0	0	1 <sup>st</sup> yr
3752	Springbank Close	0	11	2	1	0	0	0	0	0	0	1	0	6 yrs
<b>TOTAL</b>	<b>BWLCH</b>	1	18	8	1	0	0	0	0	6	0	1	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
						2014	2015	2016	2017	2018				
4049	Glannau Senni	0	20	20	0	0	0	0	0	0	0	20	0	NA
<b>TOTAL</b>	<b>DEFYNNOG</b>	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
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
4048	Dan-y-Bryn and Lancaster Drive	0	79	79	0	0	0	0	0	30	0	49	0	2 yrs
4050	Ty-Mawr Farm	3	33	30	12	0	18	0	0	0	0	0	0	6 yrs
<b>TOTAL</b>	<b>GILWERN</b>	3	112	109	12	0	18	0	0	30	0	49	0	

## GOVILON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
4043	Ty-Clyd Farm	0	9	9	0	0	0	0	0	0	0	9	0	NA
<b>TOTAL</b>	<b>GOVILON</b>	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
						2014	2015	2016	2017	2018				
3795	Central Garage	7	25	6	6	0	0	0	0	0	0	0	0	5 yrs
<b>TOTAL</b>	<b>HAY-ON-WYE</b>	7	25	6	6	0	0	0	0	0	0	0	0	

### LLANELLY HILL

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
						2014	2015	2016	2017	2018				
4212	Former Darenfelin Primary School	0	25	25	0	0	0	0	0	25	0	0	0	1 <sup>st</sup> yr
<b>TOTAL</b>	<b>LLANELLY HILL</b>	0	25	25	0	0	0	0	0	25	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
						2014	2015	2016	2017	2018				
4036	Bwlch Road	0	8	8	0	0	0	0	0	8	0	0	0	1 yr
<b>TOTAL</b>	<b>LLANGORSE</b>	0	8	8	0	0	0	0	0	8	0	0	0	

## LLANGYNIDR

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
						2014	2015	2016	2017	2018				
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	5 yrs
4180	Land at Castle Road	0	5	5	0	0	0	0	0	5	0	0	0	2 yrs
<b>TOTAL</b>	<b>LLANGYNIDR</b>	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					2*	3(i)	3(ii)	How long in 5 year supply
						2014	2015	2016	2017	2018				
4113	Woodland Tree Services	22	27	4	4	0	0	0	0	0	0	0	0	3 yrs
<b>TOTAL</b>	<b>LLANTILLIO PERTHOLEY</b>	22	27	4	4	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
						2014	2015	2016	2017	2018				
4016	Land opposite Pen-y-Dre Farm	0	14	14	0	0	0	0	0	14	0	0	0	1 <sup>st</sup> Yr
<b>TOTAL</b>	<b>LLANVIHANGEL CRUCORNEY</b>	0	14	14	0	0	0	0	0	14	0	0	0	

**PENCELLI**

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
						2014	2015	2016	2017	2018				
3474	Land at Penybont	0	11	11	0	0	0	0	0	11	0	0	0	4 yrs
<b>TOTAL</b>	<b>PENCELLI</b>	0	11	11	0	0	0	0	0	11	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
						2014	2015	2016	2017	2018				
3418	Tara Country Club	0	9	5	0	0	0	0	0	0	0	5	0	6 yrs
<b>TOTAL</b>	<b>PONTNEDDFECHAN</b>	0	9	5	0	0	0	0	0	0	0	5	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
						2014	2015	2016	2017	2018				
3274	Adjacent to Pontsticill House	0	11	11	0	0	0	0	0	0	0	11	0	NA
<b>TOTAL</b>	<b>PONTSTICILL</b>	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
						2014	2015	2016	2017	2018				
3902	Land adjoining Rhoslan	0	15	15	0	0	0	0	0	0	0	15	0	NA
<b>TOTAL</b>	<b>RHOSAMAN</b>	0	15	15	0	0	0	0	0	0	0	15	0	

## SENNYBRIDGE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
4038	Land opposite Castle Farm	0	42	42	0	0	20	22	0	0	0	0	0	4 yrs
4042	Old Station Yard	0	5	5	0	0	0	0	0	0	0	5	0	NA
<b>TOTAL</b>	<b>SENNYBRIDGE</b>	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								How long in 5 year supply
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
3561	Land adjacent to Churchfields	0	12	12	0	0	12	0	0	0	0	0	0	2 yrs
4040	North of Doctor's Surgery	0	36	36	0	0	0	36	0	0	0	0	0	6 yrs
4941	Land adjacent to Neuad Felin	0	6	6	0	0	0	0	0	0	0	6	0	NA
<b>TOTAL</b>	<b>TALGARTH</b>	0	54	54	0	0	12	36	0	0	0	6	0	

**TALYBONT-ON-USK**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
4104	Maesmawr Farm	0	15	15	0	0	0	0	0	0	0	15	0	NA
<b>TOTAL</b>	<b>TALYBONT-ON-USK</b>	0	15	15	0	0	0	0	0	0	0	15	0	

Housing Associations/Public

**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
						2014	2015	2016	2017	2018				
4179	Allt View	8	8	0	0	0	0	0	0	0	0	0	0	NA
<b>TOTAL</b>	<b>BWLCH</b>	8	8	0	0	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
						2014	2015	2016	2017	2018				
4114	Area of land bordering Llanvihangel Crucorney	0	8	8	8	0	0	0	0	0	0	0	0	3 yrs
<b>TOTAL</b>	<b>LLANVIHANGEL CRUCORNEY</b>	0	8	8	8	0	0	0	0	0	0	0	0	

**TALGARTH**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
3400	Land adjacent to New House, Trefecca Lane	0	4	4	0	4	0	0	0	0	0	0	0	4 yrs
<b>TOTAL</b>	<b>TALGARTH</b>	0	4	4	0	4	0	0	0	0	0	0	0	

**Appendix 2 – Past Completion Data**

	<b>Number of Homes completed on</b>		
<b>Year</b>	<b>Large Sites</b>	<b>Small Sites</b>	<b>Total Completions</b>
<b>2009</b>	<b>17</b>	<b>38</b>	<b>55</b>
<b>2010</b>	<b>28</b>	<b>17</b>	<b>45</b>
<b>2011</b>	<b>1</b>	<b>18</b>	<b>19</b>
<b>2012</b>	<b>49</b>	<b>18</b>	<b>67</b>
<b>2013</b>	<b>72</b>	<b>15</b>	<b>87</b>

**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
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
2012	39	259	0	1.9	114	0