

**Powys County Council**  
**Local Development Plan**  
**2011 - 2026**

**Updated housing trajectory**

**Document: ED049**



## **1. Explanation of the updated Trajectory**

1.1 The Council provides the following updated Housing Trajectory, which is a revised version of figure 1 included in the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29). Representations received from the Welsh Government at Further Focussed Changes stage advised that the trajectory should be based on the housing provision and not the housing requirement figures in order to show the relationship between the dwelling requirement and the flexibility allowance.

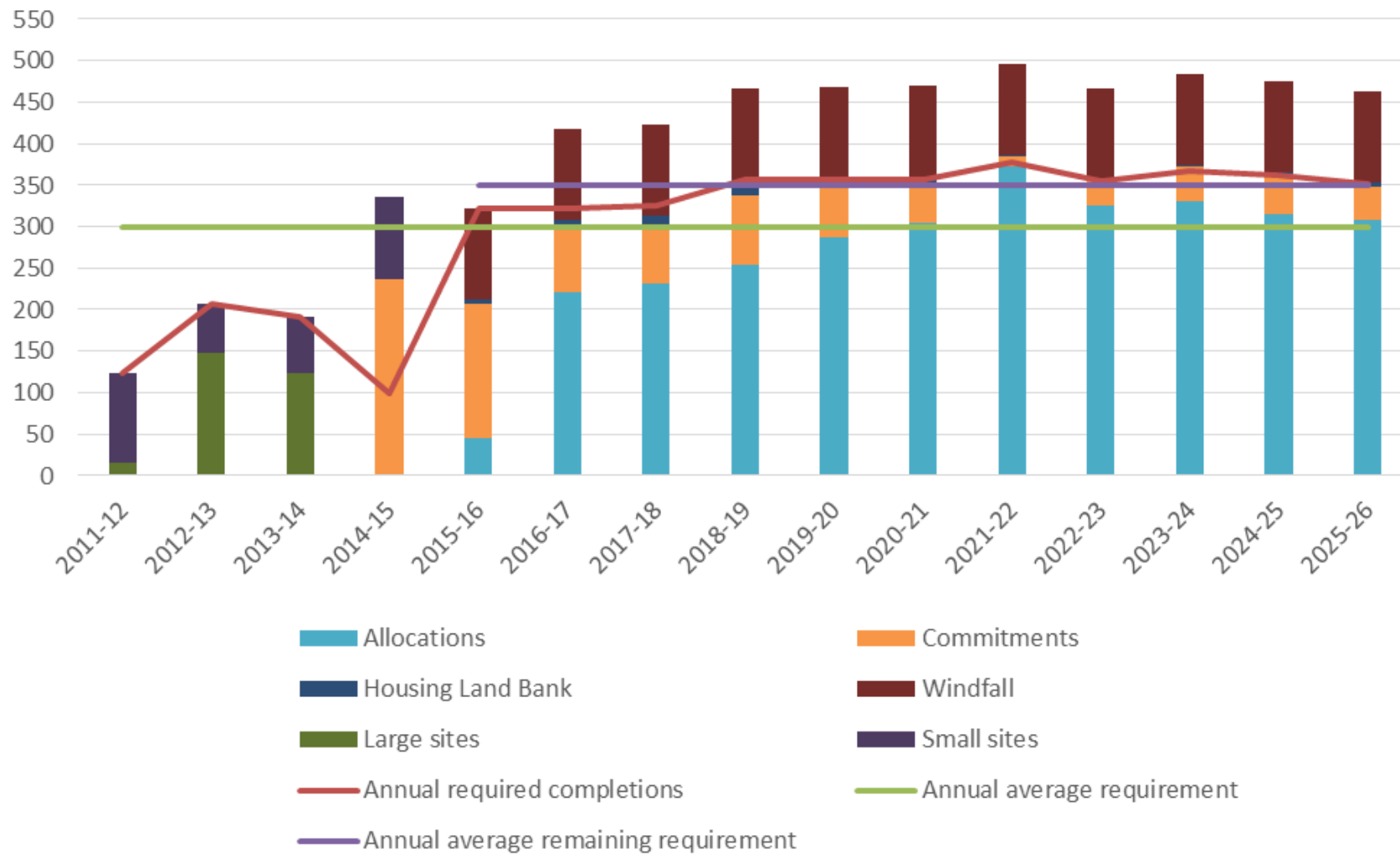
1.2 In response to the representations received, a working draft of the trajectory was submitted in Appendix 3 of the Council's Hearing Statement for Hearing Session 2 (ED032.2). Following further feedback from the Welsh Government, the trajectory has been re-drafted to show the components of the housing provision figure within each column. The Council has also reviewed the way that the annual requirement is shown and has decided to show this in three different ways:

1) the annual requirement based on the annual housing provision figure without the 24% flexibility allowance (the red line);

2) the average annual requirement across the whole of the Plan period (the green line);

3) the average remaining requirement for the remainder of the Plan period. A detailed explanation as to these figures is provided under section 2 below (the purple line).

**Revised Figure 1 (EB29)**  
**Figure 1 - PCC LDP Housing Provision Trajectory 2015-2026**



## **2. Explanation of figures within the updated trajectory**

### Allocations

These figures are based on the number of units provided for on Housing Allocations (HA) and are taken from the annual subtotals for HAs in Appendix 2 of the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29).

### Commitments

These figures are based on the number of units provided for on Housing Commitments (HC) and are taken from the annual subtotals for HCs in Appendix 2 of the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29).

### Housing Land Bank

These figures are based on the number of units provided for on Housing Land Banks (HLB) and are taken from annual subtotals for HLBs in Appendix 2 of the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29).

### Windfall

These figures are based on the projected windfall of 110 units per annum and are taken from the annual subtotals for windfall allowance in Appendix 2 of the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29). The basis for the windfall allowance is explained in Housing Provision 3 – Windfall Allowance (September 2016) (EB42c).

### Large sites

These figures are based on the number of housing completions recorded on large sites (of 5 or more units) since the start of the Plan period and are taken from Appendix 1 of the Housing Provision 3 – Windfall Allowance (September 2016) (EB42c).

### Small sites

These figures are based on the number of housing completions recorded on small sites (of fewer than 5 units) since the start of the Plan period and are taken from Appendix 1 of the Housing Provision 3 – Windfall Allowance (September 2016) (EB42c).

### Annual requirement

This is based on figures taken from third column of the Housing Provision – Phasing and Delivery (Trajectory) Topic Paper (September 2016) (EB29) which shows the anticipated year end completions. This is the annual provision figure taken from the trajectory without the 24% contingency which gives the annual requirement. The number of housing completions to be monitored as part of the Annual Monitoring Framework will be reviewed against this annual requirement (see AMR17).

#### Annual average requirement

This is based on the total dwelling requirement figure of the Plan (4,500 units) divided by the number of years of the Plan period (15 years) which equates to a requirement of 300 units per year for the whole of the Plan period (2011-2026).

#### Annual average remaining requirement

This is annual average requirement provided for the remaining years of the Plan period (2015-2016 to 2025-2026) and sets out the average number of units required during these years to account for under-delivery within the earlier years of the Plan period. This reflects the requirement for a higher than average number of units than would have been required over the whole Plan period.