

# **Brecon Beacons National Park Authority**

## **Joint Housing Land Availability Study 2016**

**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  
Merthyr Tydfil Housing Association  
Wales and West Housing Association**

**June 2016**

## Contents

1.0	Summary.....	3
2.0	Housing Land Supply.....	3

## 1.0 Summary

1.1 This is the Brecon Beacons National Park Authority Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2016. It replaces the report for the previous base date of 2015 .

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
- Linc Cymru
- Merthyr Tydfil 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 21<sup>st</sup> April and 6<sup>th</sup> May. Comments were provided by the HBF, local developers 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 31<sup>st</sup> May.

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 17<sup>th</sup> December 2013.

Table 1 – Identified Housing Land Supply

Housing Land Supply (2015 to 2016 date plus 5 years) – Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes completed since last study
		1	2	3	4	
<b>Total</b>	1019	61	958	89	54	31

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

Private	966
Public /Housing Association	53
<b>Total</b>	<b>1019</b>

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

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
18	15	21	21	27	102

2.5 The overall **total land supply** (large + small sites) is **1121** (1019+102)

Table 3 – Five Year Land Supply Calculation

<b>A</b>	Total Housing Requirement (as set out in the adopted LDP)	2045
<b>B</b>	Completions from start of plan period to JHLAS base date (large and small sites)	526
<b>C</b>	Residual Requirement (A-B)	1519
<b>D</b>	5 Year Requirement (C/number of years of plan period remaining x 5)	1125.2
<b>E</b>	Annual Need (D/5)	225
<b>F</b>	Total 5 Year Land Supply (from para 2.5)	1121
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>5.0</b>

**Appendix I Site Schedules**

**ABERGAVENTNY**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4294	Triley Court	0	9	9	0	6	3	0	0	0	9	0	0	2
<b>TOTAL</b>	<b>ABERGAVENTNY</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	

**BRECON**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation							How long in 5 year supply	
						2017	2018	2019	2020	2021	2	3		4
4115	Cross Yard, The Watton	0	12	12	0	0	0	0	0	0	0	0	12	6 yrs
4253	Cwmfallldau Fields Extension	0	66	66	0	0	0	0	33	33	66	0	0	3rd yr
4254	Opposite High School	0	137	137	0	0	27	25	25	25	102	35	0	3rd yr
4266	Swlch House Field	0	23	23	0	0	0	0	23	0	23	0	0	3rd yr
4267	North of Camden Crescent	0	38	38	0	0	0	0	19	19	38	0	0	3rd yr
4268	North of Cradoc Close	0	33	33	0	0	0	17	16	0	33	0	0	3rd yr
4297	30 High Street	0	11	11	0	5	6	0	0	0	11	0	0	2nd Yr
<b>TOTAL</b>	<b>BRECON</b>	<b>0</b>	<b>320</b>	<b>320</b>	<b>0</b>	<b>5</b>	<b>33</b>	<b>42</b>	<b>116</b>	<b>77</b>	<b>273</b>	<b>35</b>	<b>12</b>	

**BWLCH**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4057	Heol Las Farm	0	7	6	6	3	3	0	0	0	0	0	0	4th yr
3752	Springbank Close	0	11	1	1	0	0	0	0	0	1	0	0	9 yrs
4259	Land adj Bwlch Woods	0	12	12	0	0	0	0	0	6	6	6	0	3rdyr
<b>TOTAL</b>	<b>BWLCH</b>	<b>1</b>	<b>30</b>	<b>19</b>	<b>7</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>7</b>	<b>6</b>	<b>0</b>	

**CRAI**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4272	Land at Crai	0	9	9	0	0	0	0	5	4	9	0	0	3rd yr
4273	Land SW of Gwalia	0	6	6	0	0	0	0	5	1	6	0	0	3rd yr
<b>TOTAL</b>	<b>CRAI</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>5</b>	<b>15</b>	<b>0</b>	<b>0</b>	

**CRICKHOWELL**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4255	Land adj Llangenny Lane	0	27	27	0	10	10	7	0	0	27	0	0	3rd Yr
<b>TOTAL</b>	<b>CRICKHOWELL</b>	<b>0</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	

**GILWERN**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4260	Dan-y-Bryn and Lancaster Drive	24	92	63	43	32	31	0	0	0	20	0	0	4 <sup>th</sup> Yr
<b>TOTAL</b>	<b>GILWERN</b>	<b>24</b>	<b>92</b>	<b>63</b>	<b>43</b>	<b>32</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	



## GOVILON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4274	Land at Ty Clyd	0	93	93	0	20	20	20	20	13	93	0	0	3rd Yr
4292	Govilon Primary	0	19	19	0	10	9	0	0	0	19	0	0	2nd Yr
<b>TOTAL</b>	<b>GOVILON</b>	<b>0</b>	<b>112</b>	<b>112</b>	<b>0</b>	<b>10</b>	<b>19</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>89</b>	<b>23</b>	<b>0</b>	

## GLANGRWYNEY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4265	Cwrt Y Gollen	0	70	70	0	0	0	25	25	20	70	0	0	3rd Yr
<b>TOTAL</b>	<b>GLANGRWYNEY</b>	<b>0</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>70</b>	<b>0</b>	<b>0</b>	

## HAY-ON-WYE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4256	Land opposite the Meadows	0	62	62	0	0	25	25	12	0	62	0	0	3rd Yr
4257	Land adjoining Brecon Pharmaceuticals	0	5	5	0	0	0	0	0	5	5	0	0	3rd Yr
4271	Land adjacent to Fire Station	0	13	13	0	0	0	0	0	13	13	0	0	3rd Yr
<b>TOTAL</b>	<b>HAY-ON-WYE</b>	<b>0</b>	<b>80</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>12</b>	<b>18</b>	<b>80</b>	<b>0</b>	<b>0</b>	

## LLANELLY HILL

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4212	Former Darenfelin Primary School	0	25	25	0	4	0	0	0	0	4	0	21	3 yrs
<b>TOTAL</b>	<b>LLANELLY HILL</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>21</b>	

## LLANIGON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4281	Land op Llanigon Primary School	0	10	10	0	0	0	0	5	5	10	0	0	3 <sup>rd</sup> Yr
<b>TOTAL</b>	<b>LLANIGON</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>0</b>	<b>0</b>	

## LLANGORSE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4036	Land at Bwlch Road	0	8	8	0	0	0	0	0	0	0	0	8	
<b>TOTAL</b>	<b>LLANGORSE</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	

**LLANGYNIDR**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4047	Adj Glan yr Afon	4	18	4	4	4	0	0	0	0	0	0	0	3
4180	Land at Castle Road	3	5	1	1	1	0	0	0	0	0	0	0	4
4244	Glan yr Afon	0	8	8	0	4	4	0	0	0	8	0	0	2
<b>TOTAL</b>	<b>LLANGYNIDR</b>	<b>7</b>	<b>31</b>	<b>13</b>	<b>5</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	

**LLANVIHANGEL CRUCORNEY**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4016	Land opposite Pen-y-Dre Farm	0	14	14	0	7	7	0	0	0	14	0	0	4
4215	Land adjoining Twr Mihangel	0	9	9	0	4	5	0	0	0	9	0	0	3
<b>TOTAL</b>	<b>LLANVIHANGEL CRUCORNEY</b>	<b>0</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>11</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>0</b>	

**LLANSPYDDID**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4263	Land off Heol St Catwg	0	10	10	0	0	0	0	10	0	10	0	0	3 <sup>rd</sup> Yr
<b>TOTAL</b>	<b>LLANSPYDDID</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	

**PENCELLI**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
3474	Land at Penybont	0	11	11	0	0	0	0	0	0	0	0	11	6
4275	Land S of Ty Melys	0	6	6	0	0	0	0	0	6	6	0	0	3
<b>TOTAL</b>	<b>PENCELLI</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>11</b>	

**PENNORTH**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4264	Land adj to Ambelside	0	6	6	0	0	0	0	0	6	6	0	0	3 <sup>rd</sup> Yr
<b>TOTAL</b>	<b>PENNORTH</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	

**PEN-Y-CAE**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4286	Penycae Community School	0	5	5	0	0	0	0	0	5	5	0	0	2 <sup>nd</sup> Year
<b>TOTAL</b>	<b>PENYCAE</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	

**PONTNEDDFECHAN**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
3418	Tara Country Club	0	9	5	0	0	0	0	0	0	0	0	5	9 yrs
4214	Former Ysgol Thomas Stephens	0	12	12	0	0	0	0	0	12	12	0	0	3 Yrs
<b>TOTAL</b>	<b>PONTNEDDFECHAN</b>	<b>0</b>	<b>21</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>0</b>	<b>5</b>	

**PONTSTICILL**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
3274/ 4276	Adjacent to Pontsticill House	0	12	12	0	0	0	0	0	12	12	0	0	3
4276	Land at Penygarn	0	6	6	0	0	0	0	0	6	6	0	0	3
<b>TOTAL</b>	<b>PONTSTICILL</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>0</b>	

## RHOSAMAN

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
3902	Land adjoining Rhoslan	0	15	15	0	0	0	0	0	15	15	0	0	3yrs
<b>TOTAL</b>	<b>RHOSAMAN</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	

## SENNYBRIDGE

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4270	Glannau Senni	0	12	12	0	0	0	0	0	12	12	0	0	3 <sup>rd</sup> Yr
4038	Land opposite Castle Farm	0	54	54	0	20	20	14	0	0	54	0	0	1st Yr
<b>TOTAL</b>	<b>SENNYBRIDGE</b>	<b>0</b>	<b>66</b>	<b>66</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>14</b>	<b>0</b>	<b>12</b>	<b>66</b>	<b>0</b>	<b>0</b>	



**TALGARTH**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4040	North of Doctor's Surgery	0	36	36	0	10	17	0	0	0	27	0	9	9yrs
4258	Proposed Extension to UDP allocation T9	0	15	15	0	0	0	15	0	0	15	0	0	3yrs
4285	Land off High Street	0	17	17	0	0	17	0	0	0	17	0	0	2yrs
4280	Former Mid Wales Hospital	0	93	93	0	0	0	13	20	20	53	40	0	3yrs
<b>TOTAL</b>	<b>TALGARTH</b>	<b>0</b>	<b>161</b>	<b>161</b>	<b>0</b>	<b>10</b>	<b>59</b>	<b>40</b>	<b>20</b>	<b>20</b>	<b>112</b>	<b>40</b>	<b>9</b>	

**TALYBONT-ON-USK**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation							How long in 5 year supply	
						2017	2018	2019	2020	2021	2	3		4
4279	Maesmawr Farm	0	57	57	0	0	0	25	25	7	57	0	0	3r <sup>d</sup> Yr
<b>TOTAL</b>	<b>TALYBONT-ON-USK</b>	<b>0</b>	<b>57</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>7</b>	<b>57</b>	<b>0</b>	<b>0</b>	

## Housing Associations/Public

### TALGARTH

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4304	Land at School Lane	0	17	17	0	17	0	0	0	0	17	0	0	1 <sup>st</sup> Yr
<b>TOTAL</b>	<b>TALGARTH</b>	<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	

### LLANBEDR

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4262/ 4216	Land adj St Peter's Close	0	8	6	0	2	6	0	0	0	8	0	0	2 <sup>nd</sup> Yr
<b>TOTAL</b>	<b>LLANBEDR</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	

**CRICKHOWELL**

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2017	2018	2019	2020	2021				
4269	Land above Televillage	0	20	20	0	10	12	0	0	0	22	0	0	3rd Yr
<b>TOTAL</b>	<b>LLANBEDR</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>10</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	

**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

**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