

Brecon Beacons National Park Authority

Joint Housing Land Availability Study 2015

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**

30th June 2015

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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 1st April 2015. It replaces the report for the previous base date of 2014.

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 23rd April and 30th April 2015. 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 28th 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 17th December 2013.

Table 1 – Identified Housing Land Supply

Housing Land Supply (2014 to 2015 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	
Total	1087	23	1064	82	54	24

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

Private	850
Public /Housing Association	237 (Projected from Policy level Affordable Housing Provision)
Total	1087

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

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
18	18	15	21	21	93

2.5 The overall **total land supply** (large + small sites) is **1180** (1087+93)

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted LDP)	2045
B	Completions from start of plan period to JHLAS base date (large and small sites)	468
C	Residual Requirement (A-B)	1577
D	5 Year Requirement (C/number of years of plan period remaining x 5)	1016
E	Annual Need (D/5)	203
F	Total 5 Year Land Supply (from para 2.5)	1180
G	Land Supply in Years (F/E)	5.8

Appendix I Site Schedules

Private Sector

ABERGAVENNY

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2016	2017	2018	2019	2020				
4294	Triley Court	0	9	9	0	0	9	0	0	0	9	0	0	1 st yr
TOTAL	ABERGAVENNY	0	9	9	0	0	9	0	0	0	9	0	0	

BRECON

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2016	2017	2018	2019	2020				
4115	Cross Yard, The Watton	0	12	12	0	4	8	0	0	0	12	0	0	5 yrs
4253	Cwmfalldau Fields Extension	0	66	66	0	0	0	33	33	0	66	0	0	2 nd yr
4254	Opposite High School	0	137	137	0	0	0	30	30	30	90	47	0	2 nd yr
4266	Swlch House Field	0	23	23	0	0	0	0	23	0	23	0	0	2 nd yr
4267	North of Camden Crescent	0	38	38	0	0	0	0	0	38	38	0	0	2 nd yr
4268	North of Cradoc Close	0	33	33	0	0	0	33	0	0	33	0	0	2 nd yr
4297	30 High Street	0	11	11	0	5	6	0	0	0	11	0	0	1 st Yr
TOTAL	BRECON	0	320	320	0	9	14	96	86	68	273	47	0	

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
						2016	2017	2018	2019	2020				
4057	Heol Las Farm	0	7	6	6	3	3	0	0	0	0	0	0	3rd yr
3752	Springbank Close	1	11	1	0	0	0	0	0	0	1	0	0	8 yrs
4259	Land adj Bwlch Woods	0	12	12	0	0	0	0	0	0	0	12	0	2 nd yr
TOTAL	BWLCH	1	30	19	6	3	3	0	0	0	1	12	0	

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
						2016	2017	2018	2019	2020				
4272	Land at Crai	0	9	9	0	0	0	0	0	9	9	0	0	2 nd yr
4273	Land SW of Gwalia	0	6	6	0	0	0	0	0	6	6	0	0	2 nd yr
TOTAL	CRAI	0	15	15	0	0	0	0	0	15	15	0	0	

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
						2016	2017	2018	2019	2020				
4255	Land adj Llangenny Lane	0	20	20	0	10	10	0	0	0	20	0	0	2 nd Yr
4269	Land above Televillage	0	20	20	0	0	0	20	0	0	20	0	0	2 nd Yr
TOTAL	CRICKHOWELL	0	40	40	0	10	10	20	0	0	40	0	0	

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
						2016	2017	2018	2019	2020				
4260	Dan-y-Bryn and Lancaster Drive	5	112	112	5	30	30	22	0	0	82	0	20	NA
4050	Ty-Mawr Farm	1	33	0	0	0	0	0	0	0	0	0	0	8 yrs
TOTAL	GILWERN	6	145	112	5	30	30	22	0	0	82	0	0	

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
						2016	2017	2018	2019	2020				
4274	Land at Ty Clyd	0	93	93	0	0	10	20	20	20	70	23	0	2 nd Yr
4292	Govilon Primary	0	19	19	0	0	0	0	0	19	19	0	0	1 st Yr
TOTAL	GOVILON	0	112	112	0	0	10	20	20	29	89	23	0	

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
						2016	2017	2018	2019	2020				
4265	Cwrt Y Gollen	0	70	70	0	0	0	25	25	20	0	0	0	2 nd Yr
TOTAL	GLANGRWYNEY	0	70	70	0	0	0	25	25	20	70	0	0	

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
						2016	2017	2018	2019	2020				
3795	Central Garage	6	25	0	0	0	0	0	0	0	0	0	0	7 yrs
4256	Land opposite the Meadows	0	62	62	0	0	0	30	32	0	62	0	0	2 nd Yr
4257	Land adjoining Brecon Pharmaceuticals	0	5	5	0	0	0	0	0	5	5	0	0	2 nd Yr
4271	Land adjacent to Fire Station	0	13	13	0	0	0	0	0	13	13	0	0	2 nd Yr
TOTAL	HAY-ON-WYE	6	105	80	0	0	0	30	32	18	80	0	0	

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
						2016	2017	2018	2019	2020				
4212	Former Darenfelin Primary School	0	25	25	0	0	0	0	12	13	25	0	0	2 yrs
TOTAL	LLANELLY HILL	0	25	25	0	0	0	0	12	13	25	0	0	

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
						2016	2017	2018	2019	2020				
4281	Land op Llanigon Primary School	0	10	10	0	0	0	0	10	0	10	0	0	2 nd Yr
TOTAL	LLANIGON	0	10	10	0	0	0	0	10	0	10	0	0	

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
						2016	2017	2018	2019	2020				
4036	Bwlch Road	0	8	8	0	0	0	0	0	0	0	0	8	2 Yrs
4300	Ty Mawr	0	5	5	0	0	0	2	3	0	5	0	0	1 st Yr
TOTAL	LLANGORSE	0	13	13	0	0	0	2	3	0	5	0	8	

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
						2016	2017	2018	2019	2020				
4047	Adj Glan yr Afon	10	18	8	8	8	0	0	0	0	0	0	0	2 nd Yr
4180	Land at Castle Road	1	5	4	4	4	0	0	0	0	0	0	0	3 rd Yr
4244	Glan yr Afon	0	8	8	0	0	0	0	0	8	8	0	0	1 st Yr
TOTAL	LLANGYNIDR	11	31	20	12	12	0	0	0	8	8	0	0	

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
						2016	2017	2018	2019	2020				
4016	Land opposite Pen-y-Dre Farm	0	14	14	0	7	7	0	0	0	14	0	0	3 rd Yr
4215	Land adjoining Twr Mihangel	0	9	9	0	0	0	0	0	9	9	0	0	2 nd Yr
TOTAL	LLANVIHANGEL CRUCORNEY	0	23	23	0	7	7	0	0	9	23	0	0	

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
						2016	2017	2018	2019	2020				
4263	Land off Heol St Catwg	0	10	10	0	0	0	0	0	10	10	0	0	2 nd Yr
TOTAL	LLANSPYDDID	0	10	10	0	0	0	0	0	10	10	0	0	

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
						2016	2017	2018	2019	2020				
3474	Land at Penybont	0	11	11	0	0	0	0	0	11	11	0	0	6 yrs
4275	Land S of Ty Melys	0	6	6	0	0	0	0	0	6	6	0	0	2 yrs
TOTAL	PENCELLI	0	17	17	0	0	0	0	0	17	17	0	0	

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
						2016	2017	2018	2019	2020				
4264	Land adj to Ambelside	0	6	6	0	0	0	0	0	6	6	0	0	2 nd Yr
TOTAL	PENNORTH	0	6	6	0	0	0	0	0	6	6	0	0	

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
						2016	2017	2018	2019	2020				
4286	Penycae Community School	0	5	5	0	0	0	5	0	0	5	0	0	1 st Year
TOTAL	PENYCAE	0	5	5	0	0	0	5	0	0	5	0	0	

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
						2016	2017	2018	2019	2020				
3418	Tara Country Club	0	9	5	0	0	0	0	0	0	0	0	5	8 yrs
4214	Former Ysgol Thomas Stephens	0	12	12	0	0	0	0	0	12	12	0	0	2 nd Yr
TOTAL	PONTNEDDFECHAN	0	21 17	17	0	0	0	0	0	12	12	0	5	

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
						2016	2017	2018	2019	2020				
3274/4278	Adjacent to Pontsticill House	0	11	11	0	0	0	0	0	11	11	0	0	2 nd Yr
4276	Land at Penygarn	0	6	6	0	0	0	0	0	6	6	0	0	2 nd Yr
TOTAL	PONTSTICILL	0	17	17	0	0	0	0	0	17	17	0	0	

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
						2016	2017	2018	2019	2020				
3902	Land adjoining Rhoslan	0	15	15	0	0	0	0	0	15	15	0	0	2 nd Yr
TOTAL	RHOSAMAN	0	15	15	0	0	0	0	0	15	15	0	0	

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
						2016	2017	2018	2019	2020				
4270	Glannau Senni	0	12	12	0	0	0	0	0	12	12	0	0	2 nd Yr
TOTAL	SENNYBRIDGE	0	12	12	0	0	0	0	0	12	12	0	0	

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
						2016	2017	2018	2019	2020				
3561	Land adjacent to Churchfields	0	12	12	0	0	0	0	0	0	0	0	12	5yrs
4040	North of Doctor's Surgery	0	36	36	0	10	17	0	0	0	27	0	9	8 yrs
4258	Proposed Extension to UDP allocation T9	0	15	15	0	0	0	15	0	0	15	0	0	2 nd Yr
4280	Former Mid Wales Hospital	0	93	93	0	0	25	25	25	18	93	0	0	2 nd Yr
4285	Land off High Street	0	17	17	0	0	17	0	0	0	17	0	0	1 st Yr
TOTAL	TALGARTH	0	173	173	0	10	59	40	25	18	152	0	0	

TALYBONT-ON-USK

LPA Ref	Address	Units Built Since Last Study	Total Units Capacity	Units Remaining	UC	Categorisation					2	3	4	How long in 5 year supply
						2016	2017	2018	2019	2020				
4279	Maesmawr Farm	0	57	57	0	0	0	25	25	7	57	0	0	2 nd Yr
TOTAL	TALYBONT-ON-USK	0	57	57	0	0	0	25	25	7	57	0	0	

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
						2016	2017	2018	2019	2020				
4304	Land at School Lane	0	17	17	0	17	0	0	0	0	17	0	0	1 st Yr
TOTAL	TALGARTH	0	17	17	0	17	0	0	0	0	17	0	0	

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
						2016	2017	2018	2019	2020				
4262/4216	Land adj St Peter's Close	0	8	6	0	2	6	0	0	0	8	0	0	2 nd Yr
TOTAL	LLANBEDR	0	8	6	0	2	6	0	0	0	8	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

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