

Powys County Council
Local Development Plan
2011 - 2026

Housing & Delivery of New Housing Provision

June 2015

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1. Introduction

This paper provides a housing trajectory incorporating the likely phasing/delivery of housing sites and indicating the housing land supply position throughout the plan period.

Planning Policy Wales states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for new housing.

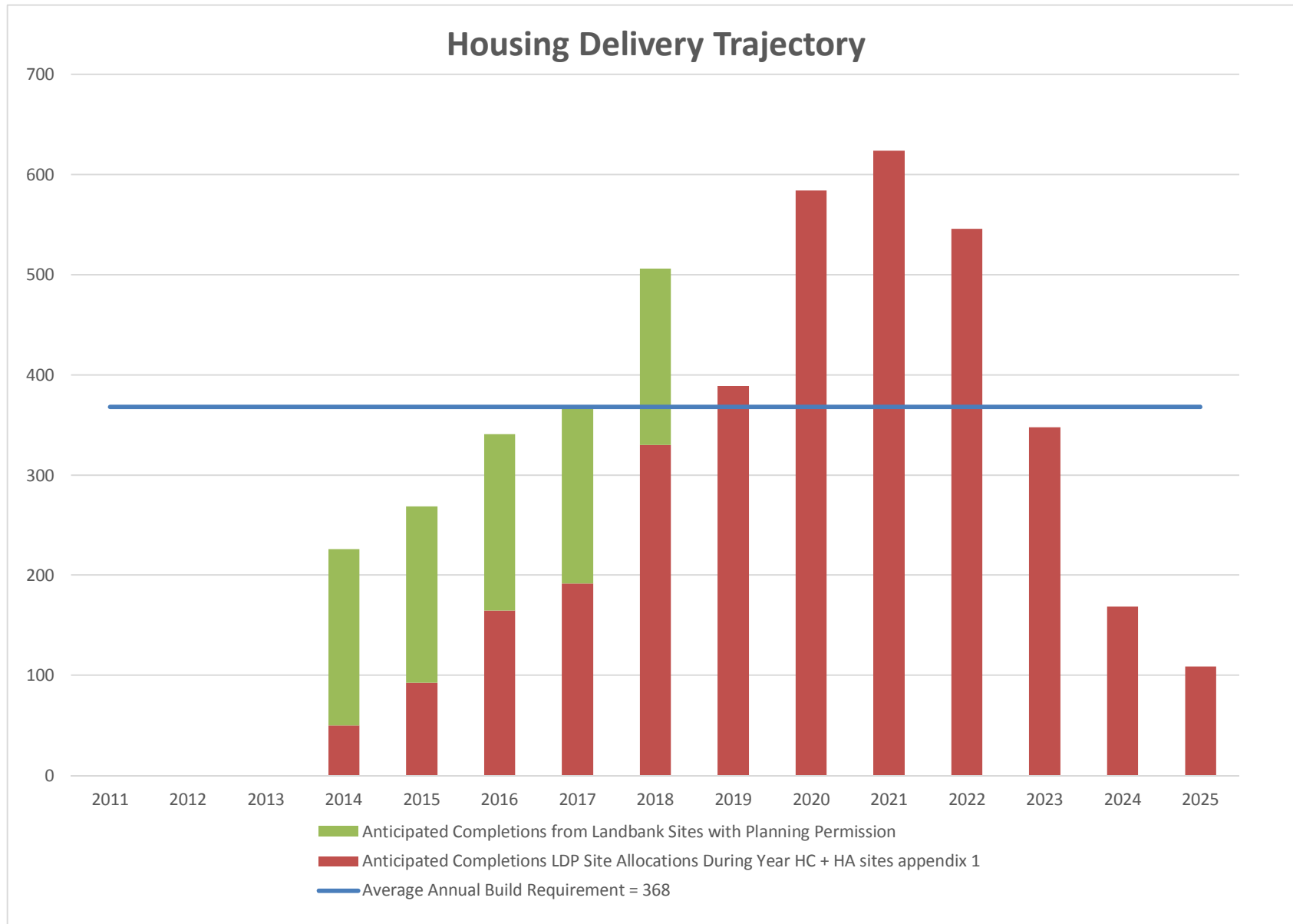
This paper seeks to identify the likely phasing and delivery of new housing up to 2026. The best available information has been applied to produce this assessment of new housing provision across the County for each of the years of the plan period. This assessment has then provided the basis for the land supply calculations. In undertaking this exercise it will be demonstrated that the requirement to maintain a 5 year land supply will be achieved throughout the plan period.

2. Phasing and Delivery of New Housing

Provision is made in the LDP for new housing throughout the County, concentrating development in the towns and large villages. Due to various factors associated with the development of land such as the economy and the nature of the house building industry, it is not possible to distribute development evenly over the LDP period on a yearly basis or indeed spatially. As such it is possible that the County will continue to experience the peaks and troughs that have traditionally been associated with provision of new housing.

An overview of the timescales and location (site by site) of new housing development is provided in the phasing and delivery site schedule that can be found in Appendix 2 to this paper. It is important to note that this overall picture is based on the best available information and should be regarded as being indicative and not prescriptive in nature. This assessment will be subject to continuous monitoring which will feed into both the annual Joint Housing Land Availability Studies and Monitoring Report. **See Housing Delivery Trajectory - Bar graph**

3. Housing Delivery Trajectory



When the data from the site schedule in Appendix 2 is displayed in the form of a chart, a trajectory of the scale, composition and timing of new housing provision emerges. The delivery trajectory therefore provides an indication of what is likely to happen at any given point in time and becomes a benchmark against which progress towards meeting the strategic objectives of the LDP can be measured. It is expected that sufficient progress will be made in each year of the plan period to maintain pace with the trajectory.

The LDP housing provision comprises a number of distinct categories of housing site including new allocations and landbank sites, but also gives allowances for wind fall and small sites. However the bulk of the new housing will be provided on sites specifically identified in the LDP, that is new allocations and landbank sites.

The delivery trajectory illustrates how these site specific components will interact over the plan period. The delivery trajectory focuses on the housing requirement of 5519 units to be provided over the plan, which equates to an average annual build requirement of 368 housing units per annum.

The actual level of new housing over the first 3 years of the plan period is a matter of record and the trajectory illustrates the low level of new housing provision during this period relative to the average annualised requirement of 368 units over the plan period.

It is clear therefore that significant acceleration in the number of new housing units provided annually will need to occur. Moreover, this acceleration will need to take place at an early stage within the plan period to allow sufficient time to achieve the strategic objectives of the LDP. Additionally to ensure that the shortfall during the early years of the LDP is addressed build rates will at some point need to not only reach but also surpass the average annual build requirement of 368 new housing units.

It is expected that this acceleration will be sustained throughout the early to mid point of the plan period, with annual build rates increasing steadily towards the target of 368 and then moving beyond with build rates peaking during the years 2020 and 2021. This level of over build will be required during the middle part of the plan in particular to make up for the lost ground identified early in the plan period.

The way the different components of the housing provision interact will inevitably change over time. The trajectory illustrates that in early years of the plan the landbank sites will provide the majority of the new housing provision. From 2018, however, new allocations will start to make a more significant contribution.

The trajectory does not make any provision for new housing to be delivered through the development of windfall or small sites. It is expected however that such development will occur over the plan period boosting annual build rates accordingly. As such the trajectory can be viewed as a conservative assessment of new housing provision over the plan period.

4. Short term land supply

The recently published Technical Advice Note (TAN 1) notes that whilst local planning authorities should not undertake the JHLAS process at the LDP examination, it is appropriate for evidence based assumptions about housing land availability to be included within the LDP.

The methodology applied for calculating the land supply within this paper follows the established approach identified within TAN 1. The process involves comparing the amount of land that might be considered to be genuinely available for any given 5 year period with the amount of land that is needed for that period of time in the context of the remaining housing requirement identified within the LDP.

Table 1 provides the calculations and Appendix 1 provides explanatory notes.

In calculating the amount of land that can be considered genuinely available for any future 5 year period, the phasing and delivery site schedule in Appendix 2 provides a basis for gauging the short term land supply at the anticipated adoption of the LDP and also for following years.

Account has also been made of the contribution that windfall sites will make over the plan period. It is expected that both windfall sites will continue to be an important source of new housing provision. As such it is assumed that the windfall allowance of 1001 units will be delivered in line with the original expectations and hence an assumed contribution of 86 units per annum has been included within the land supply calculations.

It is important that windfall sites are also considered when assessing the overall amount of land that is available for development in future years. The recently published Draft TAN 1 notes it is appropriate for an LDP housing land assessment to use an annual windfall figure taken from the LDP allowance in calculating the 5 year supply. The LDP windfall allowance of 1001 units over the plan period has therefore been annualised and multiplied to provide an indication of the likely availability of windfall sites over the following 5 years. **See Table 1**

Table 1 – Land Supply Assessment

	Plan Year		1	2	3	4	5	6	7	8	9	10	11
A	Year		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
B	Remaining Years @ Year End		14	13	12	11	10	9	8	7	6	5	4
C	LDP Housing Requirement		5,519	5,519	5,519	5,519	5,519	5,519	5,519	5,519	5,519	5,519	5,519
	Actual Completions 1/1/11- 31/12/13		138	139	139								
G	Anticipated Completions of LDP site allocations during year Housing Commitments (HC) + Housing Allocations (HA) (See Appendix 1 of LDP)					50	93	165	192	330	389	584	624
	Anticipated completions from committed sites with planning permissions including small sites (excluding HC sites)					176	176	176	176	176			
H	Anticipated Completions Windfall During Year					84	84	84	84	84	84	84	84
I	Total Annual Completions @ Year End	D+E+F+G+H	138	139	139	310	353	425	452	590	473	668	708
J	Total Cumulative Completions @ Year End		138	277	416	726	1,079	1,504	1,956	2,546	3,019	3,687	4,395
K	Residual Housing Requirement @ Year End	C - J	5,381	5,242	5,103	4,793	4,440	4,015	3,563	2,973	2,500	1,832	1,124
L	Revised Annual Requirement For Remaining Years	K / B	384	403	425	436	444	446	445	425	417	366	281
M	Land Requirement For Following 5 Year Period	L * 5				2,179	2,220	2,231	2,227	2,124	2,083	1,832	1,405
N	Land Available For Following 5 Year Period - expected completions from allocated LDP sites for next 5 years					1,710	1,873	2,188	2,471	2,649	2,491	2,271	1,796
						0.0	293.0	293.0	293.0	0.0	0.0	0.0	0.0
O	Windfall Availability For Following 5 Year Period					84	84	84	84	84	84	84	84

Table 1 – Land Supply Assessment

	Plan Year		1	2	3	4	5	6	7	8	9	10	11
A	Year		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Q	Total Availability For Following 5 Year Period	N+O				1,794	2,250	2,565	2,848	2,733	2,575	2,355	1,880
R	Land Supply (Years)	Q / L				4.1	5.1	5.7	6.4	6.4	6.2	6.4	6.7

Years 2011- 2013

The annual Joint Housing Land Availability Studies undertaken for the first 3 years of the LDP have recorded the level of new housing provision and therefore no land supply calculations have been made for these years within Table 1.

Years 2014 – 2020

The land supply assessment table provides a calculation of the likely land supply for each year up to the end of 2021 at which point there will be 5 years of the plan period remaining.

Years 2021- 2026

For the year 2021, year 11 of the LDP, and subsequent years up to 2026, providing a conventional land supply calculation is problematic. This is because less than 5 years of the plan period remain, but a level of housing land is required that would still need to be calculated for a 5 year period. This would ordinarily involve the level of housing need being extrapolated beyond the end of the plan period. However, the LDP is only seeking to identify and meet the need for new housing up to 2026 and is not identifying land to meet need arising beyond 2026. Consequently any land supply calculation for year 11 onwards would likely reflect a relatively high level of need for the next 5 year period when compared with the relatively low level of available land.

The calculations within Table 1 illustrate that a 5 year land supply will be achieved in 2015 due to the land bank sites starting to be developed at a significant rate and that this position is maintained into the later stages of the plan period.

Appendix 1 – Notes to land supply assessment

The following notes provide an explanation to the numbers, assumptions and calculations contained within the land supply assessment in Table 1.

A	Year
B	The number of years remaining of the plan period at end of the current year
C	The level of housing need as identified within the Deposit LDP
D	The actual number of completions recorded on LDP sites 1/11/11 – 31/12/13. This number corresponds to the total LDP completions as identified within the site schedule in Appendix 2.
E	Anticipated Completions LDP Site Allocations During Year HC + HA sites -see Appendix 1 of the LDP.
F	Anticipated completions from committed sites with pp. incl. small sites (excluding HC sites)
G	Total number of completions when all the components are aggregated
H	The total cumulative number of completions for the plan years thus far
I	The residual housing requirement is the number of housing units to be provided in the remaining years of the plan period, when the cumulative number of completions are subtracted from the original level of housing need
J	The number relates to the revised annual housing requirement for the remaining years of the plan period
K	Total land requirement for following 5 Year Period
L	This is land available on LDP sites for following 5 year period – This number is the sum of the annual totals as identified within the site schedule in Appendix 2 for the years in question.
M	This is the estimated availability of land on windfall sites for the following 5 year period. The recently published TAN 1 notes that it is appropriate for an LDP housing land availability assessment to use an annual windfall figure taken from LDP windfall allowance in calculating the 5 year supply.
N	This number provides an aggregated number of available plots for the following 5 year period.
O	This is the land supply expressed in years

Site Location	LDP Reference	Site Capacity	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	
Towns				6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Builth Wells & Llanelwedd																		
The Old Skin Warehouse Site, Brecon Rd, Builth.	Builth Wells & Llanelwedd	HC1	7	0	0	0	0	0	0	0	2	2	3	0	0	0	0	
Hay Road Garage	Builth Wells & Llanelwedd	HC2	11	0	0	0	0	0	0	0	4	4	3	0	0	0	0	
Builth Wells Cottage Hospital	Builth Wells & Llanelwedd	HA1	17	0	0	0	0	6	6	5	0	0	0	0	0	0	0	
Land west of primary school, Builth Wells	Builth Wells & Llanelwedd	HA2	56	0	0	0	0	0	0	14	14	14	14	0	0	0	0	
Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	Builth Wells & Llanelwedd	HA3	40	0	0	0	0	0	0	10	10	10	10	0	0	0	0	
Knighton																		
Former clothing factory, West Street.	Knighton	HC1	21	0	0	0	0	0	0	0	7	7	7	0	0	0	0	
Adj 'Shirley' Ludlow Road.	Knighton	HA1	24	0	0	0	0	0	0	8	8	8	0	0	0	0	0	
Site of former Motorway mouldings factory	Knighton	HA2	18	0	0	0	0	0	0	0	6	6	6	0	0	0	0	
Presteigne Road	Knighton	HA3	70	0	0	0	0	0	0	17	17	18	18	0	0	0	0	
Llandrindod Wells																		
Land at Gate Farm	Llandrindod Wells	HC1	10	0	0	0	0	4	3	3	0	0	0	0	0	0	0	
Highland Moors	Llandrindod Wells	HC2	16	0	0	0	0	8	8	0	0	0	0	0	0	0	0	
Site adj. Autopalace	Llandrindod Wells	HC3	22	0	0	0	0	0	0	8	7	7	7	0	0	0	0	
Land adj. Crabtree Green	Llandrindod Wells	HA1	50	0	0	0	0	0	0	12	12	13	13	0	0	0	0	
Tremont Park extension	Llandrindod Wells	HA2	100	0	0	0	0	0	0	20	20	20	20	20	20	0	0	
lthon Road	Llandrindod Wells	HA3	100	0	0	0	0	0	0	20	20	20	20	20	20	0	0	
Land at Ridgebourne Drive,	Llandrindod Wells	HA4	100	0	0	0	0	0	0	0	0	0	20	20	20	20	20	
Llanfair Caereinion																		
Land at Tanyfron, Llanfair Caereinion	Llanfair Caereinion	HA1	30	0	0	0	0	0	0	0	10	10	10	10	0	0	0	
UDP Allocation M154 HA3	Llanfair Caereinion	HA2	20	0	0	0	0	0	5	5	5	5	0	0	0	0	0	
Llanfyllin																		
Adjacent 38 Maes Y Dderwen, Llanfyllin	Llanfyllin	HC1	14	0	0	0	0	0	0	0	7	7	0	0	0	0	0	
Land opposite Maesydre, Llanfyllin	Llanfyllin	HA1	12	0	0	0	0	0	0	4	4	4	0	0	0	0	0	
Maesydre Field, Llanfyllin	Llanfyllin	HA2	55	0	0	0	0	0	0	0	0	0	0	6	7	21	21	
Field 7674, South of Maesydre, Llanfyllin	Llanfyllin	HA2	90	0	0	0	0	0	0	0	0	0	0	6	7	21	21	
Llanidloes																		
Lower Green, Victoria Avenue	Llanidloes	HC1	31	0	0	0	5	10	10	6	0	0	0	0	0	0	0	
Land at Hafren Furnishers	Llanidloes	HC2	23	0	0	0	0	10	13	0	0	0	0	0	0	0	0	
Land adjacent Dolhafren Cemetery, Llanidloes	Llanidloes	HC3	31	0	0	2	5	13	11	0	0	0	0	0	0	0	0	
Land at Penybora, Llanidloes	Llanidloes	HA1	25	0	0	0	0	0	0	8	8	9	0	0	0	0	0	
Chapel Farm, Gorn Road, Llanidloes	Llanidloes	HA2	42	0	0	0	0	0	0	0	14	14	14	0	0	0	0	
Llanwrtyd Wells																		
The Vicarage Field, Beulah Road, Llanwrtyd	Llanwrtyd Wells	HC1	7	0	0	0	3	4	0	0	0	0	0	0	0	0	0	
OS 2664 Caemawr, off Ffos Road	Llanwrtyd Wells	HC2	47	1	1	1	2	1	5	5	5	10	10	0	0	0	0	
OS 1451 Meadow View, Station Road	Llanwrtyd Wells	HC3	19	0	0	0	0	0	0	0	7	7	5	0	0	0	0	
Machynlleth																		
OS1546, Aberystwyth Road	Machynlleth	HA1	29	0	0	0	0	0	0	10	10	9	0	0	0	0	0	
Land Adjacent HA1, Aberystwyth Rd	Machynlleth	HA2	13	0	0	0	0	0	0	0	0	7	6	0	0	0	0	
Mid Wales Storage Depot	Machynlleth	HA3	15	0	0	0	0	0	0	0	0	5	5	5	0	0	0	
Newtown Road	Machynlleth	HA4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land at Treowain	Machynlleth	EA1	N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Montgomery																		
Land at New Road	Montgomery	HC1	18	3	3	2	4	6	0	0	0	0	0	0	0	0	0	
Land at Verlon, Forden Road	Montgomery	HA1	50	0	0	0	0	0	0	0	10	15	15	10	0	0	0	
Newtown																		
Heol Pengwern	Newtown	HC1	50	0	30	20	0	0	0	0	0	0	0	0	0	0	0	
Bryn Lane	Newtown	HC2	65	3	2	10	9	10	10	11	0	0	0	0	0	0	0	
Fordd Croesawdy	Newtown	HC3	29	0	29	0	0	0	0	0	0	0	0	0	0	0	0	
Land at Severn Hts, (Brimmon Close)	Newtown	HC4	23	1	0	0	0	10	12	0	0	0	0	0	0	0	0	
Rock Farm	Newtown	HC5	96	0	0	0	0	0	0	0	0	20	20	20	20	20	16	
Rear of Pentecostal Church	Newtown	HC6	27	0	0	0	0	0	0	0	10	10	7	0	0	0	0	
South of Heol Treowen / Great Brimmon	Newtown	HC7	135	0	0	0	0	0	0	0	30	30	30	30	15	0	0	
Sevenside Yard, Commercial Street, Newtown	Newtown	HA1	48	0	0	0	10	14	14	10	0	0	0	0	0	0	0	
Hendidley	Newtown	HA2	14	0	0	0	0	7	7	0	0	0	0	0	0	0	0	
South of Heol Treowen Extension	Newtown	HA3	65	0	0	0	0	0	0	0	0	0	0	17	16	16	16	
St. Giles Golf Course	Newtown	MUA1	88	0	0	0	0	0	0	0	0	0	0	22	22	22	22	
Presteigne																		
Former Kaye Foundry Site	Presteigne	MUA1	50	0	0	0	0	0	0	0	0	12	12	13	13	0	0	
Knighton Road Site.	Presteigne	HA1	12	0	0	0	4	4	4	0	0	0	0	0	0	0	0	
Joe Deakins Road Site	Presteigne	HA2	30	0	0	0	0	0	0	0	0	10	10	10	0	0	0	
Rhayader																		
Nant Rhyd-Hir	Rhayader	HC1	18	0	5	3	9	1	0	0	0	0	0	0	0	0	0	
Old Builders Supply Depot	Rhayader	HC2	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	
Tir Gia	Rhayader	HA1	70	0	0	0	0	0	0	0	17	17	18	18	0	0	0	
Land off East Street	Rhayader	HA2	15	0	0	0	0	0	0	5	5	5	0	0	0	0	0	

Site Location	LDP Reference	Site Capacity	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Welshpool																	
Burgess Land, Welshpool	Welshpool	HC1	73	0	0	45	0	0	14	14	0	0	0	0	0	0	0
Land r/o High Street, Park Lane	Welshpool	HC2	6	0	0	0	0	0	0	0	0	2	2	2	0	0	0
Land off Gallowstree Bank	Welshpool	HA1	30	0	0	0	0	0	0	0	10	10	10	0	0	0	0
Land at Greenfields, Caeglas	Welshpool	HA2	10	0	0	0	0	0	0	0	3	3	4	0	0	0	0
Land at Red Bank	Welshpool	HA3	138	0	0	0	0	0	0	0	0	27	27	28	28	28	0
Ystradgynlais Area																	
Land off Brecon Road, Ystradgynlais	Ystradgynlais Area	HA1	56	0	0	0	0	0	0	0	0	0	14	14	14	14	0
Land R/O Jeffrey's Arms, Brecon Road	Ystradgynlais Area	HC1	18	0	0	0	0	0	0	0	6	6	6	0	0	0	0
Gurnos School, Lower Cwmtwrch, Ystradgynlais	Ystradgynlais Area	HA2	28	0	0	0	0	7	7	7	7	0	0	0	0	0	0
Penrhos CP School, Brecon Rd, Ystradgynlais	Ystradgynlais Area	HA3	38	0	0	0	0	0	0	0	0	0	12	12	14	0	0
Penrhos playing field, Brecon Road, Ystradgynlais	Ystradgynlais Area	HA4	8	0	0	0	0	0	0	0	0	0	4	4	0	0	0
Glanrhyd Farm, Ystradgynlais	Ystradgynlais Area	HA5	8	0	0	0	0	0	0	0	0	0	4	4	0	0	0
Maes Y Dderwen Comp School, Ystradgynlais Areas A	Ystradgynlais Area	HA6	18	0	0	0	0	0	0	0	0	0	6	6	6	0	0
Maes Y Dderwen Comp School, Ystradgynlais Areas B	Ystradgynlais Area	HA7	39	0	0	0	0	0	0	0	0	0	0	0	13	13	13
Ynysbydfe Farm	Ystradgynlais Area	HA8	24	0	0	0	0	0	0	0	0	0	8	8	8	0	0
Hay-on-Wye																	
Land at Gypsy Castle Lane	Hay-on-Wye	MUA1	45	0	0	0	0	0	0	0	0	15	15	15	0	0	0
Large Villages																	
Abercrave																	
Land to East of Maesycribarth	Abercrave	HA1	13	0	0	0	0	0	0	4	4	5	0	0	0	0	0
Abermule																	
Land adjoining Abermule House	Abermule	HA1	10	0	0	0	0	0	0	4	3	3	0	0	0	0	0
Land adjacent The Meadows & Land adjacent Parkside	Abermule	HA2	30	0	0	0	0	0	0	0	0	10	10	10	0	0	0
Arddleen																	
Land West of Tredarwen House	Arddleen	HA1	16	0	0	0	0	0	0	6	6	4	0	0	0	0	0
Berriew																	
Bettws Cedewain																	
Bryn Bechan	Bettws Cedewain	HC1	10	0	0	0	0	5	5	0	0	0	0	0	0	0	0
Boughrood & Llyswen																	
The Depot Boughrood	Boughrood & Llyswen	HC1	12	0	0	0	5	3	4	0	0	0	0	0	0	0	0
Beeches Park, Boughrood	Boughrood & Llyswen	HC2	5	0	1	1	2	0	0	0	0	0	0	0	0	0	0
Land at Llyswen adj B24 HA3	Boughrood & Llyswen	HA1	29	0	0	0	0	0	0	0	10	10	9	0	0	0	0
Land adjoining Beeches Park, Boughrood	Boughrood & Llyswen	HA2	30	0	0	0	0	0	0	0	0	10	10	10	0	0	0
Bronllys																	
Land adjacent to Bronllys Court	Bronllys	HC1	32	0	0	0	10	10	10	2	0	0	0	0	0	0	0
Land to rear of Greenfields Bronllys	Bronllys	HC2	6	0	0	0	3	3	0	0	0	0	0	0	0	0	0
Land adj Bronllys CP School, Neuadd Terrace	Bronllys	HA1	36	0	0	0	0	0	0	0	0	12	12	12	0	0	0
Land at Bronllys to the west of Hen Ysgubor	Bronllys	HA2	15	0	0	0	0	0	0	0	0	5	5	5	0	0	0
Caersws																	
Land north of Carno Road	Caersws	HA1	40	0	0	0	0	0	0	0	0	10	10	10	10	0	0
Carno																	
Land off Ffordd Dol-Llin	Carno	HA1	13	0	0	0	0	0	0	5	5	3	0	0	0	0	0
Land north of Gerddi Cledan	Carno	HA2	25	0	0	0	0	0	0	8	8	9	0	0	0	0	0
Castle Caereinion																	
Land at Swallows Meadow	Castle Caereinion	HC1	25	0	0	1	4	5	5	6	4	0	0	0	0	0	0
Churchstoke																	
Land at Maes Neuadd (rear of Village Hall)	Churchstoke	HC1	16	0	0	1	1	1	3	5	0	0	0	0	0	0	0
Land at the Garage	Churchstoke	HC2	6	0	0	0	0	0	0	0	2	2	2	0	0	0	0
Land at the Hatchery	Churchstoke	HC3	12	0	0	3	2	0	2	3	0	0	0	0	0	0	0
Land adjacent The View	Churchstoke	HC4	11	0	0	0	0	0	0	0	0	0	4	4	3	0	0
Clyro																	
Land South east of Clyro (A)	Clyro	HC1	15	0	0	0	0	0	0	0	3	3	3	3	3	0	0
Land South east of Clyro (B)	Clyro	HA1	13	0	0	0	0	0	0	0	0	0	5	5	3	0	0
Coelbren																	
Land adjacent to Festry Fach, Dol Henrhyd	Coelbren	HA1	22	0	0	0	0	0	0	0	0	0	8	7	7	0	0
Crewgreen																	
Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	Crewgreen	HA1	21	0	0	0	0	0	0	7	7	7	0	0	0	0	0
Crossgates																	
Oaktree Meadows	Crossgates	HC1	15	0	0	0	0	0	5	5	5	0	0	0	0	0	0
Land South of Studio Cottage	Crossgates	HA1	15	0	0	0	0	0	0	0	0	0	5	5	5	0	0

Site Location	LDP Reference	Site Capacity	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Forde / Kingswood																	
Settlement Note	Forde / Kingswood	N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Land off Heritage Green	Forde / Kingswood	HA1	15	0	0	0	0	0	0	5	5	5	0	0	0	0	0
Land between Heatherwood & Kingswood Lane	Forde / Kingswood	HA2	10	0	0	0	0	0	0	0	0	0	4	4	2	0	0
Four Crosses																	
Land at Oldfield (including land rear of School)	Four Crosses	HA1	30	0	0	0	0	0	0	0	0	0	10	10	10	0	0
Employment Land at Four Crosses Business Park	Four Crosses	EC1	N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Glasbury																	
Treble Hill Stables, Glasbury	Glasbury	HA1	9	0	0	0	0	0	0	3	3	3	0	0	0	0	0
Guilfield																	
Land at Sam Meadows	Guilfield	HC1	46	0	0	0	0	0	0	0	10	10	10	16	0	0	0
Land adj Celyn Lane	Guilfield	HA1	20	0	0	0	0	0	0	0	0	7	7	6	0	0	0
Land to East of Groes-lwyd, Guilfield	Guilfield	HA2	19	0	0	0	0	0	0	6	6	7	0	0	0	0	0
Howey																	
Land adjacent Goylands Estate	Howey	HC1	11	0	0	0	0	3	3	5	0	0	0	0	0	0	0
Land at Crossways Court.	Howey	HA1	30	0	0	0	0	0	0	0	0	0	10	10	10	0	0
Kerry																	
Dolforan View, Kerry	Kerry	HA1	62	0	0	0	0	0	15	15	16	16	0	0	0	0	0
Knucklas																	
Land at Castle Green	Knucklas	HA1	17	0	0	0	0	0	0	6	6	5	0	0	0	0	0
Llanbrynmair																	
Brynoch	Llanbrynmair	HC1	5	0	0	0	0	0	0	0	0	5	0	0	0	0	0
Land west of Brynoch	Llanbrynmair	HA1	17	0	0	0	0	0	0	0	0	5	5	5	2	0	0
Llandinam																	
Land opposite Old Barn Close, Llandinam	Llandinam	HA1	8	0	0	0	0	0	0	3	3	2	0	0	0	0	0
Llandrinio																	
Gwernybatio Land off Orchard Croft	Llandrinio	HA1	20	0	0	0	0	0	0	7	7	6	0	0	0	0	0
Llanfechain																	
Land north of Church, Llanfechain	Llanfechain	HA1	25	0	0	0	0	0	0	8	8	9	0	0	0	0	0
Llangurig																	
9180 Adj Penybont Farm & Maescurig (A/27/001)	Llangurig	HC1	9	0	0	0	0	0	0	0	0	0	2	2	2	2	1
Land adj. Maesllan, Llangurig	Llangurig	HA1	18	0	0	0	0	0	0	0	0	0	6	6	6	0	0
Llangynog																	
Llangynog Glebe	Llangynog	HA1	8	0	0	0	0	0	0	3	3	2	0	0	0	0	0
Llanrhaeadr-ym-Mochnant																	
Land at Maes yr Esgob, Llanrhaeder ym Mochnant	Llanrhaeadr-ym-Mochnant	HA1	19	0	0	0	0	0	0	0	0	0	6	6	7	0	0
Llansantffraid-ym-Mechain																	
Land off Fford Spoonley, Llansantffraid	Llansantffraid-ym-Mechain	HC1	12	0	0	0	8	2	2	0	0	0	0	0	0	0	0
Land at Spoonley Farm, Llansantffraid	Llansantffraid-ym-Mechain	HA1	20	0	0	0	0	0	0	7	7	6	0	0	0	0	0
Land adj. Maes y cain, Llansantffraid-ym-Mechain	Llansantffraid-ym-Mechain	HA2	13	0	0	0	0	0	0	4	4	5	0	0	0	0	0
Llansilin																	
Land Opposite the Wynnstay Inn, Llansilin	Llansilin	HC1	23	0	0	0	0	0	0	6	6	6	5	0	0	0	0
Llanymynech																	
UDP allocation M170 HA1 (Parc Llwyfen)	Llanymynech	HC1	10	0	0	2	4	4	0	0	0	0	0	0	0	0	0
Land adj Parc Llwyfen	Llanymynech	HA1	10	0	0	0	0	0	0	4	3	3	0	0	0	0	0
Land off Carreghofa Lane	Llanymynech	HA2	15	0	0	0	0	0	0	0	0	5	5	5	0	0	0
Llanyre																	
Land at Llanyre Farm	Llanyre	HA1	12	0	0	0	0	0	0	0	0	0	4	4	4	0	0
Meifod																	
Pentre works and adjacent land, Meifod	Meifod	HA1	13	0	0	0	0	0	0	0	0	5	5	3	0	0	0
Middletown																	
Land west of Golfa Close	Middletown	HA1	18	0	0	0	0	0	0	6	6	6	0	0	0	0	0
New Radnor																	
Water Street Farm	New Radnor	HC1	14	0	0	0	0	4	4	4	2	0	0	0	0	0	0
Newbridge on Wye																	
The Orchard	Newbridge on Wye	HC1	5	0	0	0	0	0	3	2	0	0	0	0	0	0	0
Penybontfawr																	

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Land east of Ysgol Pennant, Penybontfawr	Penybontfawr	HA1	10	0	0	0	0	0	0	0	3	3	4	0	0	0	0	0
Pontrobert																		
Land at Y Fferm, Pontrobert, Meifod, Powys	Pontrobert	HA1	6	0	0	0	0	0	0	0	0	0	3	3	0	0	0	0
Three Cocks																		
Land between/adj Gwernyfed Avenue, Three Cocks	Three Cocks	MUA1	15	0	0	0	0	0	0	0	0	0	0	5	5	5	0	0
Trefeglwys																		
Land to West of Llwyncelyn (Phase 2)	Trefeglwys	HC1	17	0	0	0	0	0	0	0	0	0	0	5	5	7	0	0
Tregynon																		
Rear of Bethany Chapel	Tregynon	HA1	22	0	0	0	0	0	0	0	7	8	7	0	0	0	0	0
Trewern																		
Land east of Trewern School	Trewern	HA1	24	0	0	0	0	0	0	0	0	0	8	8	8	0	0	0