

**BRECON BEACONS NATIONAL PARK AUTHORITY
JOINT HOUSING LAND AVAILABILITY STUDY
2014**

**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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1.0 SUMMARY

- 1.1 This is the Brecon Beacons National Park Authority Joint Housing Land Availability Study for 2014 which presents the housing land supply for the area at the base date of 1st April 2014. It replaces the report for the previous base date of 1st April 2013.
- 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 5.5 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 9th July 2014 for a period of 4 weeks until 8th August 2014. Comments were provided by the HBF and Dwr Cymru Welsh Water 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 6th October 2014.
- 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 Local Development Plan 2007-2022, which was adopted by the National Park Authority December 17th 2013.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1 st April 2013 – 1st April 2014) – 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	1290	5	14	1006	0	107	158	64

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

Private	789
Public/ Housing Association	236 (projecting policy level AH contributions)
Total	1025

- 2.4 Small Site Supply – The contribution from small sites of less than 5 dwellings is based on survey of past permissions

Small sites (under construction/not started) = 89

Table 2 – Small Site Completions for previous 5 years

2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total
17	18	18	15	21	89

- 2.5 The overall total 5 year land supply (large + small sites) is 1114

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

A	Total Housing Requirement (as set out in the adopted Development Plan)	2045
B	Completions to base date (large and small sites)	423
C	Residual Requirement	1622

D	5 Year Requirement	1014
E	Annual Need	203
F	Total 5 Year Land Supply	1114
G	Land Supply in Years (F / E)	5.5 ¹

¹ Please note this figure differs from that shown in the SoCG as it utilises an average of small site completions rather than the actual supply utilised in the SoCG

3.0 COMMENTARY

3.1 The NPA has met WG requirement to have a five year land supply in place.

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	826	81	199	19	148	57	117	43	63	99	1	1
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	0	0	18	1.7	0	0	0	0	0	0	0	0
2015												
2016												
2017												

Table 6 – Completions by House Type – 1st April 2013 to 31st March 2014

85 (100%) houses completed
0 (0%) apartments/flats complete

Appendix I – Site Schedule

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
						2015	2016	2017	2018	2019				
4115	Cross Yard, The Watton	0	12	12	0	4	8	0	0	0	0	0	0	4 yrs
4253	Cwmfalldau Fields Extension	0	66	66	0	0	0	0	33	33				NA
4254	Opposite High School	0	137	137	0	0	0	30	30	30	0	47	0	NA
4266	Swlch House Field	0	23	23	0	0	0	0	0	23	0	0	0	NA
4267	North of Camden Crescent	0	38	38	0	0	0	0	0	38	0	0	0	NA
4268	North of Cradoc Close	0	33	33	0	0	0	0	0	33	0	0	0	NA
TOTAL	BRECON	0	309	309	0	4	8	30	63	157	0	47	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
						2015	2016	2017	2018	2019				
4211	Former E-MAG Factory	0	94	94	0	0	0	0	0	0	0	0	94	2nd Yr
TOTAL	BRYNMAWR	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								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4057	Heol Las Farm	0	7	6	0	0	0	0	0	6	0	0	0	2nd yr
3752	Springbank Close	0	11	2	1	1	0	0	0	0	0	1	0	7 yrs
4259	Land adj Bwlch Woods	0	12	12	0	0	0	0	0	12	0	0	0	NA
TOTAL	BWLCH	0	30	20	1	1	0	0	0	18	0	1	0	

CRAI

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4272	Land at Crai	0	9	9	0	0	0	0	0	9	0	0	0	NA
4273	Land SW of Gwalia	0	6	6	0	0	0	0	0	6	0	0	0	NA
TOTAL	CRAI	0	15	15	0	0	0	0	0	15	0	0	0	

CRICKHOWELL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4255	Land adj Llangenny Lane	0	20	20	0	0	0	0	0	20	0	0	0	NA
4269	Land above Televillage	0	20	20	0	0	0	0	0	20	0	0	0	NA
TOTAL	CRICKHOWELL	0	40	40	0	0	0	0	0	40	0	0	0	NA

GILWERN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4260	Dan-y-Bryn and Lancaster Drive	0	112	112	0	0	0	0	0	92	0	0	20	NA
4050	Ty-Mawr Farm	29	33	1	1	1	0	0	0	0	0	0	0	7 yrs
TOTAL	GILWERN	29	145	113	1	1	0	0	0	92	0	0	20	

GOVILON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4274	Land at Ty Clyd	0	93	93	0	0	10	0	30	30	0	23	0	NA
TOTAL	GOVILON	0	93	93	0	0	10	0	30	30	0	23	0	

GLANGRWYNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4265	Cwrt Y Gollen	0	70	70	0	0	0	25	25	20	0	0	0	NA
TOTAL	GLANGRWYNEY	0	70	70	0	0	0	25	25	20	0	0	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
						2015	2016	2017	2018	2019				
3795	Central Garage	0	25	6	6	6	0	0	0	0	0	0	0	6 yrs
4256	Land opposite the Meadows	0	62	62	0	0	0	30	32	0	0	0	0	NA
4257	Land adjoining Brecon Pharmaceuticals	0	5	5	0	0	0	0	0	5	0	0	0	NA
4271	Land adjacent to Fire Station	0	13	13	0	0	0	0	0	13	0	0	0	NA
TOTAL	HAY-ON-WYE	0	105	105	6	6	0	30	32	80	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
						2015	2016	2017	2018	2019				
4212	Former Darenfelin Primary School	0	25	25	0	0	0	0	0	25	0	0	0	2 yrs
TOTAL	LLANELLY HILL	0	25	25	0	0	0	0	0	25	0	0	0	

LLANIGON

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
						2015	2016	2017	2018	2019				
4281	Land opposite Llanigon Primary School	0	10	10	0	0	0	10	0	0	0	0	0	NA
TOTAL	LLANIGON	0	10	10	0	0	0	10	0	0	0	0	0	

LLANGORSE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4036	Bwlch Road	0	8	8	0	0	0	0	0	8	0	0	0	2 yrs
TOTAL	LLANGORSE	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								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4047	Adj Glan yr Afon	0	18	10	8	8	10	0	0	0	0	0	0	NA
4180	Land at Castle Road	0	5	2	3	3	2	0	0	0	0	0	0	3 yrs
4244	Glan yr Afon	0	8	8	0	0	0	0	0	8	0	0	0	1 st Yr
TOTAL	LLANGYNIDR	0	31	20	11	11	12	0	0	8	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
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4016	Land opposite Pen-y-Dre Farm	0	14	14	0	0	0	0	0	14	0	0	0	2nd Yr
4215	Land adjoining Twr Mihangel	0	9	9	0	0	0	0	0	9	0	0	0	1 st Yr
TOTAL	LLANVIHANGEL CRUCORNEY	0	23	23	0	0	0	0	0	23	0	0	0	

LLANSPYDDID

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
						2015	2016	2017	2018	2019				
4263	Land off Heol St Catwg	0	10	10	0	0	0	0	0	10	0	0	0	NA
TOTAL	LLANSPYDDID	0	10	10	0	0	0	0	0	10	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
						2015	2016	2017	2018	2019				
3474	Land at Penybont	0	11	11	0	0	0	0	0	11	0	0	0	5 yrs
4275	Land S of Ty Melys	0	6	6	0	0	0	0	0	6	0	0	0	NA
TOTAL	PENCELLI	0	17	17	0	0	0	0	0	17	0	0	0	

PENNORTH

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
						2015	2016	2017	2018	2019				
4264	Land adj to Ambelside	0	6	6	0	0	0	0	0	6	0	0	0	NA
TOTAL	PENNORTH	0	6	6	0	0	0	0	0	6	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
						2015	2016	2017	2018	2019				
3418	Tara Country Club	0	9	5	0	0	0	0	0	0	0	5	0	7 yrs
4214	Former Ysgol Thomas Stephens	0	12	12	0	0	0	0	0	12	0	0	0	NA
TOTAL	PONTNEDDFECHAN	0	17	17	0	0	0	0	0	12	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
						2015	2016	2017	2018	2019				
3274	Adjacent to Pontsticill House	0	11	11	0	0	0	0	0	0	0	11	0	NA
4276	Land at Penygarn	0	6	6	0	0	0	0	0	6	0	0	0	NA
4278	Land West of Pontsticill House	0	6	6	0	0	0	0	0	6	0	0	0	
TOTAL	PONTSTICILL	0	23	23	0	0	0	0	0	12	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
						2015	2016	2017	2018	2019				
3902	Land adjoining Rhoslan	0	15	15	0	0	0	15	0	0	0	0	0	NA
TOTAL	RHOSAMAN	0	15	15	0	0	0	15	0	0	0	0	0	

SENNYBRIDGE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4038	Land opposite Castle Farm	0	42	42	0	0	0		0	0	0	0	42	5 yrs
4270	Glannau Senni	0	12	12	0	0	0	0	0	12	0	0	0	NA
TOTAL	SENNYBRIDGE	0	54	54	0	0	0	0	0	12	0	0	42	

TALGARTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
3561	Land adjacent to Churchfields	0	12	12	0	6	6	0	0	0	0	0	0	4yrs
4040	North of Doctor's Surgery	0	36	36	0	0	0	0	0	36	0	0	0	8 yrs
4258	Proposed Extension to UDP allocation T9	0	15	15	0	0	0	0	0	15	0	0	0	NA
4280	Former Mid Wales Hospital	0	93	93	0	0	0	25	25	25	0	18	0	NA
TOTAL	TALGARTH	0	156	156	0	6	6	30	30	84	0	18	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
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4279	Maesmawr Farm	0	57	57	0	0	0	0	25	25	0	7	0	NA
TOTAL	TALYBONT-ON-USK	0	57	57	0	0	0	0	25	25	0	7	0	

Housing Associations/Public

LLANBEDR

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation								How long in 5 year supply
						2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
4262/4 216	Land adj St Peter's Close	0	6	6	0	0	0	0	6	0	0	0	0	1 st Yr
TOTAL	LLANBEDR	0	6	6	0	0	0	0	6	0	0	0	0	

Appendix 2 – Past Completion Data

	Number of Homes completed on		
Year	Large Sites	Small Sites	Total Completions
2009	17	38	55
2010	28	17	45
2011	1	18	19
2012	49	18	67
2013	72	15	87
2014	64	21	85

Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN I 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
2013	8	215	0	1.3	1547	94