

Llangors Community Council Annual Public Meeting:

*Opportunities for resident-led
rural affordable housing under
the existing development plan
and a look to the future as a
replacement plan is prepared.*

8 June 2026



[Technical advice note \(TAN\) 2: planning and affordable housing | GOV.WALES](#)

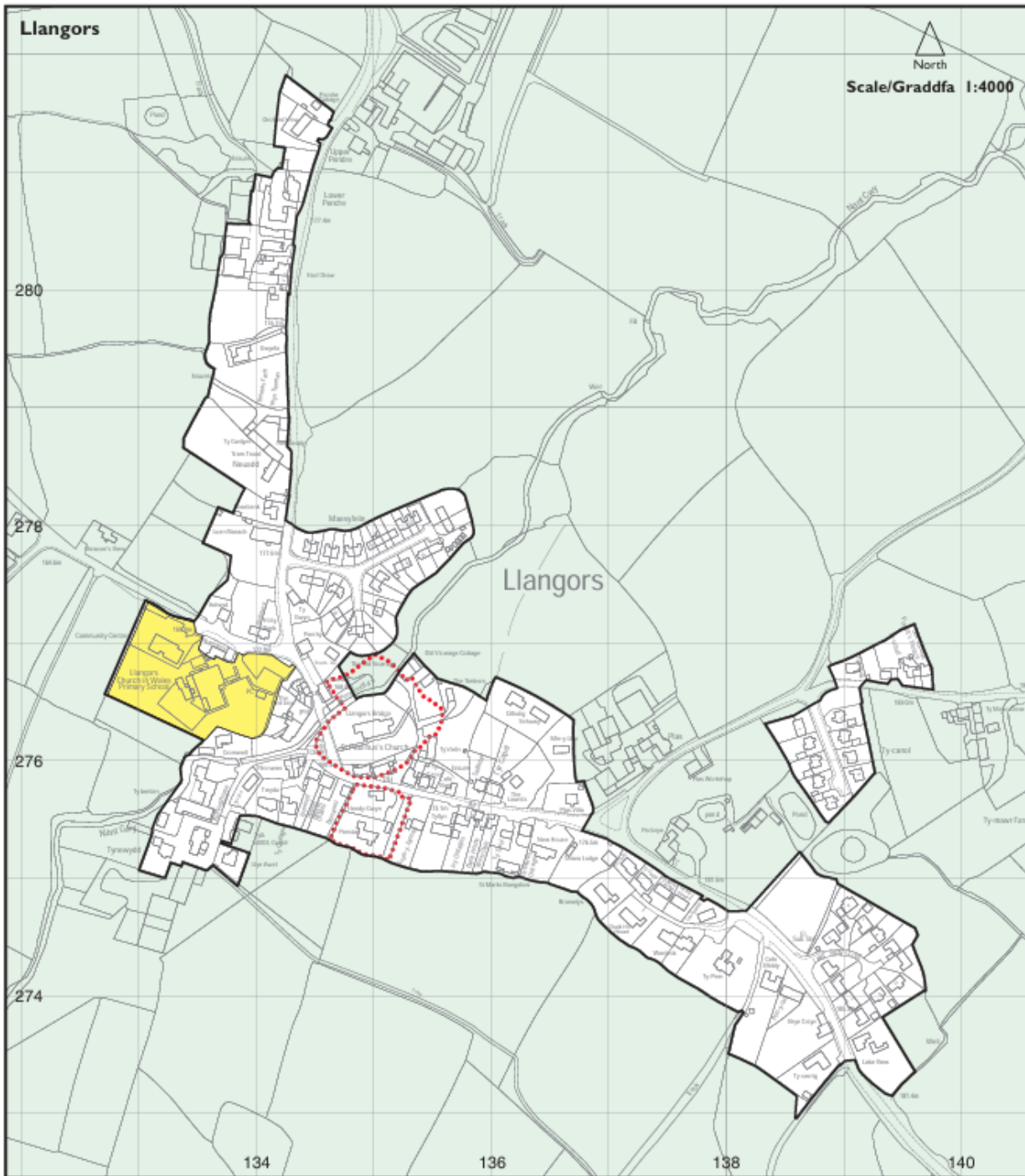
Defines Affordable Housing. Affordable housing includes:

- Social rented housing;
- Intermediate housing.

Social rented housing is that provided by local authorities and registered social landlords. Intermediate housing is that where prices or rents are above those of social rent but below market housing prices or rents.

All other types of housing are referred to as “market housing” - that is private housing for sale or rent where the price is set in the open market and their occupation is not subject to control by the local planning authority.

<https://en.powys.gov.uk/article/8307/Affordable-Housing-Register?ccp=true>



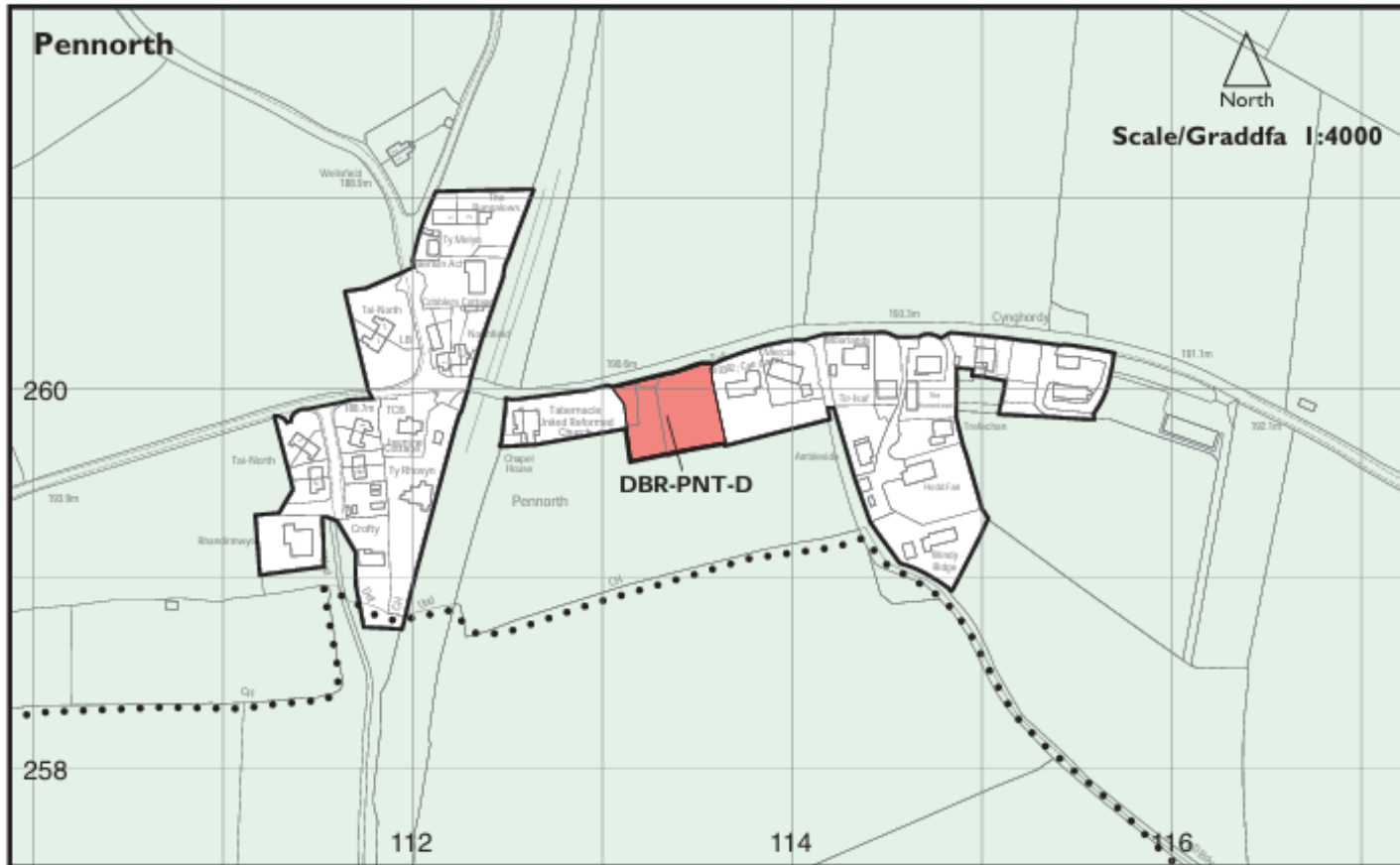
Within Settlement Boundaries the following forms of development will be considered acceptable:-

1. Proposals that strengthen and enhance the mix of dwelling types and tenure options within the Settlement, **including provision of a proportion of Affordable Housing in accordance with the identified need within the community;**...

(Market housing to provide 20% Affordable Housing)

Development proposals that are **essential to community sustainability** and/or have limited environmental impact will be **enabled at edge of Settlement locations**. Acceptable exceptions development will be limited to:

1. Proposals for 100% affordable housing developments (see Policy 29)...



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Table 58 - LHMA Tool outcome for the 2018-based household projection higher variant: additional housing need per housing market area, 15 years 2022-2037, Bannau Brycheiniog Planning Authority (in Powys) area. Figures may not sum due to rounding.

HMA	total affordable	social	intermediate	total market	owner occupier	market rent	total
Brecon	154	125	28	151	37	114	304
Builth and Llanwrtyd	-	-	-	-	-	-	-
Crickhowell	56	34	22	83	15	68	139
Hay and Talgarth	36	18	18	53	10	43	89
Knighton and Presteigne	-	-	-	-	-	-	-
Llandrindod and Rhayader	-	-	-	-	-	-	-
Llanfair Caereinion	-	-	-	-	-	-	-
Llanfyllin	-	-	-	-	-	-	-
Llanidloes	-	-	-	-	-	-	-
Machynlleth	-	-	-	-	-	-	-
Newtown	-	-	-	-	-	-	-
Welshpool and Montgomery	-	-	-	-	-	-	-
Ystradgynlais	14	12	3	16	6	10	30
Bannau Brycheiniog Planning Authority (in Powys)	260	189	70	302	67	235	562

Crickhowell	Crickhowell	Crickhowell Crughywel
Crickhowell	Llanfihangel Cwmdu with Bwlch and Cathedine	Bwlch Bwlch
Crickhowell	Llanfihangel Cwmdu with Bwlch and Cathedine	Cwmdu Cwmdu
Crickhowell	Llanfihangel Cwmdu with Bwlch and Cathedine	Tretower Tretwr
Crickhowell	Llangattock	Llangattock Llangatwg
Crickhowell	Llangors	Llanfihangel Talyllyn Llanfihangel Talyllyn
Crickhowell	Llangors	Llangorse Llangors
Crickhowell	Llangors	Pennorth Pennorth
Crickhowell	Llangynidr	Llangynidr Llangynidr
Crickhowell	The Vale of Grwyney	Glangrwyney Glangrwyne
Crickhowell	The Vale of Grwyney	Llanbedr Llanbedr
Crickhowell	The Vale of Grwyney	Llangenny Llangenni

C. Rural Area / Non-Cluster Settlements

Development permitted in these settlements will be smaller scale, **focused on meeting identified needs** and achieving sustainable rural communities, settlements include:

- **Tier 3** - Carno, Clyro, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, New Radnor, Penybontfawr, Pontrobert, Trefeglwys, Tregynon
- **Tier 4** - Llanddew, Llandyssil, Sarn, Stepside
- **Tier 5** - Abercegir, Aberedw, Aberhafesp, Abertridwr, Adfa, Battle, Cem maes, Clatter, Commins Coch, Cradoc, Cwm Linau, Cwmbach, Elan Village, Evenjobb, Ffynnon Gynydd, Foel, Forge, Frank's Bridge, Fron Bank, Gladestry, Groesffordd, Llanbadarn Fynydd, Llanbister, Llanfihangel, **Llanfihangel Tal-y-llyn**, Llanfilo, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwnog, Llanwrin, Manafon, Painscastle, Pen-y-bont, Llanerch Emrys, Pool Quay, Rhosgoch, Sarnau (Mont), Tanhouse, Velindre (Brecknock), Walton, Whitton, Y Fan
- **Tier 6** - Abbeycwmhir, Beguildy, Bleddfa, Bwlch-y-ffridd, Cefn Coch, Darowen, Dolanog, Dolau, Felindre, Hundred House, Llan, Llandegley, Llawr-y-glyn, Lloyney, Lower Chapel, Nantglas, Nantmel, New Mills, Newchurch, Old Radnor, Talerddig

- **Tier 5 Settlements** – The Replacement LDP does not identify development boundaries and there are no allocations for development within this tier.

Housing – Open market housing will be restricted to small infill plots (capable of accommodating two dwellings maximum) or to mixed schemes on larger infill sites (capable of accommodating five dwellings maximum) provided the scheme is for no more than two open market houses plus affordable housing.

Additionally, developments of up to five affordable **or community led housing dwellings** will be permitted on sites forming logical extensions to the settlement.

Employment proposals need to be justified and comply with policy.

Table 55 - LHMA Tool outcome for the 2018-based household projection higher variant: additional housing need per housing market area, 15 years 2022-2037, Powys Planning Authority area. Figures may not sum due to rounding.

HMA	total affordable	social	intermediate	total market	owner occupier	market rent	total
Brecon	30	24	6	29	7	22	59
Builth and Llanwrtyd	64	54	10	103	21	82	167
Crickhowell	3	2	1	5	1	4	8
Hay and Talgarth	41	21	20	60	11	49	100
Knighton and Presteigne	89	66	23	137	26	111	226
Llandrindod and Rhayader	67	38	29	201	44	157	268
Llanfair Caereinion	61	46	15	76	20	56	136
Llanfyllin	79	48	30	118	26	92	197
Llanidloes	43	26	17	90	24	67	134
Machynlleth	56	37	19	85	20	65	141
Newtown	109	74	35	230	66	163	339
Welshpool and Montgomery	193	112	81	234	66	169	427
Ystradgynlais	100	82	18	115	43	72	215
Powys Planning Authority	934	630	303	1,483	373	1,110	2,416

Evidence of housing need informing the Local Housing Market Assessment

<https://taiteg.org.uk/en/> is a register for households who are in need of intermediate affordable housing.

Households in need of social housing should go to the <https://en.powys.gov.uk/applyforhousing> page.

Tai Teg includes the following types of housing schemes:

Intermediate Rent

Rent to Own*

Homebuy

Shared Equity

Shared Ownership

Affordable Housing for Sale

Affordable Self-build

CARING FOR PLACE

AN ANTHROPOLOGICAL APPROACH

PATSY HEALEY



Being and doing

As will become clear, everyday micro-politics is filled with complexities and uncertain outcomes, which undermine broad generalisations.²¹ For we – that is, people who live where I do – are a diverse lot, caring about different things, often preoccupied with activities and relationships which connect us both loosely and tightly into many other localities and communities near and far. Even among ourselves, there are some ‘neighbours’ who do not come across each other (see Box 1.1).

These comments – some overheard, some made informally in conversation, others offered at meetings or consultations – demonstrate how a sense of ‘us’ is constantly in question in local development discussions in our area. Some residents seek to preserve and sustain a sense of their familiar world in aspic, resistant to external changes. Others see the need to do things differently, as external pressures undermine the old ways and threaten future possibilities. But people have different ideas about what to struggle for and how to make change happen.

Many feel that somebody should be doing something to make a difference and to take greater care of the context of our lives. But who should this somebody be?

When friends and neighbours ask such questions of those of us who are active in local development initiatives, we are challenged to think about why we do it, what we are struggling for, and where our commitment, responsibility and legitimacy come from. Later chapters explore how such questions play out, but at the

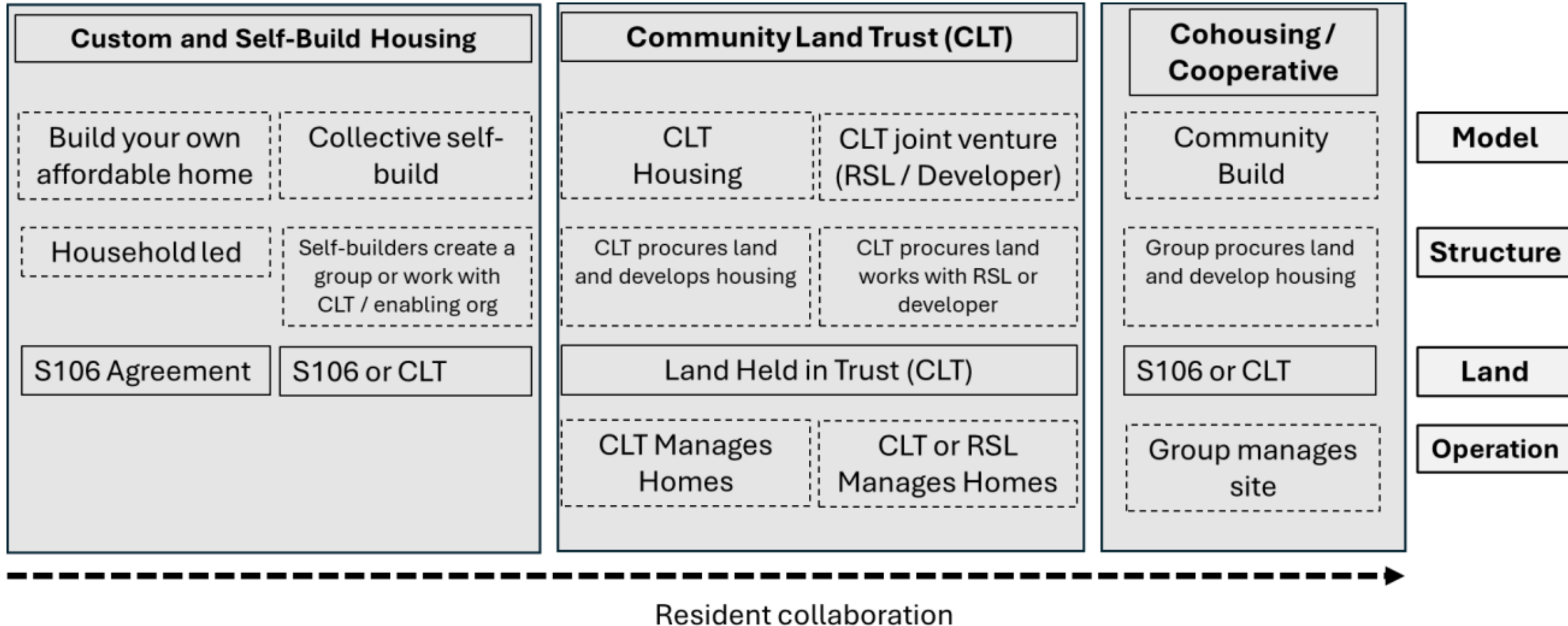
Viewpoint

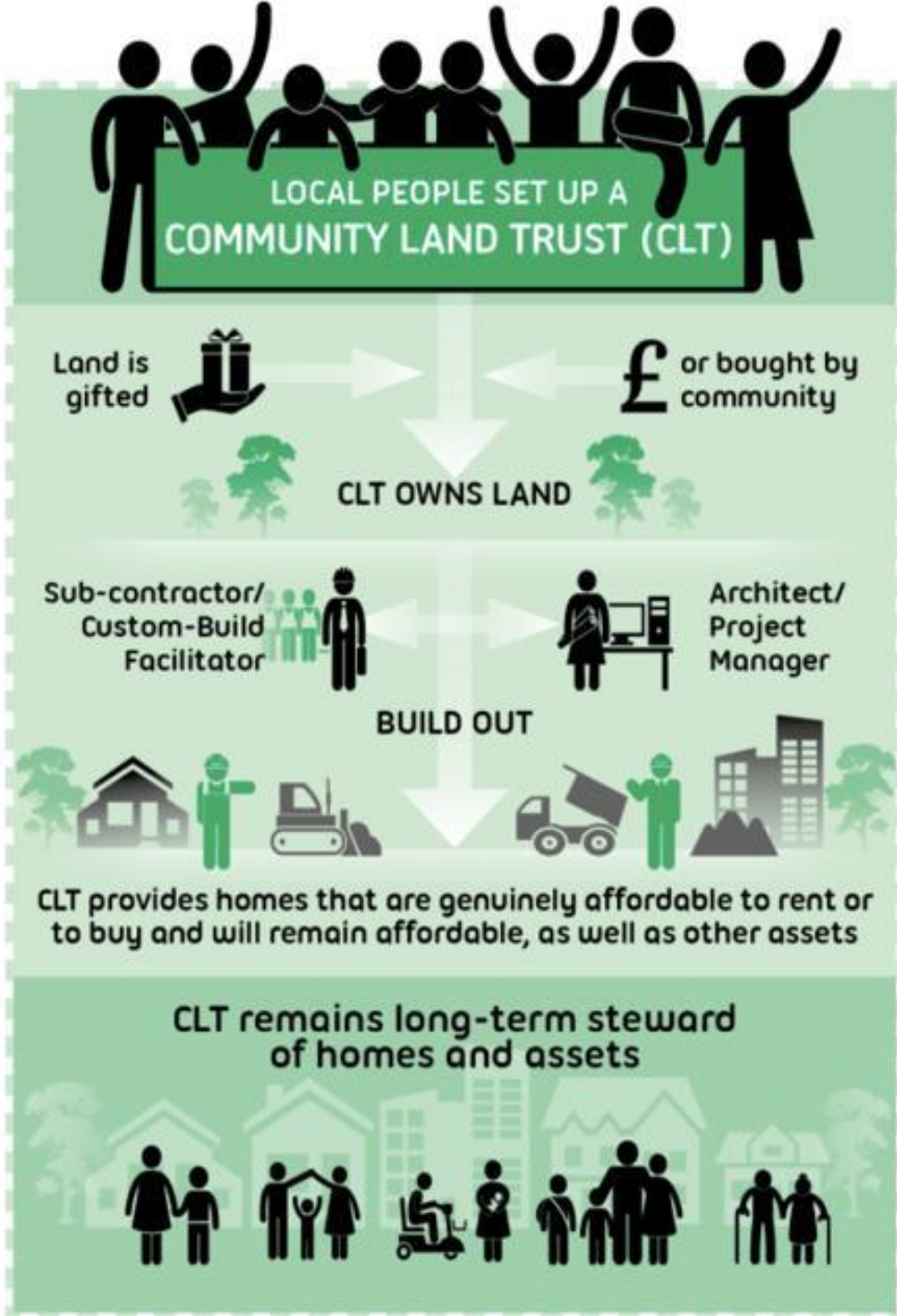
Introducing a sociocultural practices framework: how it helps to explain the emergence and spread of 'grassroots' housing models

...In Britain, where the culture of collective action was so heavily disrupted during urbanisation, many communities have begun to find ways to develop their own culture of collaboration, to provide necessary community services in the form of volunteer-run libraries, community shops and transport services.

We argue that the trust, confidence and experience built within these networks represent relevant rootstock in localities that could be fertile for grafting a grassroots housing model...

Developing resident-led rural affordable housing, tend to fall under three broad categories: Custom and Self-Build Housing (CSB), Community Land Trust (CLTs), and Cohousing and Cooperatives. Some of the main characteristics are set out below in relation to five main development models, ordered in ascending level of resident collaboration from left to right.





Opportunities for Community-Led Housing

There are significant opportunities to showcase good practices in new residential development in the National Park. This means using housing growth to strengthen placemaking – physically and socially, by supporting community engagement, including Community-Led Housing where appropriate.

Cohousing

A social as much as a physical concept, which aims to create and maintain a sense of community.

- Individual homes but also shared spaces
- Usually between 10 and 40 homes
- Schemes designed for social interaction
- Residents in charge, decision making often through consensus
- Aim to be locally integrated, not gated communities
- Often an ecological orientation

Around 30 completed schemes in England, although more in the pipeline. Only 2 senior coho projects so far.



Dyfodol Y Bannau - The National Park Management Plan.

“For those who cannot afford market prices there will be low carbon community led housing options available.”

This sets a clear challenge...

Are there models that appear to be particularly well suited to the BBNP and to Llangors in particular? and if so, should the next LDP provide better policy support?

In rural settlements, self-build may be the most appropriate means for bringing forward housing in a relatively straightforward manner and at a scale appropriate to the context.

The relative cost efficiency and opportunities for direct household contribution to the development process could be particularly attractive to younger households and for those with specific requirements.

For larger sites of more than a handful of units, would it generally be appropriate for a CLT to take ownership of the site to oversee strategic matters such as infrastructure and upkeep of shared areas, and to control the resale process.

Alternatively, and given the specific difficulties that exist for CLTs in Wales, the BBNPA could create specific policy guidance for creating multi-home self-build schemes, covering the creation of shared infrastructure and assets, resale process and the terms of a S106 agreement.