



# **Powys Local Development Plan**

**2011 - 2026**

## **Housing Provision – Phasing and Delivery (Trajectory)**

**September 2016**

<b>1. Introduction.....</b>	<b>1</b>
<b>2. Housing Land Supply Trajectory Methodology .....</b>	<b>2</b>
<b>3. Housing Land Trajectory 2011- 2026.....</b>	<b>3</b>
<b>4. Conclusion.....</b>	<b>7</b>
<b>5. Appendices:</b>	
<b>1. Phasing and deliverability Schedule</b>	

## **1. Introduction**

1.1 Technical Advice Note 1 (TAN1) Joint Housing Land Availability Studies (2015) places a requirement on local planning authorities to demonstrate a 5 year housing land supply on adoption of a Local Development Plan (LDP) (Paragraph 3.2) and to maintain a 5 year continuous supply of readily available housing land. Whilst TAN 1 indicates that 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.

1.2 The purpose of this revised paper (that replaces the January 2016 paper) is to set out the likely delivery of new housing for each year of the plan period 2011-2026 and to demonstrate that the Council will satisfy the requirement for a five year housing land supply on adoption of the LDP which is anticipated in the autumn of 2017.

1.3 Following adoption of the LDP, the assessment of housing land supply within the authority area will be undertaken through the production of annual Joint Housing Land Availability Studies in accordance with TAN1. The information contained in these reports will assist in the monitoring of the LDP in respect of housing delivery.

1.4 In response to the requirements of TAN 1 and the need to demonstrate a 5 year housing land supply on adoption of the LDP and following the consideration of representations made on the Deposit Local Development Plan (DLDP) (2015), the LDP dwelling requirement has been amended by the proposed Focused Changes to 4500 dwellings over the Plan period. Further information is provided in the Council's background paper entitled) Dwelling Requirement Figure (EB42) (Sept 2016). This paper sets out the housing land supply against this dwelling requirement.

## **2. Housing Land Supply Trajectory Methodology**

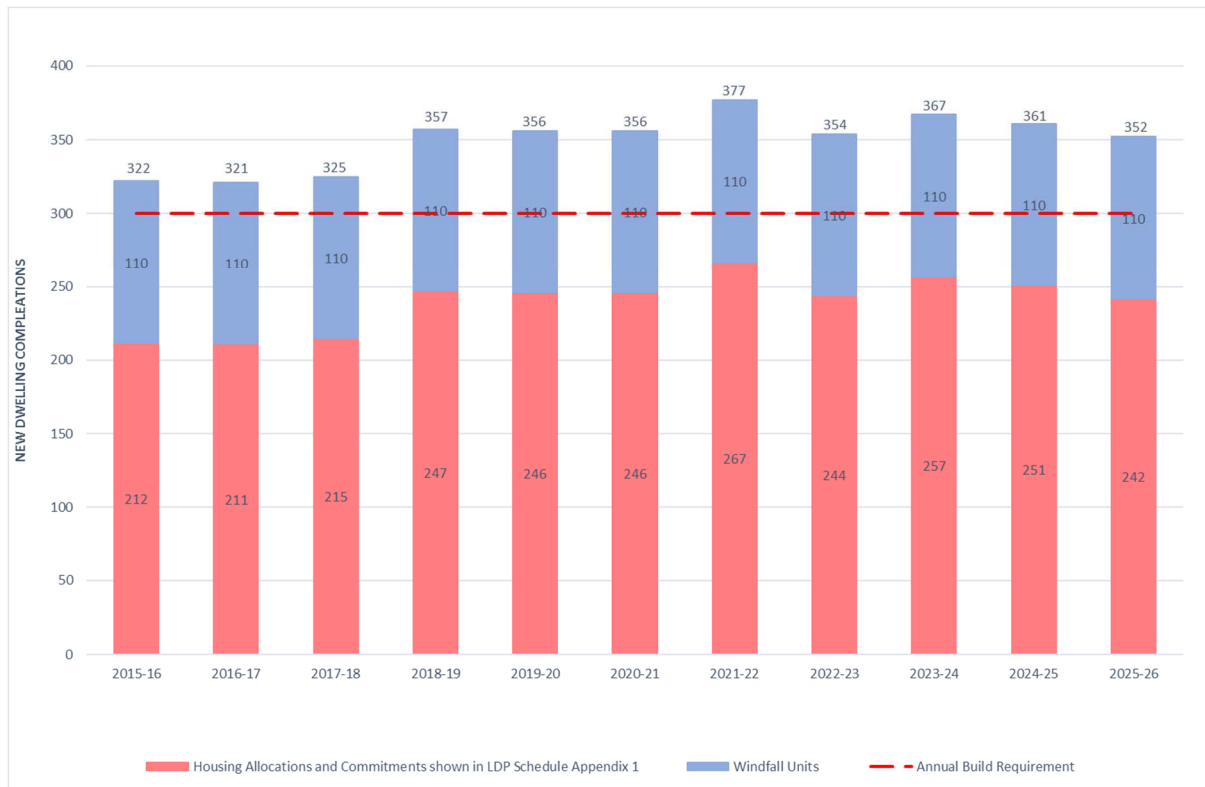
2.1 The methodology applied for calculating the land supply trajectory for the LDP period follows the residual calculation identified in TAN 1. This involves comparing the amount of land that is considered to be genuinely available for any given 5 year period with the amount of land that is needed for that period of time in the context of the remaining housing requirement identified within the LDP.

2.2 The Council's starting point for this is the existing housing land information available from the Council's monitoring of planning consents and housing completions including windfall developments which are those sites with less than 5 residential units and also information published in the Joint Housing Land Availability Studies (JHLAS) since April 2011, this being the base date for the LDP.

2.3 In calculating housing land supply, TAN 1 includes an allowance for windfall development to be included when calculating the 5 year supply. The Council has calculated that windfall developments will contribute some 1210 dwellings over the 11 years of the plan period after 1st April 2015 which equates to 110 units per annum. This is explained in more detail in the Council's background paper entitled Housing Provision 3 - Windfall Allowance (EB42) (Sept 2016).

2.4 The projected annual housing development trajectory from housing allocations, commitments and windfall sites for the period 1<sup>st</sup> April 2015 to 1<sup>st</sup> April 2026 is shown in the following bar chart (Figure 1). The 1<sup>st</sup> April 2015 is the base date being used for all housing provision figures. An overview of the projected timescales of new housing development within the trajectory is provided in Section 3 of this paper below. This sets out the forecasted short, medium and long term housing land supply.

**Figure 1 – Powys County Council LDP Housing Provision Trajectory 2015-2026**



### **3 Housing Land Trajectory 2011-2026**

3.1 Table 1 provides a summary of the housing land supply forecast annually throughout the LDP plan period, with the annual land supply expressed in years as set out in Figure 2. The third column in Table 1 contains the expected annual completion figures, which amount to the total dwelling requirement figure of 4500.

3.1.1 The expected annual completion figures were derived from the site schedule in Appendix 1, which contains all the sites that comprise the LDP housing supply. This includes housing allocations, commitments and the estimated windfall amount which all amount to the housing provision figure of 5596 dwellings which is an over provision of 24% (flexibility allowance) above the dwelling requirement figure of 4500. The total annual number of units resulting from the housing provision figure, minus 24% provides the expected annual completion figures that amount to the overall dwelling requirement figure of 4500 to in 2025/2026.

#### **Housing Land Supply 2011-2016**

3.2 The Council's monitoring of completions undertaken for the first five years of the LDP have recorded the level of new housing provision and as such are a statement of fact. However, the land supply for these years prior to 2015 was calculated using the past build methodology, advocated within the now superseded TAN 1 (2006). In order to provide a housing land supply trajectory across the LDP period, the Council has set out the land supply for the period 2011-2016 using the residual method prescribed in TAN 1(2015).

3.3 On this basis, the trajectory shows that the housing land supply increases from a base land supply of 6.5 years at 1<sup>st</sup> April 2016 up to 12.5 years at 1<sup>st</sup> April 2025.

#### **Medium Term Housing Land Supply 2016 -2021**

3.4 Table 2 provides a calculation of the land supply for each year up to the end of 2021 at which point there will be five years of the plan period remaining. As shown in Table 1 this indicates that at 1<sup>st</sup> April 2017 (2016/2017), following adoption of the LDP the housing land supply is anticipated to be 7.0 and at 7.8 at the 1<sup>st</sup> April 2021 (2020/2021).

#### **Long Term Housing Land Supply 2021 - 2026**

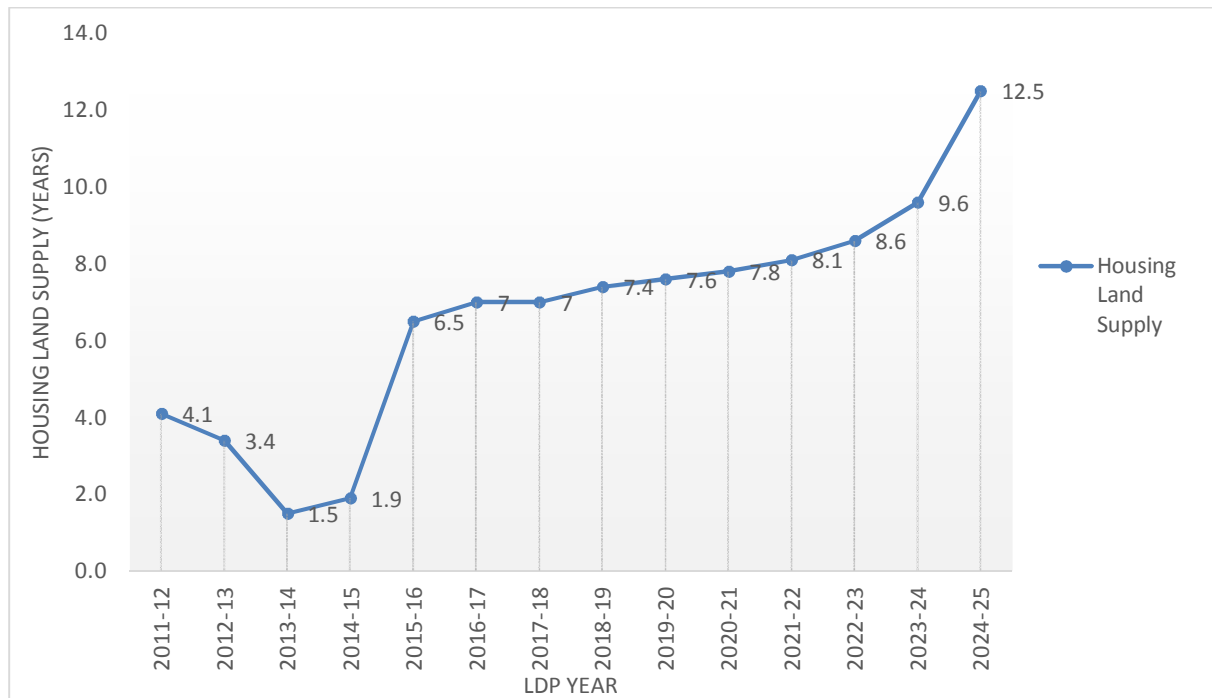
3.5 As of 1<sup>st</sup> April 2021, the housing land supply is estimated to be 7.8 years but at 2022, there are less than 5 years of the plan period remaining. There is no one established methodology that can be used to enable the Council to accurately calculate the required five year housing land supply at this point. One of the options is for local planning authorities to use the methodology contained in TAN 1 (paragraph 5.2) which requires the annual housing requirement of the LDP to be extrapolated to give an estimate of the land required for the proceeding five year period.

3.6 This methodology when used by the Council produced some irregular figures for the annual housing requirement that were not considered realistic. The Council decided to use an alternative method which is to simply use the same total land available figure of 2384 shown in column G of Table 1 for the year 2022/2023 for each of the following years up to

the end of the plan period 2024/2025. It is considered if it were possible to calculate an accurate figure for the total land available (shown in column G) for these years it would not significantly deviate from the figure of 2384.

3.7 Applying the above methodology, it is estimated that 5 year housing land supply will be maintained up to 2024-25 by which time the trajectory shows that the housing requirement of 4500 dwellings will be delivered.

**Figure 2 – Powys County Council LDP Housing Land Supply (Years) Trajectory 2011-2026**



**Table 1: Housing Development Trajectory and Housing Land Supply 1<sup>ST</sup> April 2011 – April 2026 (LDP expiry date)**

LDP Year/JHL AS period	LDP housing requirement	Year end completions including windfall units (110 windfall p.a. 2015 - 2026)	Total completions	LDP years remaining	Residual housing requirement	5 year requirement	Annual building requirement	Total Land Available	Total land supply in years
	<b>a</b>		<b>b</b>	<b>c</b>	<b>d = (a-b)</b>	<b>e = (d/c) x 5</b>	<b>F = e/5</b>	<b>G</b>	<b>h = g/f</b>
2011-15			622	12					
2015-16	4500	322	944	11	3556	1616	323	2110	6.5
2016-17	4500	321	1265	10	3235	1618	324	2257	7.0
2017-18	4500	325	1590	9	2910	1617	323	2330	7.0
2018-19	4500	357	1947	8	2553	1596	319	2369	7.4
2019-20	4500	356	2303	7	2197	1569	313	2382	7.6
2020-21	4500	356	2659	6	1841	1534	307	2390	7.8
2021-22	4500	377	3036	5	1464	1464	293	2386	8.1
2022-23	4500	354	3390	4	1110	1388	278	2384	8.6
2023-24	4500	367	3757	3	743	1238	248	2384	9.6
2024-25	4500	361	4118	2	382	955	191	2384	12.5
2025-26	4500	352	4470	1	30	150	30	2384	-

**Table 2: Total Land Available in 5 year periods**

<b>Available land</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>Total land available</b>
2015/16 -2019/20	322	423	427	470	468							<b>2110</b>
2016/17 -2020/21		423	427	470	468	469						<b>2257</b>
2017/18 - 2021/22			427	470	468	469	496					<b>2330</b>
2018/19- 2022/23				470	468	469	496	466				<b>2369</b>
2019/20 2023/24					468	469	496	466	483			<b>2382</b>
2020/21 - 2024/25						469	496	466	483	476		<b>2390</b>
2021/22 -2025/26							496	466	483	476	463	<b>2384</b>



## **4 Conclusion**

4.1 The above objective assessment indicates that Powys County Council would have a 7.0 year housing supply at 1<sup>st</sup> April 2017. The housing trajectory anticipates the maintenance of a 5 year land supply up to the penultimate year of the plan by which time the LDP housing requirement of 4500 dwellings is forecast to have been provided.

Appendix 2 - Phasing and Delivery of New Housing Provision,

Site Location	Settlement	LDP Ref (as amended by Focused Changes)	No. of dwellings units	HC NS	HC NS - 40%	HC U/C	11-15 total	2015/20 16	2016/201 7	2017/201 8	2018/20 19	2019/20 20	2020/20 21	2021/20 22	2022/20 23	2023/202 4	2024/202 5	2025/202 6	Total	
Land to east of village adjacent canal	Berrew	P04 HA1	HA	12												6	3	3	12	
Land west of primary school, Builth Wells	Builth Wells & Llanellwedd	P08 HA2	HA	59															59	
Land to the East of Bryn, Hospital Rd., Builth	Builth Wells & Llanellwedd	P09 HA3	HA	43										10	10	10	10	10	43	
Land to East of Maesythobarn	Abercraw	P11 HA1	HA	14												4			14	
Land off Florrd Dol-Lin	Carno	P10 HA1	HA	14										7	7				14	
Land north of Gerddi Cledan	Carno	P10 HA2	HA	27										5	7	15			27	
Land to west of Fir House	Churchstoke	P12 HA1	HA	36							8	8	9	6	5	0	0	0	36	
Land South east of Clyro (B)	Clyro	P13 HA1	HA	14										7	7				14	
Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	Crewgreen	P15 HA1	HA	23					5	6	6	6							23	
Land South of Studio Cottage	Crossgates	P16 HA1	HA	19												5	5	9	19	
Land off Heritage Green	Forden / Kingswood	P17 HA1	HA	15				2	3	5	5								15	
Land between Heatherwood & Kingswood Lane	Forden / Kingswood	P17 HA2	HA	10										2	2	2	2	2	10	
Land at Oldfield (including land rear of School)	Four Crosses	P18 HA1	HA	32								8	8	8	8				32	
Treble Hill Stables, Glasbury	Glasbury	P19 HA1	HA	5													5		5	
Land adjoining Abermule House	Abermule	P2 HA1	HA	10											5	5			10	
Land adjacent The Meadows & Land adjacent Parkside	Abermule	P2 HA2	HA	30											10	20			30	
Land adj. Celyn Lane	Guldfield	P20 HA1	HA	20											5	15			20	
Land to East of Groes-lywd, Guldfield	Guldfield	P20 HA2	HA	22				7	5	10									22	
Land at Gypsy Castle Lane	Hay-on-Wye	P21 MUA1	HA	49						15	15	19							49	
Land at Crossways Court.	Howey	P22 HA1	HA	38									7	10	10	11	0		38	
Land adjacent Goylands Estate	Howey	P22 HA2	HA	12															12	
Adj. Shirley Ludlow Road.	Knighton	P24 HA1	HA	24						7	7	10							24	
Prestegyn Road	Knighton	P24 HA3	HA	70											20	10	20	20	70	
Land at Castle Green	Knuckles	P25 HA1	HA	17					7	5									17	
Land west of Bryncoch	Llanbrynmair	P26 HA1	HA	19												6	6	7	19	
Land opposite Old Barn Close, Llandinam	Llandinam	P27 HA1	HA	8											1	2	2	2	8	
Land adj. Crabtree Green	Llandrindod Wells	P28 HA1	HA	50				2	10	10	15	5	8						50	
Tremont Park Extension	Llandrindod Wells	P28 HA2	HA	122				10	10	10	10	10	21	25	10	11	15	15	122	
Ithon Road	Llandrindod Wells	P28 HA3	HA	122				6	15	15	15	10	10	10	10	10	21		122	
Land at Ridgebourne Drive.	Llandrindod Wells	P28 HA4	HA	100				10	20	20	20	20	10						100	
Gwernybato Land off Orchard Croft	Llandrinio	P29 HA1	HA	30				0	15	10	5					10			30	
Land West of Tredeven House	Ardleen	P3 HA1	HA	17							7	5	5						17	
Land at Tanyfion, Llanfair Caereinion	Llanfair Caereinion	P30 HA1	HA	40						10	10	20							40	
UDP Allocation M15 HA3	Llanfair Caereinion	P30 HA2	HA	20												10	5	5	20	
Land north of Church, Llanfachain	Llanfachain	P31 HA1	HA	25											10	10	5	0	25	
Land opposite Maesydre, Llanfyllin	Llanfyllin	P32 HA1	HA	14															14	
Maesydre Field, Llanfyllin	Llanfyllin	P32 HA2	HA	55												18	18	19	55	
Field 7674, South of Maesydre, Llanfyllin	Llanfyllin	P32 HA2	HA	90						20	10	10	10	10	10	10			90	
Land adj. Maeslan, Llanguyrig	Llanguyrig	P33 HA1	HA	19												4	5	5	19	
Llanguyrog Glebe	Llanguyrog	P34 HA1	HA	8													2	2	4	8
Land at Penybafal, Llanidloes	Llanidloes	P35 HA1	HA	27											15	9	3		27	
Chapel Farm, Gorn Road, Llanidloes	Llanidloes	P35 HA2	HA	42												10	10	12	42	
Land at Maes y Esgob, Llanfhaeadf-ym-Mochnant	Llanfhaeadf-ym-Mochnant	P36 HA1	HA	19									4	5	5				19	
Land at Spoonley Farm, Llansanffraid	Llansanffraid-ym-Mechain	P37 HA1	HA	22												4	6	7	22	
Land adj. Maes y cain, Llansanffraid-ym-Mechain	Llansanffraid-ym-Mechain	P37 HA2	HA	13												3	3	4	13	
Land adj. Parc Llwyfan	Llanymynech	P40 HA1	HA	11										6	5				11	
Land off Carreghofs Lane	Llanymynech	P40 HA2	HA	20						10	4	6							20	
Land at Llanyre Farm	Llanyre	P41 HA1	HA	19												6	6	7	19	
OS1546, Aberystwyth Road	Machynlleth	P42 HA1	HA	29										10	10	9			29	
Land Adjacent HA1, Aberystwyth Rd	Machynlleth	P42 HA2	HA	14													7	7	14	
Mid Wales Storage Depot	Machynlleth	P42 HA3	HA	14														7	14	
Newtown Road	Machynlleth	P42 HA4	HA	5								5							5	
Petree works and adjacent land, Mellod	Mellod	P43 HA1	HA	45											10	10	10	15	45	
Land west of Gofla Close	Middleton	P44 HA1	HA	19												6	6	7	19	
Land at Verdon, Forden Road	Montgomery	P45 HA1	HA	54												14	20	20	54	
Hendellley	Newtown	P48 HA2	HA	15					6	2	7								15	
South of Heol Treowen Extension	Newtown	P48 HA3	HA	70										25	25	10	10		70	
South of Heol Treowen / Great Brimmon	Newtown	P48 HA4	HA	136												27	27	27	136	
Land east of Ysgol Penant, Penybontfawr	Penybontfawr	P49 HA1	HA	11											5	6			11	
Land at Y Ffarm, Pontrobert, Mellod, Powys	Pontrobert	P50 HA1	HA	6															6	
Joe Deakins Road Site	Prestegyn	P51 HA2	HA	35												10	10	15	35	
Former Kaye Foundry Site	Prestegyn	P51 MUA1	HA	60									15	25	10	10			60	
Tir Galla	Rhayader	P52 HA1	HA	70								1	2	2	5	15	15	15	70	
Land off East Street	Rhayader	P52 HA2	HA	16													4	4	8	16
Land between/adj Gwernyfed Avenue, Three Cocks	Three Cocks	P53 MUA1	HA	32						10	5	5	12						32	
Rear of Bethany Chapel	Tregynon	P55 HA1	HA	24									6	6	6	6			24	
Land east of Trevern School	Trevern	P56 HA1	HA	27							10	10	7						27	
Land off Gallowstree Bank (adj. canal)	Welshpool	P57 HA1	HA	30										10	10	10			30	
Land at Greenfields, Caeglas	Welshpool	P57 HA2	HA	11							2	2		4	3				11	
Land at Red Bank	Welshpool	P57 HA3	HA	149						25	24	25	25	25	25				149	
Land off Brecon Road, Ystradgynlais	Ystradgynlais Area	P58 HA1	HA	59							9	20	15	15	15				59	
Brynygroes CS851	Ystradgynlais Area	P58 HA10	HA	136						15	15	10	15	14	10	17	15	15	136	
Penrhos School Extension	Ystradgynlais Area	P58 HA11	HA	122											25	25	25	22	122	
Cynllyn School Playing Field	Ystradgynlais Area	P58 HA12	HA	10							3	3	4						10	
Penrhos CP School, Brecon Rd, Ystradgynlais	Ystradgynlais Area	P58 HA3	HA	41										20	11	10			41	
Glanhyd Farm, Ystradgynlais	Ystradgynlais Area	P58 HA5	HA	8												4	4		8	
Penrhos Farm CS855	Ystradgynlais Area	P58 HA9	HA	76												16	20	20	76	
Land at Llyswen adj B24 HA3	Boughrood & Llyswen	P6 HA1	HA	30												7	7	8	30	
Land adjoining Beeches Park, Boughrood	Boughrood & Llyswen	P6 HA2	HA	15						5	5	5							15	
Land adj Bronllys CP School, Neuadd Terrace	Bronllys	P7 HA1	HA	38						10	10	18							38	
Land at Bronllys to the west of Hen Ysgubor	Bronllys	P7 HA2	HA	10							2	2	2	2	2				10	
Land to rear of Greenfields Bronllys	Bronllys	P7 HA3	HA	6														3	6	
Land north of Camo Road	Caersws	P9 HA1	HA	43												10	10	10	43	
<b>HA Total</b>	<b>Subtotals</b>			<b>2993</b>				<b>1</b>	<b>45</b>	<b>221</b>	<b>232</b>	<b>254</b>	<b>287</b>	<b>304</b>	<b>372</b>	<b>325</b>	<b>331</b>	<b>314</b>	<b>2993</b>	
<hr/>																				
Site Location	Settlement	LDP Ref (as amended by Focused Changes)	No. of dwellings units	HC NS	HC NS - 40%	HC U/C	11-15 total	2015/20 16	2016/201 7	2017/201 8	2018/20 19	2019/20 20	2020/20 21	2021/20 22	2022/20 23	2023/202 4	2024/202 5	2025/202 6	Total	
The Old Skin Warehouse Site, Brecon Rd, Builth	Builth Wells & Llanellwedd	P08 HC1	HC	7	6	3.6	1			1	2.6	1	0	0	0	0	0	0	4.6	
Hay Road Garage	Builth Wells & Llanellwedd	P08 HC2	HC	11	11	6.6	0				0	3.6	3	0	0	0	0	0	6.6	
Builth Wells Cottage Hospital	Builth Wells & Llanellwedd	P08 HC3	HC	17	0	0	17			17	0	0	0	0	0	0	0	0	17	
Land at Swallows Meadow	Castle Caereinion	P11 HC1	HC	31	10	6	16	5	16	3	2.8	2							22	
Land at Maes Neuadd (rear of Village Hall)	Churchstoke	P12 HC1	HC	16	13	7.8	2												16	
Land at the Garage	Churchstoke	P12 HC2	HC	8	6	3.6	0											2	14	3.6
Land at the Hatchery	Churchstoke	P12 HC3	HC	12	7	4.2	0						2.2	2	0	0	0	0	4.2	
Land adj. The View	Churchstoke	P12 HC4	HC	11	11	6.6	0											2	2.6	6.6
Land South east of Clyro (A)	Clyro	P13 HC1	HC	21	15	9	6			3	3	3	0	0	0	0	0	0	15	
Oaktree Meadows	Crossgates	P16 HC1	HC	15	15	9	0			0	3	3	3</							