

Powys County Council Joint Housing Land Availability Study (2016)

Between Powys County Council Local Planning Authority and the Study
Group:

Natural Resources Wales

Barratt Homes

Mid Wales Housing

Hughes Architects

Dwr Cymru

Garner Southall

Berrys

Home Builders Federation

Outdoor Recreation PCC

McCartneys

Melin Homes

AB Planning

Anne Price

Mike Davies

Nigel Griffiths

19 August 2016

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1. Summary

1.1 This is the Powys County Council Land Availability Study (JHLAS) for 2016 which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 2015.

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/planningstats/housing-land-availability-in-wales/?lang=en>

<http://gov.wales/topics/planning/planningstats/housing-land-availability-in-wales/?skip=1&lang=cy>

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the Table 4 calculation method set out in TAN 1 Powys County Council has **2.2 years** housing land supply.

In regard to the calculation method used, TAN 1 states *in situations where the adopted LDP only covers part of the 5 year study period, the average annual requirement from the LDP should be extrapolated to give an estimate of the land required (See Table 4 in Annex 3 for the formula for the calculation). In such circumstances it should be demonstrated that the adopted plan overlaps the study period by providing the dates of the adoption and expiration of the plan period.*

The Powys Unitary Development Plan (2001 – 2016) adopted March 2010, expired June 2016 and therefore overlaps the study period. It shows that based on the required method set out in TAN 1 Powys County Council has **2.2 years** housing land supply.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Natural Resources Wales
- Barratt Homes
- Mid Wales Housing
- Hughes Architects
- Dwr Cymru
- Garner Southall
- Berry Brothers
- Home Builders Federation
- Outdoor Recreation PCC
- McCartneys
- Melin Homes

- AB Planning
- Anne Price
- Mike Davies
- Nigel Griffiths

Report Production

1.5 Powys County Council issued draft site schedules and site proformas for consultation between 08/07/2016 and 15/07/2016. Comments were provided by the HBF 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 24th August 2016.

1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

2. 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 allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the required methodology set out in Table 4 of Annex 3 of TAN 1, based on the Powys Unitary Development Plan (2001 – June 2016) adopted March 2010.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1 st April 2016 – 1 st April 2021) – Large Sites						
		5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Proposed homes	1	2	3	4	Homes completed since last study
Total	3523	171	1106	1805	441	237

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

Private	1175
Public	102
Total	1277

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

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
83	76	61	54	78	352

2.5 The overall **total 5 year land supply** (large + small sites) is 1629 (1277+352).

Table 3 – Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan)	6135
B	Completions from start of plan period to JHLAS base date (large and small sites) 4008 + 237 + 78 = 4323	4323
C	Residual Requirement (A-B) 6135 – 4323 = 1812	1812
D	5 Year Requirement (C/number of years of plan period remaining x 5)	N/A
E	Annual Need (based on Table 4 calculation) $\frac{H \times N/P + (H - C)}{5}$ $\frac{6135 \times 4.75/15 + (6135 - 4323)}{5}$ **see note below	750.95
F	Total 5 Year Land Supply (from para. 2.5) (Cat 1 + Cat 2) + (Small site completions) (171 + 1106) + (352) = 1629	1629
G	Land Supply in Years (F/E) 1629/750.95 = 2.2	2.2

Table 4 – Calculating the average annual requirement where the plan period expires part-way through the JHLAS period

$\text{Average annual requirement} = \frac{H \times N}{P} + (H - C)$ $\frac{6135 \times 4.75}{15} + (6135 - 4323) = 750.95$
<p>Where:</p> <p>H = Total Housing Requirement (as set out in the adopted Development Plan)</p> <p>N = Number of years left in JHLAS period after the plan period expires</p> <p>P = Total number of years in plan period</p> <p>C = Completions from start of plan period to JHLAS base date</p>

Appendix 1 – Site Schedules

**RESIDENTIAL LAND AVAILABILITY SCHEDULE
Powys County Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector:

Settlement: Bettws Cedewain

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
325	North of Brynteg	0	0	5	5	0	0.17	0	0	0	0	0	0	0	0	
							Revised 2015 Categorisation:						1	2	3	4
												0	0	5	0	
* TOTALS for Bettws Cedewain()		0	0	5	5	0	0.17	0	0	0	0	0	0	0	0	
												0	0	5	0	
** TOTALS for		0	0	5	5	0	0.17	0	0	0	0	0	0	0	0	
												0	0	5	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement:

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
293	Adj Camlo Close, Gwstre	0	0	6	6	0	0.28	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	6	
319	Cabalva Farm, Whitney-On-Wye	0	0	6	6	0	0.00	1	2	2	1	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	6	0	0	
* TOTALS for (Private)		0	0	12	12	0	0.28	1	2	2	1	0	0	0	0
											0	6	0	6	

Settlement: Aberhafesp

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
116	Rear Of Beechcroft	0	0	10	10	0	1.25	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	10	0	
* TOTALS for Aberhafesp(Private)		0	0	10	10	0	1.25	0	0	0	0	0	0	0	0
											0	0	10	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Abermule

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
61	Adj. The Rectory	0	0	5	5	0	0.26	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	0	5
* TOTALS for Abermule(Private)		0	0	5	5	0	0.26	0	0	0	0	0	0	0	0
												0	0	0	5

Settlement: Abertridwr

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
204	Adj. Bryn Y Fedwen	0	0	6	6	0	0.36	0	2	2	2	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	6	0	0
205	Land Opposite Ty'r Ysgol	0	0	5	5	0	0.68	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0
206	OS 4218	0	0	10	10	0	0.50	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	10	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Abertridwr

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
* TOTALS for Abertridwr(Private)		0	0	21	21	0	1.54	0	2	2	2	0	0	0	0
												0	6	15	0

Settlement: Adfa

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
329	The Former Timber Yard Adfa	0	0	8	8	0	0.24	0	2	3	0	0	0	0	0
* TOTALS for Adfa(Private)		0	0	8	8	0	0.24	0	2	3	0	0	0	0	0
												0	8	0	0

Settlement: Beguildy

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
246	Land north-west of Radnorshire Arms, Beguildy	0	0	9	9	0	0.32	0	0	3	3	3	0	0	0
* TOTALS for Beguildy(Private)		0	0	9	9	0	0.32	0	0	3	3	3	0	0	0
												0	9	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Beguildy

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*			
* TOTALS for Beguildy(Private)		0	0	9	9	0	0.32	0	0	3	3	3	0	0	0	
													0	9	0	0

Settlement: Berriew

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*			
114	Rear of Glan Yr Afon	2	0	22	20	0	0.60	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	20	0
115	North of Glan Yr Afon	0	0	20	20	0	1.70	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	20
117	Felindre Farm	0	0	5	5	0	0.08	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	5
* TOTALS for Berriew(Private)		2	0	47	45	0	2.38	0	0	0	0	0	0	0	0	0
													0	0	20	25

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Bettws Cedewain

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
62	PT OS 1756 & 2368, Bryn Bechan	2	0	12	10	0	0.42	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	10	0	
69	Part of OS 0084	0	0	10	10	0	0.67	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	10	0	
321	New Inn, Bettws Cedewain	0	0	5	5	5	0.00	5	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											5	0	0	0	0
* TOTALS for Bettws Cedewain(Private)		2	0	27	25	5	1.09	5	0	0	0	0	0	0	0
											5	0	20	0	

Settlement: Beulah

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
126	OS 470, Beulah	0	0	15	15	0	1.41	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	15	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Beulah

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
128	OS 8922, Beulah	0	0	15	15	0	1.15	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	15	0
* TOTALS for Beulah(Private)		0	0	30	30	0	2.56	0	0	0	0	0	0	0	0
												0	0	30	0

Settlement: Bleddfa

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
238	Dolassey Farm, Bleddfa	1	0	6	5	5	0.00	2	2	1	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												5	0	0	0
* TOTALS for Bleddfa(Private)		1	0	6	5	5	0.00	2	2	1	0	0	0	0	0
												5	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Boughrood

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
244	The Depot, Boughrood	7	5	12	5	0	0.14	2	2	1	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												5	0	0	0
248	Land Adjacent to Beeches Park, Boughrood	5	3	5	0	0	0.00	0	0	0	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	0	0	0
* TOTALS for Boughrood(Private)		12	8	17	5	0	0.14	2	2	1	0	0	0	0	0
												5	0	0	0

Settlement: Bronllys

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
220	Land on Talgarth Road, Bronllys	0	0	8	8	0	0.60	0	2	2	2	2	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	8	0	0
251	Bronllys Court, Bronllys (Areas A&B)	24	24	34	10	5	0.22	3	3	4	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												5	5	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Bronllys

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
252	Land at Greenfields, Bronllys Court (Area C)	0	0	6	6	0	0.40	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	6	0	
291	The Marish, Bronllys	0	0	6	6	1	0.25	1	1	1	1	1	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											1	5	0	0	
* TOTALS for Bronllys(Private)		24	24	54	30	6	1.47	4	6	7	3	3	0	0	0
											6	18	6	0	

Settlement: Builth Road

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
300	Part of Preserved Timber Products	0	0	8	8	0	0.26	0	2	2	2	2	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	8	0	0	
* TOTALS for Builth Road(Private)		0	0	8	8	0	0.26	0	2	2	2	2	0	0	0
											0	8	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Builth Wells

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
146	Land south east of Tyle Heulog	0	0	26	26	0	1.60	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	26	0
224	Off Brecon Road, Builth Wells	0	0	34	34	0	2.00	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	34	0
234	The Old Skin Warehouse Site, Brecon Rd, Builth.	0	0	7	7	1	0.27	3	4	0	0	0	0	0	0	0
													1	2	3	4
													7	0	0	0
239	Llys Buiallt, South of Hospital Road, Builth Wells.	0	0	58	58	0	2.30	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	58	0
249	Garages, Hay Road, Builth Wells	0	0	11	11	0	0.16	0	6	5	0	0	0	0	0	0
													1	2	3	4
													0	11	0	0
314	Hospital Road, Builth Wells	17	17	17	0	0	0.00	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Builth Wells

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
* TOTALS for Builth Wells(Private)		17	17	153	136	1	6.33	3	10	5	0	0	0	0	0
												7	11	118	0

Settlement: Caersws

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions												
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*						
171	Land adj. Former Lllys Maldwyn, Hospital	1	0	75	74	0	3.17	0	0	0	0	0	0	0	0				
												Revised 2015 Categorisation:		1	2	3	4		
														0	0	0	74		
174	Land North of Carno Road, OS 5832	0	0	32	32	0	1.63	0	0	0	0	0	0	0	0				
														Revised 2015 Categorisation:		1	2	3	4
																0	0	32	0
175	Land South of Carno Road, OS 6413	1	0	19	18	0	0.71	0	0	0	0	0	0	0	0				
														Revised 2015 Categorisation:		1	2	3	4
																0	0	0	18
313	Main Street, Caersws	0	0	5	5	2	0.00	2	3	0	0	0	0	0	0				
														Revised 2015 Categorisation:		1	2	3	4
																5	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Caersws

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*		
* TOTALS for Caersws(Private)		2	0	131	129	2	5.51	2	3	0	0	0	0	0	0	
													5	0	32	92

Settlement: Carno

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*		
173	Gerddi Cledan, (A/08/001)	2	2	8	6	0	0.20	0	0	0	0	0	0	0	0	0
* TOTALS for Carno(Private)		2	2	8	6	0	0.20	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	6	0
													0	0	6	0

Settlement: Castle Caereinion

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*		
111	Pt OS 0056, Adjacent Primary School (Swallows Meadow)	41	11	56	15	0	0.62	8	7	0	0	0	0	0	0	0
* TOTALS for Castle Caereinion(Private)		41	11	56	15	0	0.62	8	7	0	0	0	0	0	0	0
													1	2	3	4
													8	7	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Castle Caereinion

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
113	Glebelands	6	0	9	3	0	0.13	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	0	3
* TOTALS for Castle Caereinion(Private)		47	11	65	18	0	0.74	8	7	0	0	0	0	0	0
												8	7	0	3

Settlement: Cemmaes

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
83	Land opp Glanafon	0	0	5	5	0	0.47	0	0	0	0	1	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	1	4	0
* TOTALS for Cemmaes(Private)		0	0	5	5	0	0.47	0	0	0	0	1	0	0	0
												0	1	4	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Churchstoke

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
28	Rear of Village Hall A/11/001	20	5	30	10	1	0.29	1	2	3	4	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4	0	0
												1	9	0	0		
29	The Hatchery	5	0	12	7	0	0.25	0	0	3	4	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4	0	0
												0	7	0	0		
31	The View, Castle Road	0	0	11	11	0	0.48	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4	0	0
												0	0	11	0		
32	Adj. Fir House	0	0	25	25	0	1.34	0	0	8	8	9	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4	0	0
												0	25	0	0		
37	The Garage, Castle Road	0	0	6	6	0	0.26	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4	0	0
												0	0	6	0		
* TOTALS for Churchstoke(Private)		25	5	84	59	1	2.62	1	2	14	16	9	0	0	0		
												1	41	17	0		

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Cilmery

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
323	Llewelyn Leisure Park, Cilmery, Builth Wells	0	0	11	11	0	0.00	0	0	0	5	6	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	11	0	0
* TOTALS for Cilmery(Private)		0	0	11	11	0	0.00	0	0	0	5	6	0	0	0
												0	11	0	0

Settlement: Clyro

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
247	Land Adjacent Clyro Court Farm, South of the Castle	6	6	21	15	0	0.49	5	5	5	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	15	0	0
* TOTALS for Clyro(Private)		6	6	21	15	0	0.49	5	5	5	0	0	0	0	0
												0	15	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Coedway

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
178	PT OS 0078	0	0	5	5	0	0.39	0	0	2	2	1	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	5	0	0
* TOTALS for Coedway(Private)		0	0	5	5	0	0.39	0	0	2	2	1	0	0	0
												0	5	0	0

Settlement: Coelbren

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
130	Site North of Cefn Byrle Rd	0	0	5	5	0	0.32	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0
131	Site South of Brynawelon	0	0	15	15	0	1.50	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	15	0
* TOTALS for Coelbren(Private)		0	0	20	20	0	1.82	0	0	0	0	0	0	0	0
												0	0	20	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Commins Coch

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
67	Dyfi 4 X 4, Commins Coch	1	1	5	4	0	0.29	1	0	0	1	2	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	4	0	0	
* TOTALS for Commins Coch(Private)		1	1	5	4	0	0.29	1	0	0	1	2	0	0	0
											0	4	0	0	

Settlement: Crossgates / Fron

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
30	Land South of Badgers Green, Crossgates	0	0	22	22	0	0.53	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	22	0	
88	Land East of Post Office, Crossgates	0	0	15	15	0	1.41	0	0	5	5	5	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	15	0	0	
* TOTALS for Crossgates / Fron(Private)		0	0	37	37	0	1.94	0	0	5	5	5	0	0	0
											0	15	22	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Cwmbach

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
232	Land Adj. Methodist Church, Cwmbach	0	0	8	8	0	0.51	0	0	3	3	2	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	8	0	0	
* TOTALS for Cwmbach(Private)		0	0	8	8	0	0.51	0	0	3	3	2	0	0	0
											0	8	0	0	

Settlement: Dolfor

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
35	PT OS 6831, Plas Madoc, Dolfor	0	0	6	6	0	0.38	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	6	0	
* TOTALS for Dolfor(Private)		0	0	6	6	0	0.38	0	0	0	0	0	0	0	0
											0	0	6	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Ffynnon Gynydd

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
230	Land Adjoining Gwaun Derw, Ffynnon Gynydd	0	0	5	5	0	0.26	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0
* TOTALS for Ffynnon Gynydd(Private)		0	0	5	5	0	0.26	0	0	0	0	0	0	0	0
												0	0	5	0

Settlement: Forden

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
25	Nantcribba Farm	9	9	23	14	14	0.00	7	7	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												14	0	0	0
26	Adj. The School House, B/13/005	0	0	5	5	0	1.00	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	0	5
* TOTALS for Forden(Private)		9	9	28	19	14	1.00	7	7	0	0	0	0	0	0
												14	0	0	5

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Four Crosses

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
180	Land to Rear of School	0	0	14	14	0	0.71	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	14	0
* TOTALS for Four Crosses(Private)		0	0	14	14	0	0.71	0	0	0	0	0	0	0	0
												0	0	14	0

Settlement: Garth

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
93	Station Road, Garth	0	0	8	8	2	0.16	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												2	6	0	0
100	Land at Garth	0	0	9	9	0	0.59	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	9	0
* TOTALS for Garth(Private)		0	0	17	17	2	0.75	0	0	0	0	0	0	0	0
												2	6	9	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Garthmyl

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
120	Land adj. Belle Vue, Garthmyl	0	0	6	6	0	0.64	0	0	0	0	0	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	0	6	0
122	Trwst Llewelyn Farm	0	0	10	10	0	0.30	0	0	0	0	0	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	0	10	0
* TOTALS for Garthmyl(Private)		0	0	16	16	0	0.94	0	0	0	0	0	0	0	0	
													0	0	16	0

Settlement: Gladestry

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
231	Land East of Hall, Gladestry	0	0	5	5	0	0.60	0	0	0	0	0	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	0	5	0
* TOTALS for Gladestry(Private)		0	0	5	5	0	0.60	0	0	0	0	0	0	0	0	
													0	0	5	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Glantwymyn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
82	OS 4425	0	0	5	5	0	0.28	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	0	5	0	
* TOTALS for Glantwymyn(Private)		0	0	5	5	0	0.28	0	0	0	0	0	0	0	0	0
												0	0	5	0	

Settlement: Guilsfield

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
53	Enc 2200, Sarn Meadows (A/15/002)	0	0	46	46	0	3.30	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	0	46	0	
* TOTALS for Guilsfield(Private)		0	0	46	46	0	3.30	0	0	0	0	0	0	0	0	0
												0	0	46	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Howey

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
89	Land Adj Goylands, West of Goyland, Howey	0	0	11	11	0	0.75	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	11	0	
90	School Site Residual (West) Howey	4	0	5	1	0	0.06	0	1	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	1	0	0	
* TOTALS for Howey(Private)		4	0	16	12	0	0.81	0	1	0	0	0	0	0	0
											0	1	11	0	

Settlement: Kerry

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
38	Glenmehelli Farm Barns	2	1	5	3	0	0.04	1	2	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	3	0	0	
39	Lower Bryn-Llywarch Barns	1	0	6	5	0	0.31	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	5	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Kerry

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
40	PT Encs 3186 & 4186, Dolforgan (A/16/001)	0	0	62	62	0	2.10	0	10	18	17	17	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	62	0	0	
* TOTALS for Kerry(Private)		3	1	73	70	0	2.44	1	12	18	17	17	0	0	0
											0	65	5	0	

Settlement: Kinnerton

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
242	Round plot at centre of village, Kinnerton	0	0	4	4	0	0.37	0	0	0	2	2	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	4	0	0	
* TOTALS for Kinnerton(Private)		0	0	4	4	0	0.37	0	0	0	2	2	0	0	0
											0	4	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Knighton

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
218	Peter Christian Site, Knighton	0	0	21	21	0	0.50	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4		
												0	0	21	0		
227	Mill Green, Knighton	0	0	36	36	0	1.00	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4		
												0	0	0	36		
228	Former Telephone Exchange, Frydd Road, Knighton	0	0	8	8	0	0.20	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4		
												0	0	8	0		
243	Llanshay, Knighton	0	0	100	100	0	5.30	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4		
												0	0	100	0		
320	Stapeley House Residential Home, Presteigne Road, Knighton	7	7	7	0	0	0.00	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:					
												1	2	3	4		
												0	0	0	0		
* TOTALS for Knighton(Private)		7	7	172	165	0	7.00	0	0	0	0	0	0	0	0		
												0	0	129	36		

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Knucklas

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
226	OS2015, Knucklas	0	0	24	24	0	1.10	0	0	0	0	0	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	0	24	0
333	The Old Station Works, Knucklas	0	0	6	6	0	0.00	0	2	2	2	0	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	6	0	0
* TOTALS for Knucklas(Private)		0	0	30	30	0	1.10	0	2	2	2	0	0	0	0	
													0	6	24	0

Settlement: Llan

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
322	Land opposite Rock Terrace, Llan, Llanbrynmair	0	0	5	5	0	0.00	0	0	1	2	2	0	0	0	
											Revised 2015 Categorisation:		1	2	3	4
													0	5	0	0
* TOTALS for Llan(Private)		0	0	5	5	0	0.00	0	0	1	2	2	0	0	0	
													0	5	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanbadarn Fynydd

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
50	South of Abergwelais Farm, Llanbadarn Fynydd	0	0	10	10	0	0.62	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	10	
* TOTALS for Llanbadarn Fynydd(Private)		0	0	10	10	0	0.62	0	0	0	0	0	0	0	0
											0	0	0	10	

Settlement: Llanbister

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
48	Land Rear of School, Llanbister	0	0	5	5	0	0.32	0	0	2	2	1	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	5	0	0	
* TOTALS for Llanbister(Private)		0	0	5	5	0	0.32	0	0	2	2	1	0	0	0
											0	5	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanbrynmair

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
66	Maesydderwen (A/17/002)	9	9	9	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
								1	2	3	4	0	0	0	0
324	Bryn Coch	0	0	5	5	0	0.53	0	0	0	0	5	0	0	0
							Revised 2015 Categorisation:								
								1	2	3	4	0	5	0	0
* TOTALS for Llanbrynmair(Private)		9	9	14	5	0	0.53	0	0	0	0	5	0	0	0
								0	5	0	0	0	0	0	0

Settlement: Llanddew

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
240	Land Opposite Village Hall, Llanddew	0	0	10	10	0	0.60	0	2	4	2	2	0	0	0
							Revised 2015 Categorisation:								
								1	2	3	4	0	10	0	0
* TOTALS for Llanddew(Private)		0	0	10	10	0	0.60	0	2	4	2	2	0	0	0
								0	10	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llandewi Ystradenni

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
71	Land to Rear of Llanddewi Hall, Llanddewi	5	5	18	13	0	0.61	0	5	5	3	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	13	0	0	
91	Adj Llanddewi Hall (Millstream Close) Llanddewi	4	0	5	1	0	0.05	0	1	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	1	0	0	
* TOTALS for Llandewi Ystradenni(Private)		9	5	23	14	0	0.67	0	6	5	3	0	0	0	0
											0	14	0	0	

Settlement: Llandinam

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
161	ENC 6564 & PT 7461, Lower Ffinant (A/18/001)	0	0	50	50	0	2.68	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	50	0	
* TOTALS for Llandinam(Private)		0	0	50	50	0	2.68	0	0	0	0	0	0	0	0
											0	0	50	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llandrindod Wells Central

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
302	Land at Gate Farm Llandrindod	0	0	10	10	0	0.30	0	5	5	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	10	0	0	
* TOTALS for Llandrindod Wells Central(Private)		0	0	10	10	0	0.30	0	5	5	0	0	0	0	0
											0	10	0	0	

Settlement: Llandrindod Wells North

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
46	Crab Tree Green, Brookland Rd, Llandrindod	0	0	50	50	0	2.17	4	10	10	12	14	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											4	46	0	0	
76	Tremont Park, Tremont Road	141	10	155	14	0	0.61	0	7	7	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	14	0	0	
* TOTALS for Llandrindod Wells North(Private)		141	10	205	64	0	2.78	4	17	17	12	14	0	0	0
											4	60	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llandrindod Wells South

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
72	Site of Former Workshops, Automobile Palace, Temple St, Llandrindod	0	0	22	22	0	0.20	0	0	0	0	0	0	0	0
												Revised 2015 Categorisation:			
												1	2	3	4
												0	0	22	0
92	Convent Site, Adj Highland Moors Guest Home	0	0	16	16	0	0.86	0	8	8	0	0	0	0	0
												Revised 2015 Categorisation:			
												1	2	3	4
												0	16	0	0
* TOTALS for Llandrindod Wells South(Private)		0	0	38	38	0	1.06	0	8	8	0	0	0	0	0
												0	16	22	0

Settlement: Llanfair Caereinion

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
257	PT OS 7200, Opp Maesglas est, Llanfair [A/23/006]	8	0	9	1	0	0.04	0	1	0	0	0	0	0	0
												Revised 2015 Categorisation:			
												1	2	3	4
												0	1	0	0
262	5837/PT 6635/5429/6631, Rear Mount Rd. (B/23/001)	1	0	14	13	0	1.86	0	0	0	0	0	0	0	0
												Revised 2015 Categorisation:			
												1	2	3	4
												0	0	13	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanfair Caereinion

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
263	OS 6906, Land North of Watergate street	0	0	20	20	0	1.08	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	20	0	
* TOTALS for Llanfair Caereinion(Private)		9	0	43	34	0	2.98	0	1	0	0	0	0	0	0
											0	1	33	0	

Settlement: Llanfihangel

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
207	OS 0056	0	0	5	5	0	0.39	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	5	0	
* TOTALS for Llanfihangel(Private)		0	0	5	5	0	0.39	0	0	0	0	0	0	0	0
											0	0	5	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanfihangel Tal-y-llyn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
253	Pistyll Farm, Llanfihangel Talyllyn	13	4	19	6	0	0.32	2	2	2	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	6	0	0
* TOTALS for Llanfihangel Tal-y-llyn(Private)		13	4	19	6	0	0.32	2	2	2	0	0	0	0	0
												0	6	0	0

Settlement: Llanfilo

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
237	Pontybat, Llanfilo.	0	0	7	7	1	0.17	1	2	2	2	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												1	6	0	0
* TOTALS for Llanfilo(Private)		0	0	7	7	1	0.17	1	2	2	2	0	0	0	0
												1	6	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanfyllin

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions												
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*						
197	North of Stadco/North of Link	45	0	59	14	0	0.43	0	6	5	3	0	0	0	0				
												Revised 2015 Categorisation:							
												1	2	3	4	0	14	0	0
208	PT 43 Adj. Primary School, Bachie Lane (B/26/002)	1	0	10	9	0	1.53	0	0	0	0	0	0	0	0				
												Revised 2015 Categorisation:							
												1	2	3	4	0	0	9	0
209	South of Maesydre, OS 6589	0	0	25	25	0	1.56	0	0	0	0	0	0	0	0				
												Revised 2015 Categorisation:							
												1	2	3	4	0	0	25	0
* TOTALS for Llanfyllin(Private)		46	0	94	48	0	3.52	0	6	5	3	0	0	0	0				
												0	14	34	0				

Settlement: Llangammarch Wells

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions												
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*						
107	Land Opposite Pen-y-bryn, Llangammarch	0	0	16	16	0	1.28	6	5	5	0	0	0	0	0				
												Revised 2015 Categorisation:							
												1	2	3	4	0	16	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llangammarch Wells

<i>LPA Ref No</i> 3(i)	<i>Site Name</i> 3(ii)	No of dwellings Units Categorisation				<i>Area (Ha)</i>	Forecast completions								
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>		<i>Remaining</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2*</i>		
* TOTALS for Llangammarch Wells(Private)		0	0	16	16	0	1.28	6	5	5	0	0	0	0	0
												0	16	0	0

Settlement: Llangurig

<i>LPA Ref No</i> 3(i)	<i>Site Name</i> 3(ii)	No of dwellings Units Categorisation				<i>Area (Ha)</i>	Forecast completions											
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>		<i>Remaining</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2*</i>					
15	9180 Adj Penybont Farm & Maesurig (A/27/001)	1	0	9	8	0	0.36	0	0	0	0	0	0	0	0			
												Revised 2015 Categorisation:	1	2	3	4		
													0	0	0	8		
163	Adj. Maesyllan	0	0	15	15	0	0.75	0	0	0	0	0	0	0	0			
												Revised 2015 Categorisation:	1	2	3	4		
													0	0	15	0		
* TOTALS for Llangurig(Private)		1	0	24	23	0	1.11	0	0	0	0	0	0	0	0			
													0	0	15	8		

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llangynog

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
210	Adj. Cynog's Church (A/29/001)	0	0	5	5	0	0.23	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	5	0	
* TOTALS for Llangynog(Private)		0	0	5	5	0	0.23	0	0	0	0	0	0	0	0
											0	0	5	0	

Settlement: Llanidloes North

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
16	Adj Manweb Station	31	31	31	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	0	
17	ENC 0816, 0909 & 0792 OPP. Rock, Terrace, Van Rd.	3	1	12	9	0	0.53	0	1	2	3	3	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	9	0	0	
18	Lower Green, Victoria Avenue	0	0	31	31	1	0.80	0	0	10	10	11	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	31	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanidloes North

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
164	Land East of KTH. Gorn Road, Llanidloes	0	0	30	30	0	2.57	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	0	30	0
166	Part Enc 7500 R/O Pen-y-Borfa, Trefeglwys Road (B/30/002)	0	0	18	18	0	1.10	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	0	18	0
216	Adj. Bridgend Mill, Shortbridge Street	0	0	6	6	0	0.03	0	1	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	1	5	0
296	Land at Hafren Furnishers	0	0	23	23	0	0.53	0	0	7	7	9	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	23	0	0
* TOTALS for Llanidloes North(Private)		34	32	151	117	1	5.56	0	2	19	20	23	0	0	0		
														0	64	53	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanidloes South

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
165	Land East of Rhos-Y-Maen Uchaf	1	1	47	46	0	2.59	0	10	12	12	12	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	46	0	0
167	Ty Coch Lane	0	0	5	5	0	0.80	0	0	0	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	0	5	0
* TOTALS for Llanidloes South(Private)		1	1	52	51	0	3.39	0	10	12	12	12	0	0	0
												0	46	5	0

Settlement: Llanigon

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
223	Land south of Willow Glade, Llanigon	0	0	16	16	0	1.00	0	4	4	4	4	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	16	0	0
* TOTALS for Llanigon(Private)		0	0	16	16	0	1.00	0	4	4	4	4	0	0	0
												0	16	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanrhaeadr-ym-Mochnant

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
148	Part OS 0776	0	0	20	20	0	1.10	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	20	0
* TOTALS for Llanrhaeadr-ym-Mochnant(Private)		0	0	20	20	0	1.10	0	0	0	0	0	0	0	0
												0	0	20	0

Settlement: Llansantffraid-ym-Mechain

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
149	Additional Land at Spoonley Farm	10	1	13	3	3	0.00	3	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												3	0	0	0
198	Bronhyddon	6	0	11	5	0	0.48	2	3	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	5	0	0
* TOTALS for Llansantffraid-ym-Mechain(Private)		16	1	24	8	3	0.48	5	3	0	0	0	0	0	0
												3	5	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llansilin

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
201	Opp. Wynnstay Arms (5/055)	0	0	23	23	0	0.75	3	6	6	6	2	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	23	0	0	
* TOTALS for Llansilin(Private)		0	0	23	23	0	0.75	3	6	6	6	2	0	0	0
											0	23	0	0	

Settlement: Llanwnnog

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
118	Rear of 2700	0	0	5	5	0	0.56	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	5	0	
121	Parc yr Escob	0	0	5	5	1	0.30	0	0	0	2	3	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	5	0	0	
* TOTALS for Llanwnnog(Private)		0	0	10	10	1	0.86	0	0	0	2	3	0	0	0
											0	5	5	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanwrthwl

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
127	OS 4975, Llanwrthwl	0	0	5	5	0	0.38	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	0	5	0	
* TOTALS for Llanwrthwl(Private)		0	0	5	5	0	0.38	0	0	0	0	0	0	0	0	0
												0	0	5	0	

Settlement: Llanwrtyd Wells

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
101	Land N.E. of Ffos Road, Adj to Erw Haf	0	0	5	5	0	0.44	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	0	5	0	
125	OS 1451 Meadow View, Station Road	0	0	19	19	0	0.76	0	0	0	4	5	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	9	10	0	
129	Part Encl 6345, Penybont Isaf, Llandovery Road	0	0	5	5	0	0.47	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4	
												0	0	5	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Llanwrtyd Wells

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*		
134	OS 2664 Caemawr, off Ffos Road	36	2	53	17	9	0.31	9	2	2	2	2	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												9	8	0	0
334	The Vicarage Field, Beulah Road, Llanwrtyd	0	0	7	7	1	0.00	0	0	0	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	0	6	0
* TOTALS for Llanwrtyd Wells(Private)		36	2	89	53	10	1.98	9	2	2	6	7	0	0	0
												9	17	26	0

Settlement: Llanyre

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*		
328	Land between Moorlands and Llyr Llanyre	0	0	12	12	0	0.67	0	0	0	6	6	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	12	0	0
* TOTALS for Llanyre(Private)		0	0	12	12	0	0.67	0	0	0	6	6	0	0	0
												0	12	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Lloyney

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
241	Land Adjacent Rock View, Lloyney	0	0	5	5	0	0.36	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0
* TOTALS for Lloyney(Private)		0	0	5	5	0	0.36	0	0	0	0	0	0	0	0
												0	0	5	0

Settlement: Llyswen

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
221	Land opposite Bridge End Inn, Llyswen	0	0	10	10	0	0.65	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	10	0
225	Pt OS 4900 & Farm yard, Lower house farm. Llyswen	0	0	12	12	0	0.62	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	12	0
* TOTALS for Llyswen(Private)		0	0	22	22	0	1.27	0	0	0	0	0	0	0	0
												0	0	22	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Machynlleth

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
147	Newtown Road (B/35/001)	0	0	5	5	0	0.56	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	5	0	
151	OS 1546, Aberystwyth Road	0	0	30	30	0	1.38	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	30	0	
* TOTALS for Machynlleth(Private)		0	0	35	35	0	1.94	0	0	0	0	0	0	0	0
											0	0	35	0	

Settlement: Manafon

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
261	Land Rear of Church Cottages	0	0	15	15	0	1.16	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	15	0	
* TOTALS for Manafon(Private)		0	0	15	15	0	1.16	0	0	0	0	0	0	0	0
											0	0	15	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Middletown

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
183	Adj. Caravan Site (B/44/003), Middletown	8	0	12	4	4	0.00	2	2	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												4	0	0	0
184	Middletown Farm	0	0	5	5	0	0.21	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0
186	PT OS 0036 & 0041, West of Golfa Close	0	0	15	15	0	0.74	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	15	0
* TOTALS for Middletown(Private)		8	0	32	24	4	0.95	2	2	0	0	0	0	0	0
												4	0	20	0

Settlement: Montgomery

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
14	OS 2300. Forden Road (B/23/001)	0	0	5	5	0	0.62	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	5	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Montgomery

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions											
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*					
		* TOTALS for Montgomery(Private)		0	0	5	5	0	0.62	0	0	0	0	0	0	0	0	0	0
																0	0	5	0

Settlement: Nantmel

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions												
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*						
		42	Brynteg, Nantmel	0	0	8	8	0	1.46	0	0	0	0	0	0	0	0	0	0	0
* TOTALS for Nantmel(Private)		0	0	8	8	0	1.46	0	0	0	0	0	0	0	0	0	0	0	0	
																1	2	3	4	
																0	0	8	0	

Settlement: New Radnor

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions												
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*						
		299	Water Street Farm	0	0	14	14	0	0.58	0	0	0	0	0	0	0	0	0	0	0
* TOTALS for New Radnor(Private)		0	0	14	14	0	0.58	0	0	0	0	0	0	0	0	0	0	0	0	
																1	2	3	4	
																0	0	14	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: New Radnor

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
* TOTALS for New Radnor(Private)		0	0	14	14	0	0.58	0	0	0	0	0	0	0	0
													0	0	14

Settlement: Newbridge on Wye

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
47	Land South of Knaplands, Newbridge on Wye	0	0	5	5	0	0.25	0	0	0	0	0	0	0	0
													1	2	3
													0	0	5
332	The Orchard Merryhall Land, Newbridge on Wye	0	0	5	5	0	0.45	0	0	5	0	0	0	0	0
													1	2	3
													0	5	0
* TOTALS for Newbridge on Wye(Private)		0	0	10	10	0	0.70	0	0	5	0	0	0	0	0
													0	5	5

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Newtown Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
138	Land at Severn Hts, (Brimmon Close) Newtown (A/40/016)	87	0	110	23	0	1.11	0	0	11	12	0	0	0	0
												1	2	3	4
												0	23	0	0
139	Llys Ivor, Canal road, Newtown (A/40/002)	2	0	5	3	1	0.07	1	0	0	0	0	0	0	0
												1	2	3	4
												1	0	2	0
140	PT Enc0042/1463/1658/2053/2864, Rock Farm Llanllwchaiarn	108	1	211	103	0	4.28	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	103	0
141	South of Heol Treowen/Great Brimmon	0	0	152	152	0	15.30	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	152	0
143	Milford Park Adj. Hendidley, Milford Rd, Newtown (A/40/006)	56	0	72	16	2	0.74	2	6	6	2	0	0	0	0
												1	2	3	4
												2	14	0	0
155	OS 6268 South Of Rock Farm	0	0	105	105	0	4.00	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	105	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Newtown Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
156	South of Fronlas Wood	0	0	195	195	0	6.60	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	195	
157	Black Hall, Garth Owen	0	0	25	25	0	1.36	0	5	10	10	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	25	0	0	
158	Bryn Lane	60	10	94	34	24	0.13	12	12	0	0	10	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											24	10	0	0	
215	Timber Wharf, Lower Canal Road	0	0	37	37	0	0.51	0	0	15	15	7	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	37	0	0	
* TOTALS for Newtown Central Area(Private)		313	11	1006	693	27	34.10	15	23	42	39	17	0	0	0
											27	109	362	195	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Newtown East

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
309	Wesley Place, Newtown	6	6	6	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	0	0	0
315	Back lane, newtown	6	6	23	17	7	0.00	7	10	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											7	10	0	0	0
* TOTALS for Newtown East(Private)		12	12	29	17	7	0.00	7	10	0	0	0	0	0	0
											7	10	0	0	0

Settlement: Norton

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
298	Bridge House subdivision	0	0	7	7	0	0.06	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	7	0	0	0
* TOTALS for Norton(Private)		0	0	7	7	0	0.06	0	0	0	0	0	0	0	0
											0	7	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Old Radnor

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
233	Land adjoining Court Fold, Old Radnor	0	0	5	5	0	0.23	0	0	2	3	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	5	0	0
* TOTALS for Old Radnor(Private)		0	0	5	5	0	0.23	0	0	2	3	0	0	0	0
												0	5	0	0

Settlement: Pant y dwr

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
43	Land North of Min-Y-Ffordd, Pantydwr	0	0	6	6	0	0.22	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	6	0
51	PT OS 3100, Pantydwr	7	0	10	3	0	0.43	0	0	1	1	1	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	3	0	0
* TOTALS for Pant y dwr(Private)		7	0	16	9	0	0.65	0	0	1	1	1	0	0	0
												0	3	6	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Penegoes

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
99	OS 8600 Adj Pos, Pencaemawr	9	3	17	8	1	0.55	2	2	2	2	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												1	7	0	0
* TOTALS for Penegoes(Private)		9	3	17	8	1	0.55	2	2	2	2	0	0	0	0
												1	7	0	0

Settlement: Penybont

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
27	Cattle Market, Penybont	13	0	29	16	16	0.00	0	4	4	4	4	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	16	0	0
* TOTALS for Penybont(Private)		13	0	29	16	16	0.00	0	4	4	4	4	0	0	0
												0	16	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Pontrobert

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
260	Yew Tree House	13	0	15	2	2	0.00	1	1	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												2	0	0	0
* TOTALS for Pontrobert(Private)		13	0	15	2	2	0.00	1	1	0	0	0	0	0	0
												2	0	0	0

Settlement: Refail

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
119	Adj. The Willows, Refail	0	0	5	5	0	0.47	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation:				1	2	3	4
												0	0	0	5
* TOTALS for Refail(Private)		0	0	5	5	0	0.47	0	0	0	0	0	0	0	0
												0	0	0	5

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Rhayader

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
36	Caeherbert Lane, Rhayader	0	0	5	5	0	0.07	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	5	0	
44	Adj Bryngwy, Rhayader	0	0	33	33	0	2.02	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	33	0	
49	Site Adj to Cae James, Rhayader	55	6	55	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	0	0	
78	St harmon Road North, Rhayader	0	0	25	25	0	2.10	0	2	5	5	5	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	17	8	0	
79	St Harmon Road South, Rhayader	0	0	16	16	0	1.38	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	0	0	16	
80	Tir Gaia, Rhayader	1	0	70	69	0	3.62	0	0	1	2	2	0	0	0
							Revised 2015 Categorisation:								
											1	2	3	4	
											0	5	64	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Rhayader

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
295	Old builders supplies deopt	6	6	10	4	4	0.00	4	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														4	0	0	0
318	Commodore Yard East Street, Rhayader	0	0	5	5	0	0.00	0	0	1	2	2	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	5	0	0
* TOTALS for Rhayader(Private)		62	12	219	157	4	9.19	4	2	7	9	9	0	0	0		
														4	27	110	16

Settlement: Sarn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
58	PT OS 4300, Rear Sarn Inn	0	0	6	6	0	0.15	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	0	6	0
59	East of Min Y Sarn	0	0	35	35	0	1.40	0	0	5	5	5	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	15	20	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Sarn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*	
* TOTALS for Sarn(Private)		0	0	41	41	0	1.55	0	0	5	5	5	0	0	0
												0	15	26	0

Settlement: Sarnau

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*		
176	Mount Farm, Penrhos	0	0	5	5	0	0.30	0	0	0	0	0	0	0	0	
													1	2	3	4
													0	0	5	0
* TOTALS for Sarnau(Private)		0	0	5	5	0	0.30	0	0	0	0	0	0	0	0	
													0	0	5	0

Settlement: Tanhouse

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining			2017	2018	2019	2020	2021	2*		
85	West of Village Adj Maesview, Tanhouse	0	0	10	10	0	0.54	0	0	0	0	0	0	0	0	
													1	2	3	4
													0	0	10	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Tanhouse

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
212	Part of Field No. 0050, Adj to Manse, Tanhouse	0	0	5	5	0	0.60	0	0	3	2	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	5	0	0	
* TOTALS for Tanhouse(Private)		0	0	15	15	0	1.14	0	0	3	2	0	0	0	0
											0	5	10	0	

Settlement: Three Cocks

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
219	Land North of Railway Nursery, Three Cocks	0	0	40	40	0	2.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	40	0	
222	Land South of Petrol Station, Three Cocks	0	0	13	13	0	0.65	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	13	0	
327	Adj Three Cocks Hotel	0	0	13	13	0	0.35	0	0	4	4	5	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	13	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Three Cocks

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
* TOTALS for Three Cocks(Private)		0	0	66	66	0	3.00	0	0	4	4	5	0	0	0
												0	13	53	0

Settlement: Trefeglwys

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
20	Memorial Hall & Land to rear &, Site of Former Primary School	0	0	68	68	1	2.63	10	14	14	14	16	0	0	0	
													1	2	3	4
													0	68	0	0
168	Llwyn-Celyn, Phase 2, OS 8954, Trefeglwys	0	0	17	17	1	0.80	1	4	4	4	4	0	0	0	
													1	2	3	4
													1	16	0	0
* TOTALS for Trefeglwys(Private)		0	0	85	85	2	3.43	11	18	18	18	20	0	0	0	
													1	84	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Tregynon

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
70	Adj. The Manse	14	14	15	1	0	0.06	0	1	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	1	0	0
74	Llys Cynon	0	0	5	5	0	0.27	0	0	2	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	2	3	0
* TOTALS for Tregynon(Private)		14	14	20	6	0	0.33	0	1	2	0	0	0	0	0		
														0	3	3	0

Settlement: Welshpool Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions										
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*				
188	R/O High Street, Park Lane	2	0	8	6	0	0.16	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	0	6	0
189	Adj. Canal	0	0	10	10	0	0.36	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation:		1	2	3	4
														0	0	0	10

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Welshpool Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
191	Greenfields, Cae Glas	0	0	10	10	0	0.38	0	0	2	2	0	0	0	0
												1	2	3	4
												0	4	6	0
192	Llys Hafren	0	0	5	5	0	0.49	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	0	5
193	Part OS 5536, Gungrog Farm	0	0	30	30	0	2.12	0	0	0	10	10	0	0	0
												1	2	3	4
												0	20	10	0
194	Smithfield North, Mill Lane	0	0	20	20	0	0.93	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	0	20
305	Bryntirion Salop Road Welshpool	7	7	7	0	0	0.00	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	0	0
308	43 Salop Road, Welshpool	6	6	6	0	0	0.00	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Welshpool Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions							
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*	
* TOTALS for Welshpool Central Area(Private)		15	13	96	81	0	4.44	0	0	2	12	10	0	0	0
												0	24	22	35

Settlement: Welshpool North

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
190	Burgess Land, Redbank (A/45/005)	45	0	73	28	0	1.46	0	8	10	10	0	0	0	0	
													1	2	3	4
												0	28	0	0	
* TOTALS for Welshpool North(Private)		45	0	73	28	0	1.46	0	8	10	10	0	0	0	0	
												0	28	0	0	

Settlement: Whitton

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity			Remaining	2017	2018	2019	2020	2021	2*		
214	Court House Farm, Cascob	3	0	5	2	2	0.00	2	0	0	0	0	0	0	0	
													1	2	3	4
												2	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Whitton

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions								
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*			
* TOTALS for Whitton(Private)		3	0	5	2	2	0.00	2	0	0	0	0	0	0	0	
													2	0	0	0

Settlement: Y Fan

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions									
		Completed	Total	Since Last	Capacity	Remaining		2017	2018	2019	2020	2021	2*				
21	PT OS 1567	0	0	5	5	0	0.44	0	0	0	0	0	0	0	0	0	
														1	2	3	4
														0	0	5	0
170	Land South of Village Hall	1	0	5	4	0	0.39	0	1	1	1	0	0	0	0	0	
														1	2	3	4
														0	3	1	0
* TOTALS for Y Fan(Private)		1	0	10	9	0	0.83	0	1	1	1	0	0	0	0	0	
														0	3	6	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Ystradgynlais (Cwm-twrch North West)

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions						
		Completed	Total	Since Last	Capacity	Remaining	2017	2018	2019	2020	2021	2*		
317	89 Gorof Road, Lower Cwmtwrch	0	7	7	0	0.00	0	4	4	0	0	0	0	0
Revised 2015 Categorisation:											1	2	3	4
											0	8	0	0
* TOTALS for Ystradgynlais (Cwm-twrch North		0	7	7	0	0.00	0	4	4	0	0	0	0	0
											0	8	0	0

Settlement: Ystradgynlais East

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)		Forecast completions						
		Completed	Total	Since Last	Capacity	Remaining	2017	2018	2019	2020	2021	2*		
103	Land off Brecon Road	0	0	15	15	0	0.92	0	0	0	0	0	0	0
Revised 2015 Categorisation:											1	2	3	4
											0	0	15	0
105	Land R/O Jeffrey's Arms, Brecon Road	0	0	18	18	0	2.20	0	0	6	6	6	0	0
Revised 2015 Categorisation:											1	2	3	4
											0	18	0	0
* TOTALS for Ystradgynlais East(Private)		0	0	33	33	0	3.12	0	0	6	6	6	0	0
											0	18	15	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Ystradgynlais North (Cwmgiedd)

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
97	Land at Bryn y Groes, Cwmgiedd	0	0	136	136	0	4.50	10	10	10	10	10	0	0	0	
											Revised 2015 Categorisation:					
											1	2	3	4		
											0	50	86	0		
* TOTALS for Ystradgynlais North (Cwmgiedd)(Private)		0	0	136	136	0	4.50	10	10	10	10	10	0	0	0	
											0	50	86	0		

Settlement: Ystradgynlais North-East (Cae'r-lan &

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions									
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*			
132	Y Deri, Brecon Road	0	0	30	30	0	1.80	0	0	0	0	0	0	0	0	
											Revised 2015 Categorisation:					
											1	2	3	4		
											0	0	30	0		
* TOTALS for Ystradgynlais North-East (Cae'r-lan & Cae'r-		0	0	30	30	0	1.80	0	0	0	0	0	0	0	0	
											0	0	30	0		

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Private

Settlement: Ystradgynlais West (Cwmtwrch S-E,

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
96	Gurnos Cross Garage	2	0	8	6	0	0.26	0	0	0	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	0	6	0
133	Land Adj Midland Terrace and Wharf Cottages, Cwrt-y-Gamlas	4	1	5	1	0	0.11	0	1	0	0	0	0	0	0
Revised 2015 Categorisation:												1	2	3	4
												0	1	0	0
* TOTALS for Ystradgynlais West (Cwmtwrch S-E,		6	1	13	7	0	0.37	0	1	0	0	0	0	0	0
												0	1	6	0
** TOTALS for Private		1000	221	4358	3358	117	169.29	126	235	302	272	221	0	0	0
												123	1052	1742	441

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Registered Social landlord / Housing Association

Settlement: Cemmaes

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
84	Adj. Maesyllan, Cemmaes	0	0	6	6	0	0.44	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0		6	0	
* TOTALS for Cemmaes(Registered Social landlord /		0	0	6	6	0	0.44	0	0	0	0	0	0	0	0
											0		6	0	

Settlement: Llandrindod Wells North

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
303	Spa Residential Home P/2013/0367	0	0	9	9	0	0.10	0	0	9	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	9	0	0	
* TOTALS for Llandrindod Wells North(Registered Social		0	0	9	9	0	0.10	0	0	9	0	0	0	0	0
											0	9	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Registered Social landlord / Housing Association

Settlement: Llangedwyn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
211	Maes Watkin (5/1/138)	0	0	10	10	0	0.73	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	10	0	
* TOTALS for Llangedwyn(Registered Social landlord /		0	0	10	10	0	0.73	0	0	0	0	0	0	0	0
											0	0	10	0	

Settlement: Llansilin

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
202	Bryn Celyn (5/085)	10	0	18	8	0	0.40	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	8	0	
* TOTALS for Llansilin(Registered Social landlord /		10	0	18	8	0	0.40	0	0	0	0	0	0	0	0
											0	0	8	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Registered Social landlord / Housing Association

Settlement: New Radnor

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
301	Eagle House New Radnor P/2013/1171	5	5	5	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	0	
* TOTALS for New Radnor(Registered Social landlord /		5	5	5	0	0	0.00	0	0	0	0	0	0	0	0
											0	0	0	0	

Settlement: Newtown Central Area

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
154	Land NE of Cefnaire Coppice &,N of Heol Treowen, Newtown	40		67	27	0	0.79	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	27	0	
304	Sevenside Yard, Commercial Street, Newtown	0	0	48	48	0	0.45	48	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											48	0	0	0	
* TOTALS for Newtown Central Area(Registered Social		40	0	115	75	0	1.24	48	0	0	0	0	0	0	0
											48	0	27	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE Powys County Council

Based on Council's Forecast of completions. Sites grouped by Market Sector && Settlement

JHLAS Study Base Date: 01 Apr 2016

Market sector: Registered Social landlord / Housing Association

Settlement: Presteigne

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
311	Knighton Road, Presteigne	11	11	11	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	0	
* TOTALS for Presteigne(Registered Social landlord /		11	11	11	0	0	0.00	0	0	0	0	0	0	0	0
											0	0	0	0	

Settlement: Sarn

LPA Ref No 3(i)	Site Name 3(ii)	No of dwellings Units Categorisation				Area (Ha)	Forecast completions								
		Completed	Total	Since Last	Capacity		Remaining	2017	2018	2019	2020	2021	2*		
60	Springfields, Sarn	7	0	7	0	0	0.00	0	0	0	0	0	0	0	0
							Revised 2015 Categorisation:				1	2	3	4	
											0	0	0	0	
* TOTALS for Sarn(Registered Social landlord / Housing		7	0	7	0	0	0.00	0	0	0	0	0	0	0	0
											0	0	0	0	

Appendix 2 – Past Completion Data

Number of homes completed on			
Year	Large Sites	Small Sites	Total Completions
2012	15	83	98
2013	147	76	223
2014	123	61	184
2015	93**	54	147
2016	237	78	315

** The figure for Large site completions for 2015 (93) is not consistent with the completions shown in the Site schedule (Appendix 1). This figure is taken from building control completions data. Prior to April 2014 completions data was based on site visits by planning officers and visual site inspections.

Appendix 3 – Previous Land Supply Data

Year	5 year supply – Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years - Number of homes	
	UC & 1	2		3i	3ii
2012	235	1903	4.1	1440	9
2013	2574		3.4	1312	17
2014	1468		1.5	2370	
	1	2		3	4
2015	123	924	1.9	2135	105
2016	171	1106	2.2	1805	441