

Brecon Beacons National Park Authority

Joint Housing Land Availability Study 2019

Between Brecon Beacons National Park Local Planning Authority and the Study Group:

**Home Builders Federation
Dwr Cymru Welsh Water
Mid Wales Housing Association
Linc Cymru
Wales and West Housing Association
Melin Homes
Gwalia
Monmouthshire Housing Association**

July 2019

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1.0 Summary

- 1.1 This is the Brecon Beacons National Park Authority Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 2018.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). 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://gov.wales/topics/planning/policy/tans/tan1/?lang=en>

Involvement

- 1.3 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Dwr Cymru Welsh Water
 - Mid Wales Housing Association
 - Melin Homes
 - Linc Cymru
 - Gwalia
 - Monmouthshire Housing Association
 - Wales and West Housing Association

Report Production

- 1.4 Brecon Beacons National Park issued draft site schedules and site proformas for consultation between 26th April and 24th May 2019. Comments were provided by the Homes Builders Federation 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 the 21st June 2019.
- 1.5 All matters were agreed following the consultation and set out in the SoCG.
- 1.6 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 outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites 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 adopted on 17th December 2013.

Table 1 – Identified Housing Land Supply

Housing Land Supply (2018 to 2019 date plus 5 years) – Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	561	12	549	328	26	62

2.3 Five year land supply breakdown (i.e. Categories 1 and 2)

Private	678
Public /Housing Association	0
Total	678

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

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
21	27	20	22	27	117

2.5 The overall **total land supply** (large + small sites) is **678** (561+117)

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted LDP)	1990
B	Completions from start of plan period to JHLAS base date (large and small sites)	870
C	Residual Requirement (A-B)	1120
D	5 Year Requirement (C/number of years of plan period remaining x 5)	1493.3
E	Annual Need (D/5)	324
F	Total 5 Year Land Supply (from para 2.5)	678
G	Land Supply in Years (F/E)	2.1

Appendix I Site Schedules

Private Sector

ABERGAVENNY

LPA Ref	Address	Units Built Since Last Study	Total Units Complete	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4294	Triley Court	0	10	10	0	0	0	0	0	0	0	0	0	0	5th yr
TOTAL	ABERGAVENNY	0	10	10	0	0	0	0	0	0	0	0	0	0	

BRECON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4115	Cross Yard, The Watton	0	12	0	12	0	0	0	6	6	0	12	0	0	9th yr
4253	Cwmfalldau Fields Extension	0	66	0	66	0	0	0	0	0	0	0	66	0	6th yr
4254	Opposite High School	0	119	0	119	0	30	30	30	29	0	119	0	0	6th yr
4266	Swich House Field	0	23	0	23	0	0	0	0	0	0	0	23	0	6th yr
4267	North of Camden Crescent	0	38	0	38	0	0	10	10	10	8	38	0	0	6th yr
4268	North of Cradoc Close	0	33	0	33	0	0	0	17	16	0	33	0	0	6th yr
4297	30 High Street	0	11	11	0	0	0	0	0	0	0	0	0	0	6th yr
4374	Brecon Law Courts	0	21	0	21	0	0	21	0	0	0	0	0	0	1st yr
TOTAL	BRECON	0	323	11	312	0	30	61	63	61	8	202	89	0	

BETHLEHEM

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation						How long in 5 year supply		
							2020	2021	2022	2023	2024	2		3	4
4357	Rear of Old School	0	5	0	5	3	3	2	0	0	0	5	0	0	2nd yr
TOTAL	BETHLEHEM	0	5	0	5	3	3	2	0	0	0	5	0	0	

BWLCH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation						How long in 5 year supply		
							2020	2021	2022	2023	2024	2		3	4
4057	Heol Las Farm	0	7	7	0	0	0	0	0	0	0	0	0	0	7th yr
3752	Springbank Close	0	11	10	1	1	1	0	0	0	0	1	0	0	12th yr
4259	Land adj Bwlch Woods	0	15	0	15	0	0	0	0	0	0	0	0	15	6th yr
TOTAL	BWLCH	0	33	17	16	1	1	0	0	0	0	1	0	15	

CRAI

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation						How long in 5 year supply		
							2020	2021	2022	2023	2024	2		3	4
4272	Land at Crai	0	9	0	9	0	0	0	5	4	0	9	0	0	6th yr
4273	Land SW of Gwalia	0	6	0	6	0	0	0	0	0	0	0	6	0	6th yr
TOTAL	CRAI	0	15	0	15	0	0	0	5	4	0	9	6	0	

CRICKHOWELL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4255	Land adj Llangenny Lane	0	27	27	0	0	0	0	0	0	0	0	0	0	6th Yr
TOTAL	CRICKHOWELL	0	27	27	0	0	0	0	0	0	0	0	0	0	

GILWERN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4260	Dan-y-Bryn and Lancaster Drive	4	92	92	0	0	0	0	0	0	0	0	0	0	7th Yr
TOTAL	GILWERN	4	92	92	0	0	0	0	0	0	0	0	0	0	

GOVILON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4274	Land at Ty Clyd	0	14	0	14	0	0	0	0	0	0	0	14	0	6th Yr
4292	Govilon Primary	0	19	0	19	0	0	10	9	0	0	19	0	0	5th Yr
TOTAL	GOVILON	0	33	0	33	0	0	10	9	0	0	19	14	0	

GLANGRWYNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4265	Cwrt Y Gollen	0	68	0	68	0	0	0	25	25	18	68	0	0	6th Yr
TOTAL	GLANGRWYNEY	0	68	0	68	0	0	0	25	25	18	68	0	0	

HAY-ON-WYE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4256	Land opposite the Meadows	37	80	80	0	0	0	0	0	0	0	0	0	0	6th Yr
4257	Land adjoining Brecon Pharmaceuticals	0	5	0	5	0	0	0	5	0	0	5	0	0	6th Yr
4271	Land adjacent to Fire Station	0	13	0	13	0	0	0	0	0	0	0	13	0	6th Yr
TOTAL	HAY-ON-WYE	37	98	80	18	0	0	0	5	0	0	5	13	0	

LLYWEL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
3373	Aber-Crai Farm	1	5	3	2	0	2	0	0	0	0	2	0	0	2nd Yr
TOTAL	LLYWEL	1	5	3	2	0	2	0	0	0	0	2	0	0	

LLANIGON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4281	Land op Llanigon Primary School	0	10	0	10	0	0	0	0	0	0	0	10	0	6th Yr
TOTAL	LLANIGON	0	10	0	10	0	0	0	0	0	0	0	10	0	

LLANGORSE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4036	Land at Bwlch Road	6	8	6	2	2	2	0	0	0	0	2	0	0	6th yr
4300	Ty Mawr	0	5	0	5	0	0	0	0	5	0	5	0	0	3rd yr
TOTAL	LLANGORSE	6	13	6	7	2	2	0	0	5	0	7	0	0	

LLANGYNIDR

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4047	Adj Glan yr Afon	8	18	18	0	0	0	0	0	0	0	0	0	0	6th yr
4244	Glan yr Afon	4	8	4	4	4	4	0	0	0	0	4	0	0	5th yr
TOTAL	LLANGYNIDR	12	26	22	4	4	4	0	0	0	0	4	0	0	

LLANVIHANGEL CRUCORNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4016	Land opposite Pen-y-Dre Farm	1	14	1	13	1	7	5	0	0	0	12	0	0	7th yr
4215	Land adjoining Twr Mihangel	1	9	2	7	1	2	2	2	1	0	7	0	0	6th yr
TOTAL	LLANVIHANGEL CRUCORNEY	2	23	3	20	2	9	7	2	1	0	19	0	0	

LLANGATTOCK

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4336	Chestnut and Cedars	0	17	0	17	0	10	7	0	0	0	17	0	0	3rd Yr
TOTAL	LLANGATTOCK	0	17	0	17	0	10	7	0	0	0	17	0	0	

LLANSPYDDID

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4263	Land off Heol St Catwg	0	10	0	10	0	0	0	10	0	0	10	0	0	6th Yr
TOTAL	LLANSPYDDID	0	10	0	10	0	0	0	10	0	0	10	0	0	

PENCELLI

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
3474	Land at Penybont	0	11	0	11	0	0	0	0	0	0	0	0	11	9th yr
4275	Land S of Ty Melys	0	5	0	5	0	0	0	0	3	2	5	0	0	6th yr
TOTAL	PENCELLI	0	16	0	16	0	0	0	0	3	2	5	0	11	

PENNORTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4264	Land adj to Ambelside	0	6	0	6	0	0	0	0	0	0	0	6	0	6th Yr
TOTAL	PENNORTH	0	6	0	6	0	0	0	0	0	0	0	6	0	

PONTNEDDFECHAN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
3418	Tara Country Club	0	9	5	4	0	0	0	0	0	0	0	4	0	12th yr
4214	Former Ysgol Thomas Stephens	0	12	0	12	0	0	0	0	6	6	12	0	0	6th Yr
TOTAL	PONTNEDDFECHAN	0	21	5	16	0	0	0	0	6	6	12	4	0	

PONTSTICILL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
3274/4276	Adjacent to Pontsticill House	0	12	0	12	0	0	0	0	12	0	12	0	0	6th yr
4276	Land at Penygarn	0	6	0	6	0	0	0	0	0	0	0	6	0	6th yr
TOTAL	PONTSTICILL	0	18	0	18	0	0	0	0	12	0	12	6	0	

RHOSAMAN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
3902	Land adjoining Rhoslan	0	15	0	15	0	0	0	0	0	0	0	15	0	6th yr
TOTAL	RHOSAMAN	0	15	0	15	0	0	0	0	0	0	0	15	0	

SENNYBRIDGE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4270	Glannau Senni	0	12	0	12	0	0	0	0	0	0	0	12	0	6th Yr
4038	Land opposite Castle Farm	0	54	0	54	0	0	0	0	0	0	0	54	0	4th Yr
TOTAL	SENNYBRIDGE	0	66	0	66	0	0	0	0	0	0	0	66	0	

TALGARTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
							2020	2021	2022	2023	2024				
4040	North of Doctor's Surgery	0	27	0	27	0	10	17	0	0	0	27	0	0	12th yr
4258	Proposed Extension to UDP allocation T9	0	15	0	15	0	0	0	15	0	0	15	0	0	6th yr
4285	Land off High Street	0	17	0	17	0	0	0	0	0	0	0	17	0	5th yr
4280	Former Mid Wales Hospital	0	125	0	125	0	0	25	25	25	25	100	25	0	6th yr
4348	The Surgery	0	5	0	5	0	0	0	5	0	0	5	0	0	3rd yr
TOTAL	TALGARTH	0	189	0	189	0	10	42	45	25	25	147	42	0	

TALYBONT-ON-USK

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation							How long in 5 year supply	
							2020	2021	2022	2023	2024	2	3		4
4344	Buckland Farm	0	5	0	5	0	0	3	2	0	0	5	0	0	3rd yr
4279	Maesmawr Farm	0	57	0	57	0	0	0	0	0	0	0	57	0	6th yr
TOTAL	TALYBONT-ON-USK	0	62	0	62	0	0	3	2	0	0	5	57	0	

Housing Associations/Public

TALGARTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply	
							2020	2021	2022	2023	2024					
4304	Land at School Lane	0	17	17	0	0	0	0	0	0	0	0	0	0	0	5th Yr
TOTAL	TALGARTH	0	17	17	0	0	0	0	0	0	0	0	0	0	0	

LLANBEDR

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply	
							2020	2021	2022	2023	2024					
4262/4216	Land adj St Peter's Close	0	6	6	0	0	0	0	0	0	0	0	0	0	0	6th yr
TOTAL	LLANBEDR	0	6	6	0	0	0	0	0	0	0	0	0	0	0	

CRICKHOWELL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Total Units Complete	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply	
							2020	2021	2022	2023	2024					
4269	Land above Televillage	0	22	22	0	0	0	0	0	0	0	0	0	0	0	6th yr
TOTAL	CRICKHOWELL	0	22	22	0	0	0	0	0	0	0	0	0	0	0	

Appendix 2 Past Completion Data

Year	Number of homes completed on		
	Large Sites	Small Sites	Total Completions
2011	1	18	19
2012	49	18	67
2013	72	15	87
2014	64	21	87
2015	24	21	45
2016	31	27	58
2017	32	20	52
2018	181	22	203
2019	62	27	89

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		3	4
2011	95	303	2.8	105	0
2012	39	259	1.9	114	0
2013	8	215	1.3	154	94
2014	5	1006	5.5	107	158
2015	23	1064	5.8	82	54
2016	61	958	5.0	89	54
2017	74	1000	4.8	89	58
2018	57	839	3.9	116	37
2019	12	549	27	328	26