

**Powys
Local Development Plan**

2011 - 2026

**Deposit Draft
June 2014
(Document 16)**

(Proposals & Inset Maps published as Document 17)



How to Comment¹

Important: Please read before making comments on this consultation document.

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Suggesting Alternative Sites for development

Representations can also be made suggesting alternative sites for development. [Use RefPointX](#). To suggest an alternative site, you must submit:

1. A location plan (OS map) clearly identifying the site with a red boundary.
2. Any other land owned by the representor edged in blue on the plan.
3. A supporting justification.
4. [A Sustainability Appraisal and Strategic Environmental Assessment using the same methodology used by the Council for the LDP.](#)

Deadline for Comments: [20th July 2014 \(tbc\)](#)

All representations and comments on the LDP Deposit Draft and accompanying documents are welcomed but must be received by the Council by [20th July 2014](#). Comments received after the deadline will be treated as late and not accepted. Comments received during the consultation period will be considered by the Council and by an Independent Planning Inspector appointed to conduct an Examination into the soundness of the Plan in 2015.

¹ Note – this page will be removed from the final adopted LDP.

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Executive Summary

The Powys Local Development Plan (LDP) sets out the Council's policies for the development and use of land in Powys, and for reconciling uses, up to 2026. It is applicable to all of Powys except the Brecon Beacons National Park.

It identifies a vision and objectives based on an understanding of the characteristics, issues and needs of the county and the communities it supports.

The LDP has been informed by evidence gathering, and its policies and proposals have been tested and informed by various assessment processes including a Sustainability Appraisal, a Habitats Regulation Assessment and a Strategic Environmental Assessment. Key to the LDP's preparation has been the involvement and support received from a wide range of stakeholders.

Based on evidence of future need identified, the LDP provides, over its 15 year plan period 2011-2026, sufficient land through its policies and proposals to enable the provision of up to 5,000 dwellings, including 900 affordable homes, to be constructed. It also provides 49 hectares of employment land and includes policies to meet the needs of the economy.

The plan distributes this development according to a hierarchy of settlements, with sites allocated for dwellings and employment in towns and larger villages which act as service centres for their wider communities. Outside of these larger settlements, in the smaller settlements and the open countryside of Powys, policies enable smaller scales of development to meet local needs, particularly affordable housing, and to support the rural economy.

Powys's natural and built heritage has determined its character and distinctiveness and the LDP supports the protection of these interests.

1.0 Introduction

1.1 This Local Development Plan (LDP) sets out the Council's vision, objectives, policies and proposals for the sustainable development and use of land in Powys for the 15 year period 2011-2026. It covers all of Powys except those parts of Powys covered by the Brecon Beacons National Park which are covered by the adopted Brecon Beacons National Park Authority LDP, Dec. 2013.

1.2 The Powys LDP is important because it sets out the guiding principles for development and land use over the plan period. It replaces² the adopted Powys Unitary Development Plan (UDP), 2010 and becomes the basis for making decisions on planning applications.

1.3 The LDP has been prepared in stages in accordance with all relevant legislation, regulations and guidance. Its vision, objectives, policies and proposals, are based on the key issues and considerations identified from the evidence base.³

1.4 Preparation of the plan has also been informed during its various stages by the following assessments:

- Habitats Regulations Assessment (HRA)*.
- Sustainability Appraisal (SA).
- Strategic Environmental Assessment (SEA).
- Viability Assessment (VA).
- Equalities Impact Assessment (EqIA).

*It is important to note that in line with the Habitats Regulations Screening Assessment, project level assessments must be undertaken where there is a potential for significant effects on Natura 2000 / European sites. Where this relates to a land allocation this is highlighted in the allocations table (Appendix 1 of the LDP). In other instances it is necessary to consult the HRA screening report and HRA Appendix to this plan. Any development project that could have an adverse effect on integrity of a European site will not be in accordance with the development plan, within the meaning of S.38(6) of the Planning and Compulsory Purchase Act 2004.

1.5 The LDP has been prepared having regard to Welsh Government's Planning Policy Wales (PPW)⁴ and Minerals Planning Policy Wales and their

² The LDP will only replace the adopted Powys UDP when the LDP is adopted. Please note that this version of the LDP has been written as if the LDP has been adopted in order to minimise future editing. Adoption of the Plan is not expected until Dec 2015 following its Public Examination.

³ All documents relating to the Powys LDP's preparation can be read in **LDP Evidence & Document Library** at the following link <http://www.powys.gov.uk/index.php?id=5192&L=0> . The evidence base for the LDP has been collated in a number of **topic papers**. The topic papers include a detailed review of relevant planning policy and guidance and statistical research and were updated through the LDP process as new evidence emerged. The stages, legislation and regulations are explained in the Powys Local Development Plan **Delivery Agreement** which also set out the timetable for the LDP's preparation and the community involvement scheme. A useful summary of the plan's preparation and the outcomes of each stage can be read in the **Consultation Report**.

⁴ Link to PPW <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

supporting Technical Advices Notes (TANs and Mineral TANs). These policy documents are material planning considerations in determining planning applications. In order to keep the LDP succinct and avoid repetition, cross references are included in the LDP to these where it is considered they provide sufficient policy advice.

1.6 Structure and Format of the LDP

1.7 The LDP comprises two volumes as set out below. It is important to note that all planning applications will be considered against the development plan as a whole and any relevant material planning considerations and not solely against individual policies and proposals. It is also worth noting that for reasons of brevity, the LDP does not include policies for every possible type of development or planning application.

Volume 1 - Written Statement

This sets out:

- the context in which the LDP has been prepared including key issues and considerations facing the county over the plan period 2011-2026.
- the strategy in terms of levels of growth and how this is distributed.
- a vision for the future.
- objectives for the plan to achieve.
- policies supported by a reasoned justification.

Volume 2 - Proposals and Inset Maps

This shows the policies of the LDP as proposals on maps, and includes detailed inset maps for Powys' larger settlements (towns and large villages).

2.0 The LDP's Context

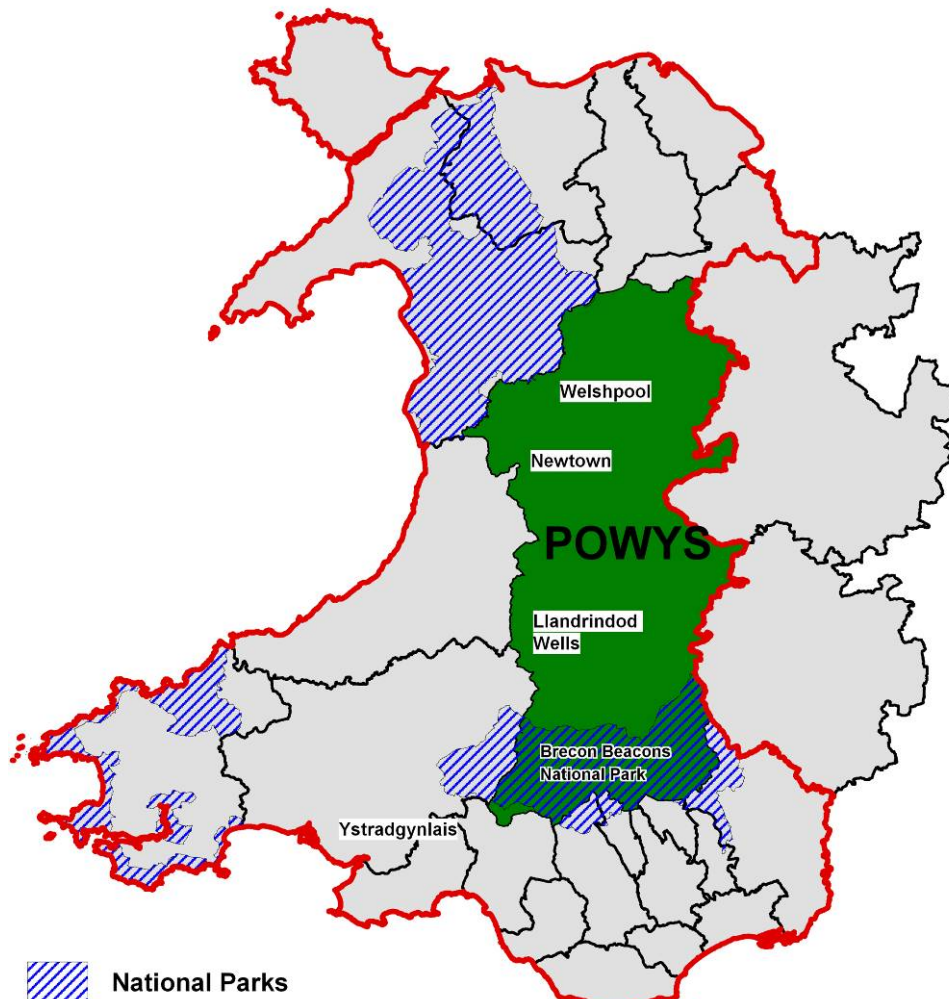
2.1 This section summarises the main environmental, social, and economic characteristics of Powys and the policy context within which the LDP has been prepared. An evidence-based approach was taken to preparing the plan and in order to avoid duplication further detailed information including topic papers, research papers, and other supporting documents can be read in the LDP Evidence and Document Library⁵.

2.2 Characteristics of Powys

Location and Topography

2.2.1 Powys can be seen as the green heart of Wales, covering approximately a quarter of its land mass. Its extensive, central boundaries adjoin it with a total of ten other Local Planning Authorities that include the English counties of Hereford and Shropshire.

Figure 1 - Powys as the Green Heart of Wales



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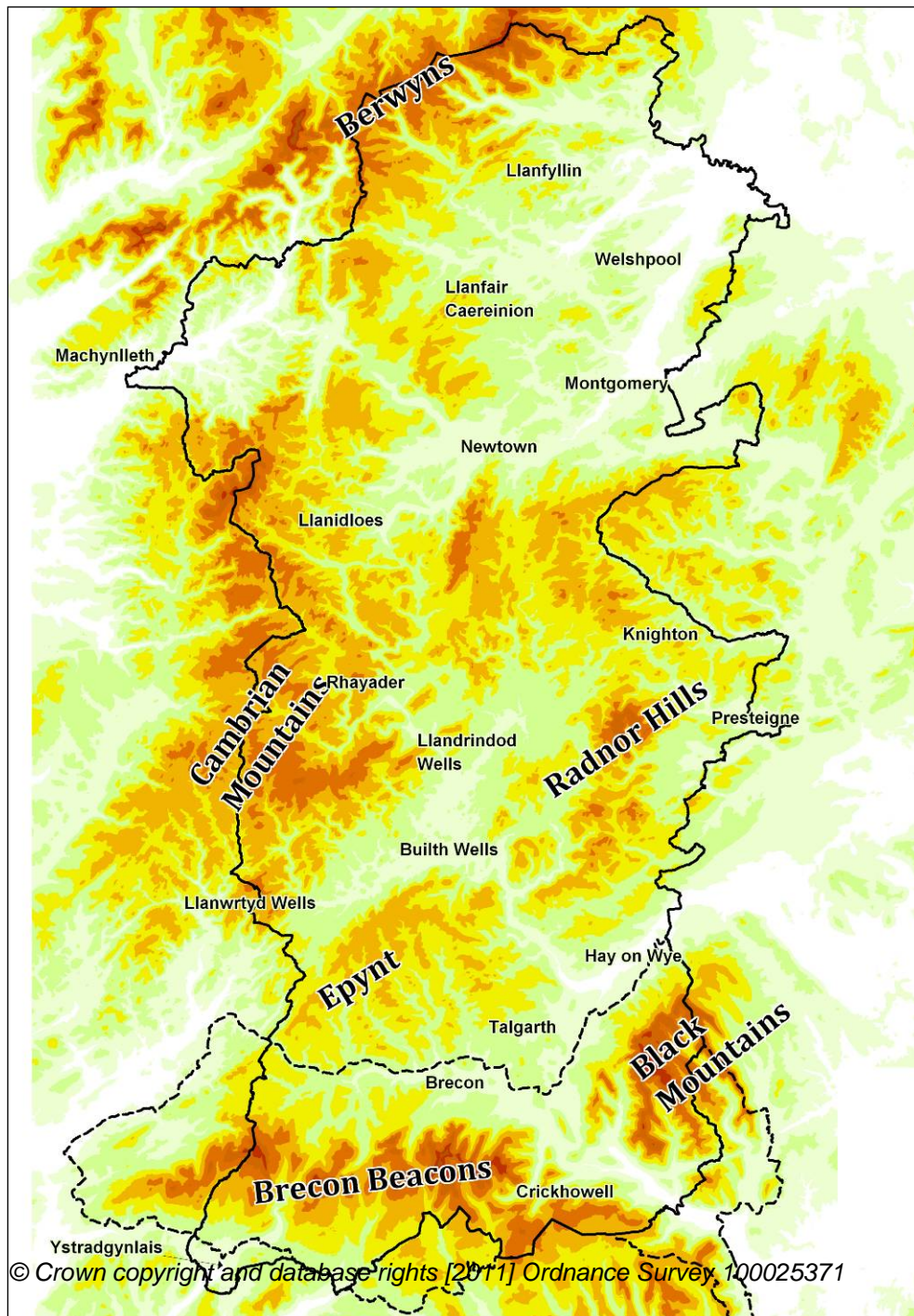
2.2.2 Powys is extensive in nature being a largely upland and very rural county covering over 5,000 square kilometres. In the south of the county is the Brecon

⁵ Link to Evidence & Document Library: <http://www.powys.gov.uk/index.php?id=5192&L=0>

Beacons National Park, a Local Planning Authority in its own right, which covers approximately 16% of Powys' area.

2.2.3 The map below shows the topography of Powys and demonstrates how Powys' upland areas such as the Berwyns and Cambrian Mountains are intersected by the valleys of many rivers including the Severn, Vyrnwy, Tanant, Wye, Usk, Irfon, Ithon, Dyfi, Teme, Tawe and the Lugg.

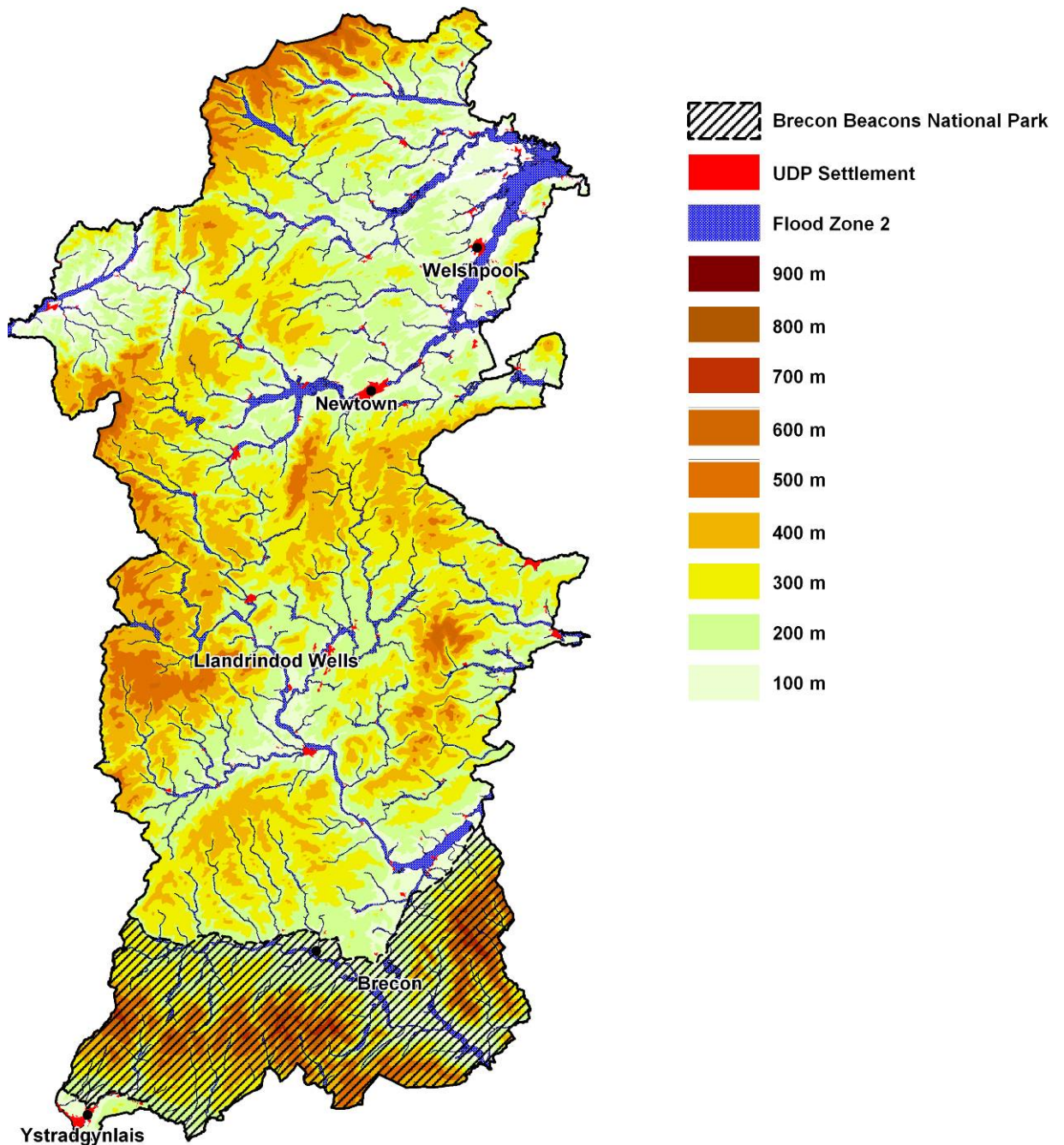
Figure 2 - Map Showing the Topography of Powys



Settlements and Places

2.2.4 Powys' topography has meant that many of its settlements and main transport routes are located in valleys at important river crossings and as a result of this many settlements are partially constrained by flood risk. See Figure 3 below.

Figure 3 - Map Showing the Topography of Powys and Natural Resources Wales' Flood Map (1 in 1000 yr)



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Environment

2.2.5 The architecture of Powys is as varied as its landscape, with most towns and settlements having distinct characteristics in building forms or settlement patterns that make them easily recognisable. The rich wealth of architectural history ranges through all periods and all building types.

2.2.6 The quality of the historic environment and architecture is reflected in the large number of built heritage designations within Powys. This includes 55 conservation areas, 7 registered historic landscapes, 37 registered parks and gardens, approximately 4,000 listed buildings and 691 scheduled ancient monuments.⁶

2.2.7 Powys has a wealth of biodiversity, geodiversity and conservation resources. A number of these are internationally and nationally recognised including 216 Sites of Special Scientific Interest, 13 Special Areas of Conservation, 3 Special Protected Areas, 1 RAMSAR site and 8 National Nature Reserves. On a more local level Powys has 78 Regionally Important Geodiversity Sites and a large number of wildlife sites.⁷

Access and Transport

2.2.8 Powys has over 12,000 (9,166 km) rights of way (incl. BBNP) used mainly for recreation and tourism including walking, cycling and horse riding. In addition Powys has 88,000 hectares (340 square miles) of access land representing 17% of the land in Powys. Powys has two national trails, the Offa's Dyke Path and Glyndwr's Way and several regionally important promoted trails such as the Wye Valley Walk, Severn Way, Ann Griffiths Walk, Kerry Ridgeway, Pererindod Melangell and the Epynt Way.⁸ The Montgomery Canal, in the north-east of the county also fulfils an important economic and leisure role.

2.2.9 Powys covers an area of around 5,187 km² and contains more than 6,000 km of roads, 430 km of which are trunk roads. As a predominately rural county there is a high percentage of car ownership. Due to Powys' location set in the heart of Wales, most traffic travelling to or from the coast generally has to drive through it. Some of these roads run through main settlements causing traffic disruption, particularly during holiday periods.⁹

2.2.10 Responsibility for constructing, managing and improving the highway network is divided. The Council is the authority for the County Road Network and in partnership is responsible for its maintenance. Within Powys the surfaced road network is defined by the following hierarchy:

- **Strategic Roads:** regionally strategic routes that carry the bulk of long distance traffic.
- **Primary Roads:** roads that provide links between major settlements and strategic roads.
- **Distributor Roads:** roads that serve as links between settlements and their service centres.

⁶ [Built Heritage Topic Paper](#)

⁷ [Natural Heritage Topic Paper](#)

⁸ [Leisure and Recreation Topic Paper, Rights of Way Improvement Plan](#)

⁹ [Transport Topic Paper](#)

- **Local Roads:** circulate local traffic
- **Access Roads:** minimal importance and serve a limited number of properties.

2.2.11 Public transport is limited in frequency in large parts of the county, with bus services linking up main towns and villages within and outside of Powys. The main rail lines crossing the County run from Aberystwyth to Birmingham International (Cambrian Mainline) and Shrewsbury to Swansea (Heart of Wales). These rail lines provide connections to not only the coast but also to the east of the county, allowing for connections to the major cities.

Population

2.2.12 The population of Powys (incl. BBNP) was recorded as 126,347 persons by the 2001 Census and had increased to 132,976 by the 2011 Census. Based on an assumption that 17.71% of Powys's population was within the BBNP, it was estimated that the population of Powys outside the BBNP was 109,406 persons in 2012.¹⁰

2.2.13 Powys has the lowest population density of all local authorities in Wales at 26 persons per square kilometre (2012). Almost two thirds live in a rural location such as a village, hamlet or isolated dwelling. 27.8% reside in 'town and fringe areas' such as Welshpool or Llandrindod Wells and a further 13.5% in 'urban areas' with a population exceeding 10,000 which includes Newtown and Ystradgynlais (Source: 2011 Census of Population).¹¹

2.2.14 19.4% of the population were children aged 0-17, 56.7% were aged 18-64, and 23.9% were aged over 65 (2012 Powys Mid-Year Population Estimate).¹² The proportion of residents aged 65 or over is projected to increase to 31.3% by 2026 (Source: 2011-Based Welsh Government Population Projections).

2.2.15 Change in the county's population over recent years has seen: deaths consistently exceeding births by a few hundred per annum; and migration, both in and out, being the key determinant of change in the size and structure of the population. One particular concern is the net loss of young adults – those in their late teens through to their early 20s. This is caused by school leavers entering further education, looking for employment or affordable housing outside Powys.¹³

2.2.16 It is projected that the number of persons of working age (18-64) will continue to decline from 57.4% in 2011 to 51.1% in 2026. Meanwhile the number of persons aged 65 or over will increase. This means that the workforce will become a smaller proportion of the total and that the dependency ratio (workers to non-workers) will increase.

Dwellings and Households in Powys

2.2.17 The following section provides projected household and dwelling figures for Powys up to 2026. It is worth noting that dwellings and households are

¹⁰ Population, Housing & Urban Capacity Topic Paper, ONS: 2001 Census

¹¹ Population, Housing & Urban Capacity Topic Paper, ONS: 2009 LSOA

¹² Population, Housing & Urban Capacity Topic Paper, ONS Powys-i

¹³ Population, Housing & Urban Capacity Topic Paper, ONS Powys-i

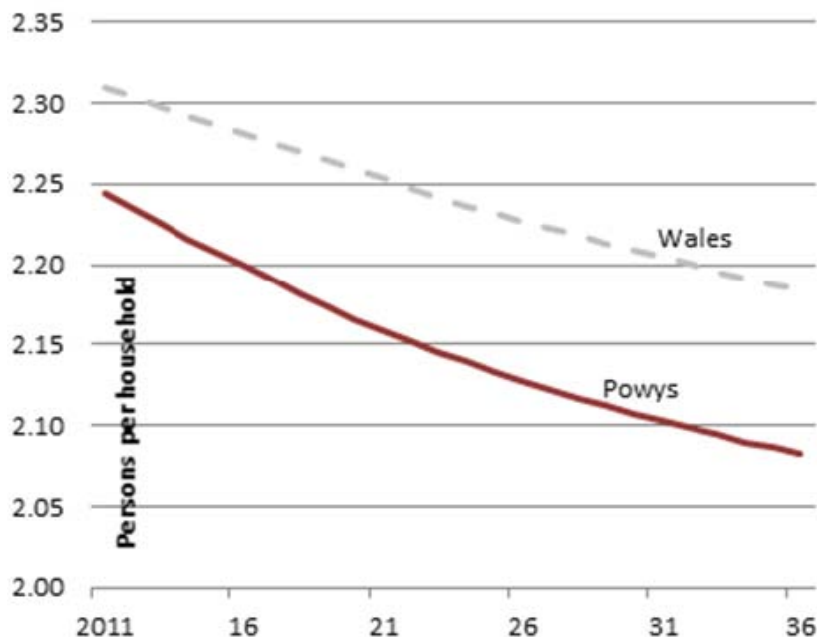
different. Dwellings can be empty, they can be a second home and a dwelling can have more than one household living in it.

Households in Powys:

2.2.18 According to the 2001 census, there were 53,865 households living in Powys and by the 2011 census this had increased to 58,429. (www.statswales.wales.gov.uk). It is estimated that 10,363 of these were within the BBNP meaning 48,066 were within the Powys planning area in 2011. According to the latest household projections published by the Welsh Government in February 2014, the number of households living in Powys is projected to increase to 62,964 by 2026 (based on the 2011- based population projections April 2013). It is estimated that 11,167 of these will be within the BBNP. It is therefore projected that the number of households living within the Powys LDP planning area will be 51,797 by 2026.

2.2.19 The average household size in Powys is projected to decrease from 2.24 persons in 2011 to 2.13 persons in 2026 (based on the 2011-based Local Authority Population Projections produced by the Welsh Government). See Figure 4 below.

Figure 4 – Household Size



Source: 2011-based Local Authority Population Projections produced by the Welsh Government)

Dwellings in Powys:

2.2.20 The Dwelling stock estimates by tenure produced by the Welsh Government (<http://wales.gov.uk/docs/statistics/2014/140410-dwelling-stock-estimates-2012-13-en.pdf>) indicate that in 2012/13 there were 63,918 dwellings in Powys. Of these, 55,766 were owner occupied / privately rented, 2,745 were provided by Registered Social Landlords and 5,407 were provided by Powys County Council.

2.2.21 Between 1999-2004 Powys (Inc BBNP) experienced an average annual completion rate of 430 dwellings per annum according to the Welsh Housing Statistics. A significantly lower average annual completion rate of 325 dwellings per annum was experienced in the county between 2005 -2010 (JHLAS studies). The highest annual completion rate recorded was 792 dwelling in 1996 according to the LGDU statistics. The lowest recorded completions rate was 98 in 2011-2012 according to the JHLAS. This indicates a substantial reduction in house building during the last decade.¹⁴

2.2.22 Affordable housing provision in Powys is limited and only accommodates a very small proportion of the need identified. Whilst there are significant numbers of affordable homes approved with planning permission and therefore 'in the pipeline' only 105 affordable homes were delivered in Powys in 2012-2013, 96 of which were provided by registered social landlords operating in the county (according to the WG affordable housing returns statistics).¹⁵

2.2.23 In April 2011, there were 2,087 households registered on the Council housing waiting list in Powys. The Local Housing Market Area (LHMA3) covering Newtown and Llanidloes had the highest registered need (532 households), closely followed by LHMA1- Welshpool (514 households). LHMA6 - Builth and Llanwrtyd Wells had the lowest registered need (60 households). The vast majority of households on the waiting list were seeking a rental property.¹⁶

Welsh Language

2.2.24 21% of Powys's population aged 3 years or more were Welsh speakers according to the 2011 Census. The number of people who speak Welsh varies greatly across Powys. According to the 2011 census, the percentage of Welsh speakers had not changed significantly over the last decade.

2.2.25 Planning Policy Wales and TAN 20: Planning and the Welsh Language recognise the Welsh language as a significant part of the social and cultural fabric of Wales. These documents require the Council to consider whether it has any communities where the use of the Welsh Language is part of the social fabric and where it is so, it is appropriate that this be taken into account in land use planning.

2.2.26 Of the 110 Community / Town Council areas in Powys, 28 include more than 25% Welsh speakers and 9 of these include more than 50%. The areas with the highest percentages of Welsh Speakers (over 25%) are concentrated in the north-west and south-west of the County. The following table and map identify the following areas as *Welsh speaking strongholds* (i.e. 25% or more Welsh speakers).

Community Council	% Residents aged 3+ who can speak Welsh
Banwy	57%
Cadfarch	67%

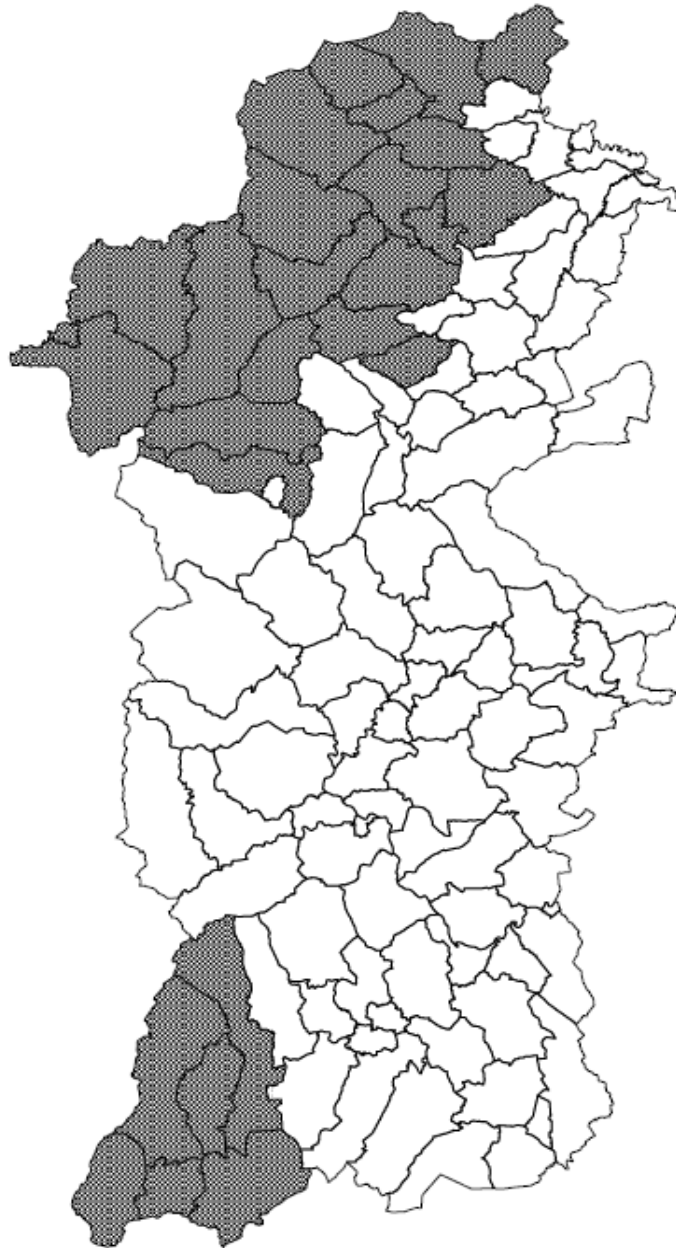
¹⁴ StatsWales, Population, Housing & Urban Capacity Topic Paper, JHLAS

¹⁵ StatsWales, Population, Housing & Urban Capacity Topic Paper

¹⁶ Local Housing Market Assessment (2010), Population, Housing & Urban Capacity Topic Paper

Carno	38%
Cray	39%
Dwyriv	29%
Glantwymyn	55%
Llanbrynmair	51%
Llanerfyl	58%
Llanfair Caereinion	40%
Llanfihangel	55%
Llanfyllin	37%
Llangedwyn	25%
Llangyniew	39%
Llangynog	37%
Llanidloes	27%
Llanrhaeadr-ym-Mochnant	46%
Llansilin	30%
Llanwddyn	41%
Llywel	29%
Machynlleth	55%
Maescar	29%
Meifod	27%
Pen-y-bont Fawr	52%
Tawe-Uchaf	30%
Trefeglwys	35%
Tregynon	27%
Ystradellte	27%
Ystradgynlais	47%

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Economy

2.2.27 With its sparsely populated upland landscape and poor connectivity, Powys has very few large employers outside the public sector (i.e. businesses with 250+ employees). The majority of businesses are small and there are many one person enterprises. Powys has higher rates of self-employment across all main sectors than elsewhere in Wales: 23% in Powys, 13% in Wales (Annual Population Survey, September 2013). It also has high levels of part time employment; latest figures show 31.5% of Powys' employment opportunities being part time compared to 26.5% in Wales.¹⁷

2.2.28 Tourism is a key sector in Powys and further tourism development has the potential to support local communities and rural holdings both in economic and social terms. The Wales Visitor Survey 2013 – Powys Booster concluded that visitors to Powys tend to have a very high overall trip satisfaction and that the quality of the natural environment and Powys's natural landscapes are the County's key tourism draw. Also, the Montgomery Canal and its recent and ongoing restoration is a major tourism opportunity for the County.

2.2.29 Agriculture continues to be the largest primary production industry in Powys, mainly through small family-run upland sheep farms. Much of the land is classified as being of very poor agricultural quality. In 2012 there were 4,945 agricultural holdings in Powys which represents a fifth of the holdings in Wales. The number of people engaged in work on agricultural holdings in Powys rose slightly from 11,700 in 2002 to 12,500 in 2012, mainly due to an increase in the number of regular workers (including salaried managers).¹⁸

2.2.30 The Business Register and Employment Survey for 2012 showed that excluding agriculture, forestry and fishing, the three largest employment sectors in Powys by percentage of jobs were Health (16.4%), Manufacturing (10.6%) and Education (9.9%). The public sector is one of the largest employers and accounted for 34.1% of the employment. (Business Register and Employment Survey, 2012)¹⁹

Retail, Recreation and Leisure

2.2.31 Within Powys the level and type of provision for recreational and leisure activities varies across the county. Formal, organised activities are mainly located within the main towns and larger settlements such as its leisure centres.²⁰

2.2.32 Retail provision is focussed upon the historic towns such as Brecon (BBNP), Builth Wells, Llandrindod Wells, Llanidloes, Machynlleth, Newtown, Welshpool and Ystradgynlais. Residents also shop out of the county in larger centres such as Aberystwyth, Cardiff, Hereford, Shrewsbury and Swansea particularly for higher order comparison retailing.

2.2.33 Given the county's rurality, local retail facilities such as village shops, sub-post offices, pubs and farm shops have an important role in supporting the

¹⁷ One Powys Needs Assessment

¹⁸ One Powys Needs Assessment,

¹⁹ One Powys Needs Assessment, Hyder Economic Needs Study

²⁰ Leisure and Recreation Topic Paper

vitality and viability of rural communities, providing easy access to basic provisions (especially for those with limited mobility) and as important focal points for rural life.²¹

2.3 Policy Context

2.3.1 The LDP has been written having regard to relevant policies and programmes prepared at international, national (UK & Wales), regional, and local levels. This section summarises the key policy influences.²²

Welsh Government Policy

2.3.2 Welsh Government's land use planning policies are set out in Planning Policy Wales (PPW), Minerals PPW, Technical Advice Notes (TANs, and Minerals TANs), circulars and policy clarification letters. The LDP has been written having regard to national planning policy and any policy in the LDP that deviates from national planning policy is justified by supporting evidence.

2.3.3 PPW makes it clear that the purpose of the planning system, including LDPs, is to manage the development and use of land in the public interest, contributing to the achievement of sustainable development. It states that the system should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protect natural resources and the historic environment.

2.3.4 The LDP has also had regard to the Wales Spatial Plan Update – People, Places, Futures, 2008.²³ This splits Wales into six sub-regions and Powys is located within the Central Wales area. Its vision for Central Wales is, “High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”.

2.3.5 It states a key priority for Central Wales is to build on the regional strengths of the area. It sees the rich mosaic of towns and villages as important for employment, social and recreational activity and to access a wide range of services. It recognises the interaction between places of varying sizes and their mutually supporting roles in providing access to services.

2.3.6 One of its key priorities is to ensure access to affordable homes (to buy or rent) in locations which are convenient for local work and services and to ensure a range of housing types are available in a choice of high-quality environments.

2.3.7 As a potential model for sustainable development in Central Wales, it identified primary settlements, and hubs and clusters as focal points for appropriate plan-led growth and investment. The diagram below, taken from the Wales Spatial Plan, shows the key connections between settlements – hubs and clusters - within the area and highlights the direction people travel for services outside of the area. The hub and cluster approach seeks to encourage

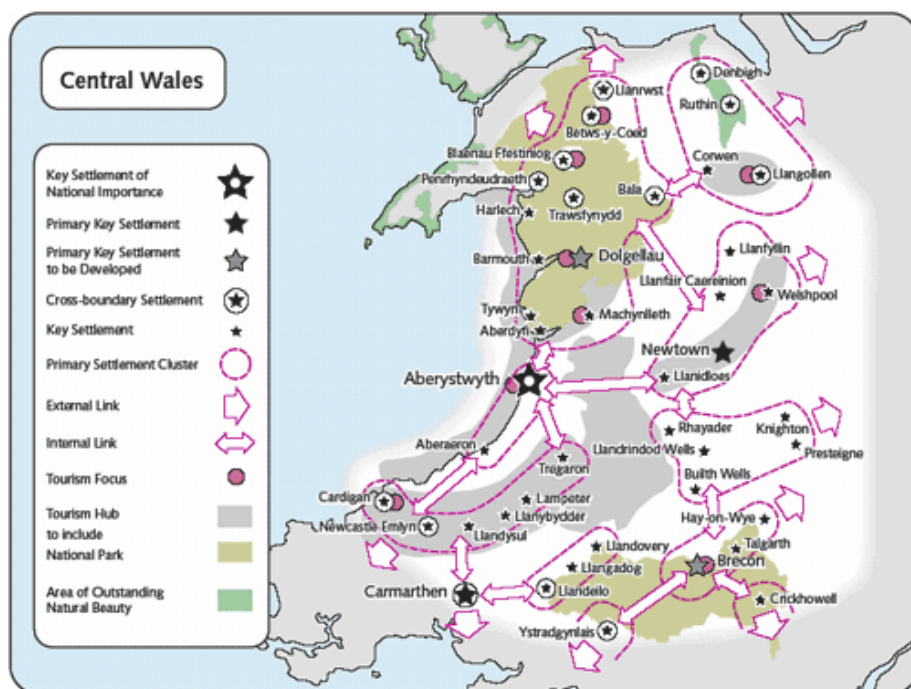
²¹ [Retail Economy: Town Centres & Retail Development Topic Paper](#)

²² More can be read in the LDP Topic papers found in the LDP Evidence and Document Library at this link: <http://www.powys.gov.uk/index.php?id=5192&L=0>

²³ Link to Wales Spatial Plan Update, 2008: <http://wales.gov.uk/topics/planning/development-plans/wales-spatial-plan/?lang=en>

communities to work collaboratively, not competitively, to support their own needs and those of the smaller settlements and hinterlands which gravitate towards them. The diagram also shows a settlement hierarchy identified for the area. The most notable for Powys is Newtown's classification as a primary key settlement – a hub - whilst a number of other towns in the LDP area are identified as clusters of key settlements.

Figure 5 - Wales Spatial Plan 2008: Central Wales



Regional Policy

2.3.8 The LDP has had regard to various regional policy documents including those relating to aggregates (minerals), waste and transport. In particular, regard was given to the development plans prepared by local authorities adjoining Powys. Special regard was given to the adopted Brecon Beacons National Park Authority LDP, Dec 2013²⁴ to ensure both plans are compatible and complement each other in terms of their policies. Care was also taken when preparing the LDP, to have regard to the special purposes of National Parks²⁵.

Local Policy

2.3.9 The One Powys Plan 2014-2017 is the Single Integrated Plan for Powys. It outlines the strategic priorities for multi-agency working to support and respond to clearly evidenced local needs of Powys. The issues covered by the Plan are identified below and the LDP has had regard to those with land use and development implications.

²⁴ Link to BBNPA LDP 2013: <http://www.beacons-npa.gov.uk/the-authority/planning/strategy-and-policy>

²⁵ In accordance with Section 62 of the Environment Act 1995²⁵)
<http://www.legislation.gov.uk/ukpga/1995/25/section/62>

- Integrated health and adult social care, children and young people, transforming learning, stronger, safer and vibrant communities and transport, and financially balanced and fit for purpose public services.

2.3.10 Regard has been had to many other local policies such as the Council's Regeneration Strategy and local place / settlement plans where these have been prepared.

2.4 Key Issues and Considerations for the LDP

2.4.1 This section summaries the key issues and considerations facing Powys and which the LDP to seeks to address²⁶. They are grouped into economic, environmental, population and housing, infrastructure and resource considerations.

Economic Considerations

1. Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large private sector companies. Challenges in these sectors such as the global economy and constraints on public sector finance and European funding will have significant implications for these sectors and the economy of Powys.
2. The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, probably reflecting the proximity to motorway networks, workforce skills and availability, external markets and historic public sector investment in these areas.
3. An ageing stock of manufacturing premises is placing competitive pressure on this sector. Refurbishment of premises or re-location to modern, energy efficient premises depending upon development viability (costs of development often exceed end values) is anticipated.
4. Rising energy costs and peak oil are impacting on all economic sectors given the rural geography of the county. Adapting to these changes and the transition to a low carbon / green economy to ensure a more sustainable and resilient economy needs to be supported by the LDP.
5. Sustainable travel to work opportunities should be promoted through the LDP co-locating employment, housing and public transport and supporting home-working.
6. A range of employment sites and supportive policies are needed to meet the employment needs and demands of businesses, particularly given the size of Powys and dispersed settlement pattern.
7. The county shows relatively high employment rates coupled with lower levels of unemployment and inactivity fuelled by very high levels of self-employment and part-time employment. There is also a dominance of micro and small businesses and high levels of new business start-ups in the county.

²⁶ The key considerations and issues were identified from a number of sources: from each of the LDP topic papers and research; from engagement with stakeholders and public consultation on the LDP; and from the priorities of the One Powys Plan 2014.

8. Activities and initiatives that support social and economic regeneration must be supported by the LDP.
9. One of Powys' most prominent assets is the distinctive quality of its towns and villages. The economic climate and online shopping present significant challenges for the county's town centres and have led to vacancies in some towns. The LDP will need to support the resilience and renaissance of town centres by enabling a mix of uses, whilst at the same time facilitating sustainable rural retail provision and enabling the opportunities of e-commerce to be realised.
10. Tourism is important to the Powys economy, although employment can sometimes be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.

Environmental Considerations

11. As a rural county, Powys' natural resources and ecosystems are important for carbon storage (soil and vegetation), renewable energy generation, food, materials, water, flood alleviation, recreation and amenity. The LDP must manage development carefully to protect these resources and reconcile competing demands.
12. Powys' important internationally, nationally and locally designated sites of biodiversity and geodiversity interest as well as sites of importance in the wider environment should be protected and enhanced. Wildlife corridors such as hedgerows and streams are important for many species and should also be protected.
13. The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.
14. Powys has an exceptional historic environment and contains 13% of Wales' listed buildings and 22% of Wales' Scheduled Ancient Monuments. However, a fifth of its listed buildings are considered to be 'at risk' or vulnerable. Some archaeological sites and their settings, notably Offa's Dyke, are being eroded and compromised by development.
15. Many of Powys's towns and villages have conservation areas protecting their distinct character and architecture. It is important to protect and enhance local distinctiveness through good quality and sensitively designed development.
16. Most settlements in Powys are located in valleys close to rivers which are susceptible to flooding. New development must be directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should aid the reduction or better management of existing flood risk for communities, infrastructure and businesses. Powys is also important as an upstream catchment for several major rivers including the Rivers Wye and Severn for water storage and alleviating flooding downstream.

17. Where possible and appropriately located, development should be directed to brownfield sites (previously developed land) and re-use vacant buildings in order to protect greenfield land, assist in the remediation of contaminated land and facilitate regeneration opportunities.
18. The LDP must protect air, water and land resources and quality, prevent pollution and in appropriate development and deal with the consequences of climate change. For instance, it should support: the protection of quality of the water environment in line with the Water Framework Directive; the reduction of greenhouse gas emissions in line with Welsh Government targets (3% each year from 2011); and ensure that Special Areas of Conservation (SACs) in Powys do not suffer from increased levels of nitrogen deposition as a result of development in Powys.

Population and Housing Considerations

19. Powys has an ageing population and it is projected that 32% of the population will be aged over 65 by 2026. The needs of the ageing population, such as access to services and public transport, and accommodation requirements must be taken into account.
20. Low wages, poor employment opportunities, the lack of university education opportunities, and high housing costs are considered to be main reasons for the net outward migration of young adults from the county. Maintaining levels of young adults is important if the size of workforce is to be sustained.
21. The population of the county is projected to grow as a result of people moving into the county leading to a requirement for more dwellings which the LDP must plan in sustainable locations.
22. House building averaged 194 dwellings per annum between 2009 and 2013 which is below the projected housing need. The economic recession /downturn limited the availability of development finance and mortgages. The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.
23. Powys has a dispersed rural population with nearly 60% of the population living in villages, hamlets and rural areas. The housing needs of rural areas must be addressed as well as those of larger towns and villages.
24. The average household size in Powys is projected to decrease from 2.24 persons in 2011 to 2.13 persons in 2026 (based on the 2011-based Local Authority Population Projections produced by the Welsh Government). Smaller households, and changes to the welfare system, will increase the need and demand for 1 and 2 bedroom properties, although these must be designed with adequate amenity space.
25. Obesity levels and related health problems are increasing amongst Powys' population. Development should be located and designed to enable and encourage active and healthy lifestyles.

26. Any shortfall in the provision of space and facilities for play, recreation and sport should be met wherever possible through development opportunities.²⁷
27. Allotments should be protected from development and further provision encouraged enabling more locally grown produce, community cohesion and healthy lifestyles.
28. Increasing energy bills combined with extreme weather events are causing fuel poverty amongst households living in energy inefficient properties. Sympathetic retro-fitting of existing properties and designing new development to be energy efficient should be facilitated by the LDP.
29. A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys' households. Provisional findings of the 2014 LHMA update indicate 40% of Powys' households are unable to rent or buy on the open market.
30. An Affordable Housing Target, expressed as numbers of homes, will be set by the LDP although this will need to reflect development viability. Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP.
31. Levels of Welsh language use vary across the county with higher usage found in the west and south-west, although there are concerns that usage is falling in these traditional language strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture.

Infrastructure and Resource Considerations

32. One of the challenges for the LDP given the rural nature of Powys and its dispersed population will be to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport.
33. Need to direct development to locations that are best served by existing and potential infrastructure and services and ensure that the location of development is co-ordinated with the review of public service provision.
34. To support the provision and retention of community facilities and seek contributions from development to provision where appropriate.
35. Powys has no general hospital so access to out-of-county health care provision is important for the county's population.
36. In spite of rising fuel costs, car ownership is high reflecting the rural and dispersed population of the county and the high costs associated with public transport provision.
37. Frequent and regular public transport services are predominantly limited to key strategic road and rail routes in the county, such as the Traws Cambria bus service between Merthyr Tydfil and Newtown.

²⁷ [Link to 'Open Space Assessment' when completed.](#)

38. Future development and regeneration opportunities in some parts of Powys are reliant on transport network improvements such as the Newtown bypass.
39. Improvements to the transport infrastructure are important within Powys and to connect Powys with adjoining regions. The LDP must safeguard the routes of planned improvements and seek contributions from development towards improvements where appropriate.
40. Facilitate broadband access throughout the county to enable socio-economic opportunities and electronic access to services to be improved.
41. Utility infrastructure, such as public sewers, sewage treatment works and mains gas supply, are not available in all parts of the county or are operating at capacity which can act as a constraint to development.
42. Encouraging the conservation of water, reducing the demand for water and minimising the effects of water abstraction on the natural environment and important ecological habitats.
43. The energy requirements of development should be minimised and renewable energy opportunities grasped wherever feasible.²⁸
44. Utilisation of Powys's renewable energy resource and associated infrastructure should be supported where cumulative, environmental, socio-economic effects are acceptable.
45. To reduce levels of waste sent to landfill, and to provide a range and choice of sites across the county to support waste management operations.
46. Ensuring Powys contributes to the regional supply of aggregates and the encouragement of minerals transportation by rail.
47. Ensuring the sustainable management and safeguarding of important mineral resources found in Powys, such as the South Wales Coal Field in the Ystradgynlais area.
48. Safeguarding and supporting the MoD's Sennybridge Training Area on Mynydd Epynt as a nationally important military training area.

²⁸ Powys Renewable Energy Assessment 2012. This can be viewed in the [LDP Evidence & Document Library](#)

3.0 The LDP Strategy

3.1 Having established the context and main issues and considerations facing Powys, which are unique to the county, this section draws together the strategy for the LDP from 2011 up to 2026. The strategy comprises:

- i. A future **vision** and **objectives** for how land and settlements in Powys should be used and developed.
- ii. A **growth strategy** describing the principle development needs and levels of development that are required to achieve the vision and objectives.
- iii. A **spatial strategy** that describes the sustainable distribution, location and pattern of development and growth being planned to achieve the vision and objectives.
- iv. A **Key diagram** of the strategy.

3.2 The LDP's Vision and Objectives

3.2.1 The vision²⁹ for the Powys LDP to help deliver is:

Our Vision to 2026

Powys is a county of considerable variety extending from the South Wales Valleys to the Berwyn Mountains in the north, and from the Cambrian Mountains in the west to the English border in the east.

As the 'green heart of Wales', Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and making the most of its natural resources, native wildlife and habitats, heritage and distinctive characteristics.

Powys' towns and larger villages will be vibrant and accessible service centres. They will be the focus for integrating housing, economic and service development to meet their own needs and those of their surrounding communities.

Powys's rural areas will be a working countryside of sustainable communities supported by a thriving and diverse rural economy of small businesses.

3.2.2 In order to meet the vision, the following objectives are proposed for the LDP. These have been written to address the key considerations identified in section 2.4 and are specific to Powys. PPW³⁰ contains a list of sustainability

²⁹ The vision was informed by: a "visioning" day held in August 2011 by officers in the Council's LDP team having regard to the One Powys Plan, the Wales Spatial Plan, key issues and considerations, and other strategies and plans; the Council's Committees and two Community Council liaison meetings; consultation comments received during the LDP process; and the informing plan assessments.

³⁰ PPW, Section 4.4. Objectives <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

objectives for the planning system and the LDP has also had regard to these. Objectives by definition are something which is aimed at or striven for.

Planning for Growth in Sustainable Places

LDP Objective 1 – Meeting future needs

To meet the needs arising in Powys over the plan period up to 2026, to provide adequate, appropriately located land for:

- i. 5,000 dwellings to meet all the housing needs of Powys's increasing and ageing population and its decreasing size of households, including open market and affordable housing, gypsy and traveller accommodation and other specialist housing needs.
- ii. 49 hectares for employment / economic development.
- iii. Retail, tourism, recreation, infrastructure, services and other needs.

LDP Objective 2 – Sustainable Settlements and Communities

To support sustainable development, access to services and the integration of land uses, by directing housing, employment and services development in accordance with a sustainable settlement hierarchy. Higher levels of development will be directed to Powys' towns and larger villages but where these are unable to sustain further growth due to capacity constraints, development will be accommodated in a nearby town(s) or large village(s).

LDP Objective 3 – Efficient use of land

To support the re-use and remediation of suitably and sustainably located previously developed land and where this is not possible to make efficient use of green field sites. To apply a general presumption against unsustainable development in the open countryside and development on soils of high value and important mineral resources which are recognised as finite resources.

LDP Objective 4 – Climate Change and Flooding

To support the transition to a low carbon and low waste Powys through all development, including the reduction of waste to landfill and by directing development away from high flood risk and, where possible, to reduce or better manage existing flood risk for communities, infrastructure and businesses.

LDP Objective 5 – Energy and Water

To support the conservation of energy and water and to generate energy from appropriately located renewable resources to enable households, businesses and communities to meet their needs where acceptable in terms of its economic, social, environmental and cumulative impacts.

In particular, to:

- i. Contribute to the achievement of the Water Framework Directive targets in Powys.
- ii. Provide an additional 50,000kW installed capacity of renewable electricity generating technology and 100,000kW installed capacity of renewable heat generating technology.

Supporting the Powys Economy

LDP Objective 6 – Vibrant Economy

To support a diverse, robust and vibrant economy for Powys, including a strong rural economy, which is resilient and responsive to change. To ensure towns and larger villages are the main focus for economic development and that town centres are vital, viable and attractive.

LDP Objective 7 – Key Economic Sectors

To maintain and strengthen key economic sectors within Powys including manufacturing in the Severn Valley and Ystradgynlais, sustainable year-round tourism opportunities, agriculture and the rural economy.

LDP Objective 8 - Regeneration

To support the regeneration and renewal of Powys' built environment, its historic towns and employment premises and to support regeneration activities such as the Powys Local Growth Zone initiative.

Infrastructure and Services**LDP Objective 9 – Infrastructure and Services**

To support the provision of infrastructure and services to meet the future needs of Powys's communities.

LDP Objective 10 – Important Assets

To support the operation and development of regionally and nationally important assets located in Powys.

Natural and Built Assets**LDP Objective 11 – Natural Heritage**

To conserve and protect Powys' land, air and water resources important for environmental quality, geodiversity and biodiversity and where possible to ensure development enhances them and produces a net gain for biodiversity.

LDP Objective 12 - Resources

To facilitate the sustainable management of Powys' natural and environmental resources whilst enabling development to take place including:

- i. To contribute 2.51 million tonnes of crushed rock aggregates to the South Wales supply per year.

LDP Objective 13 – Built Heritage

To conserve, protect and where possible enhance the distinctive built heritage, landscape and cultural assets of Powys and adjoining areas, including its architectural and archaeological heritage and protected landscapes. In particular to facilitate the reduction of listed buildings at risk.

Supporting Healthy Communities**LDP Objective 14 – Healthy Lifestyles**

To encourage active, healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces

and to ensure development provides opportunities for walking, cycling, open and play spaces where required.

LDP Objective 15 – Welsh Language and Culture

To support and protect Welsh language and culture in Powys and specifically the Welsh speaking strongholds of the north-west and south-west.

LDP Objective 16 – Community Well-being

To promote development that supports community wellbeing and cohesion, especially in those areas of multiple deprivation.

3.3 Growth Strategy - How much development is planned?

3.3.1 This section describes the levels of development planned by the LDP including employment, retail and housing land uses. The levels of growth are based on evidence of need, key considerations, the policy context, and the feedback received from consultation and involvement in preparing the plan.

Employment Land Growth

- **LDP employment land requirement 2011-2026 = 49 ha**

3.3.2 In order to sustain the communities and the economy of Powys and to provide job opportunities for all ages particularly young people, it is important that the LDP supports economic development. This section considers how much land the LDP should allocate land to meet the future needs of businesses and respond to demographic changes such as the ageing population / workforce.

3.3.3 In order to inform the LDP, a Powys Economic Needs Assessment Study, 2011³¹ was undertaken which focussed mainly on land requirements for B1, B2 & B8 uses. The study reviewed the employment growth planned by the Powys Unitary Development Plan (UDP), 2010 which was based on the Mid Wales Employment Land Strategy 2001-2016 (2001). In response to the findings of the Strategy the UDP identified 54.9ha of strategic employment land to meet the needs of the county over the 15 year Plan period (2001-2016). In addition, the UDP allocated a further 20.64ha of local employment land which provided a total employment land allocation in the UDP of 75.54ha³² for its 15 year period. Of this total, approximately 64.51ha remained undeveloped in 2011, a take up of 11.03ha (or 1.1ha per annum).

3.3.4 This past take up rate of approximately 1ha per annum suggests that the LDP should provide only 15ha of employment land for its plan period. However, the 2011 study examined a range of factors including the historic and current economic context, the current employment property market and land supply, and took account of the projected economic outlook in order to

³¹ LDP Evidence and Document library: <http://www.powys.gov.uk/index.php?id=5192&L=0> Hyder Study, also cross ref to Topic Paper. Employment land reviews are advised by Planning Policy Wales.

³² The UDP employment land allocation figures did not include a 19ha site in Llandrinio identified for a meat processing plant no longer being pursued.

provide an assessment of the potential employment land requirements to be provided for in the LDP. It also involved stakeholder input in order to provide a more fully informed assessment of employment land needs.

3.3.5 The Assessment Study identified a total estimated future requirement across the LDP Plan period of between 30-42 hectares. It also proposed a flexibility allowance equivalent to 5 years supply to ensure a ready supply of land at the end of the Plan period and to cater for any peaks or unexpected demands. With this added the total estimated requirement was 40-56 hectares.

3.3.6 It is concluded that the LDP should allocate 49 ha (3.3 ha per annum) of employment land for the period 2011-2026. Although this is the higher level estimate of future land required, it will provide flexibility to support economic growth and cater for any peaks and troughs in demand. It is higher than the take-up of the UDP allocations but this reflects the above findings and it provides a dispersed choice and spread of sites across Powys reflecting the county's geography, settlement pattern and local economies.

3.3.7 The study also highlighted a high level of business start ups, self employment and micro and small businesses which emphasises that Powys' employment growth and needs cannot be accommodated solely on allocated employment sites as such provision caters primarily for larger scale employment development. Therefore, alongside the allocation of employment land, policies are included in the LDP to facilitate small scale employment development to support new and existing businesses.

Retail Growth

3.3.8 The county's towns are its main centres for convenience and in some cases comparison shopping, although some needs are met by larger retail centres (towns, cities and retail outlets) outside the county. Significant supermarket retail development has been experienced in recent years, most notably supermarkets in Llandrindod Wells, Newtown, Welshpool and Ystradgynlais, and there has been interest from investors in other towns such as Machynlleth and Presteigne.

3.3.9 A retail study³³ was undertaken in 2011 to inform the LDP and this found, having regard to recent development, that there was no significant surplus retail expenditure available within the county and therefore no significant need for additional convenience or comparison goods floor space.

3.3.10 Indeed, given the emphasis in PPW on the importance of achieving vital, attractive and viable town centres, the opportunities for additional retail development over that already existing are considered limited and unless an increase in the retention of retail spend can be achieved such development could potentially adversely affect existing centres. Coupled with the growth of internet shopping, this presents a challenge to existing town and shopping centres.

³³ Powys Retail Needs Assessment, 2011, Nathaniel Lichfield & Partners – needs adding to the LDP Evidence & Document Library: <http://www.powys.gov.uk/index.php?id=1820&L=0>

Housing Growth

- **LDP Housing Requirement 2011-2026 = 4,500 dwellings**

3.3.11 Welsh Government's local authority level 2011-based Household Projections were used as the starting point to identify the housing requirement for the LDP³⁴. For Powys (including the area of Powys in the BBNP), the projected growth in households over the plan period 2011-2026 was 4,600 households as shown in [Table x](#).

Table x - 2011-Based Household Projections ('000s) for Powys (incl BBNP)

	2011	2026	Increase in Households 2011-2026
Principal Projection	58,400	63,000	4,600

(Source: statswales)

3.3.12 From this total increase in households, it is necessary to deduct the proportion (18%) of households living in the BBNP. To account for levels of vacancies in the dwelling stock the number of new dwellings required will be higher than the number of new households projected. According to the 2011 Census, there were 58,345 households occupying 63,482 dwellings meaning 8% were unoccupied. The LDP dwelling requirement also includes provision for an additional flexibility allowance of 10% as a contingency to provide additional opportunities for meeting the requirement. This gives a dwelling requirement of 4,500 (rounded). Having considered the completions, commitments and sites suitable for allocation during the plan period, it is considered that it is possible to deliver approximately 5,000 dwellings which would equate to a 23% flexibility allowance or over provision.

Table x – Calculating the Housing Requirement

	Increase in Households 2011-2026	Less 18% Households in BBNP	Plus 8% Conversion rate	Plus 10% Flexibility Allowance	23% Flexibility Allowance
Dwelling Requirement	4,600	3,772	4,074	4,481 Rounded 4,500 (300 per annum)	5,011 Rounded 5,000 (333 per annum)

3.3.13 In order to meet this housing requirement, the annual average build rate is 300 dwellings. Provision is made in the plan for 5,000 dwellings which would require a build rate of 333 dwellings. Completions for the period 2005 to 2013 are shown in [table x an](#) and have varied significantly year by year but are generally lower than the annual LDP requirement.

³⁴ In accordance with Planning Policy Wales, paragraph 9.2.2. [Hyperlink to projections](#), Feb 2014

Table x - Past Completions (source: JHLAS³⁵)

Year	Small Site Completions (Sites of 1-4 Dwellings)	Large Site Completions (Sites of 5+ Dwellings)	Total Completions
2005/06-'06/07(2 years)	262	588	850
2007/08	126	240	366
2008/09	57	102	159
2009/10	121	132	253
2010/11	83	156	239
2011/12	83	15	98
2012/13	76	147	223
Total	808	1,380	2,188
Average Annual Completions (8 years)	101	173	274

3.3.14 The plan will seek to phase the development over the plan period as follows:

Total Dwelling Provision	2011-2016	2016-2021	2021-2026
5,000 (333 p.a.)	1380 (Jan 2011- March 2013 = 381 complete) (April 2013- Dec 2015 = 999 assuming 362 p.a.)	1,810 (362)p.a.	1,810 (362)p.a.

The phasing of development over the plan period is influenced by a number of factors including:

- Infrastructure capacity and future improvement / expansion projects.
- Projected growth in households.
- Economic climate and development viability.
- Completion rates so far and future trends.

The phasing reflects the completions during the plan period so far according to JHLAS and distributes the remainder growth equally over the remainder of the plan period.

3.3.15 The LDP dwelling requirement will be met through:

- **Completions** – 352 dwellings built since the start of the Plan period (1/1/2011 to 1/1/2014).
- **Commitments** – 1,530 dwellings (as of 1/1/2014) are under construction, or have a valid planning permission but are not started.

³⁵ Joint Housing Land Availability Study : <http://www.powys.gov.uk/index.php?id=5660&L=0>

- **Allocations** – 2,447 dwellings from housing site allocations in towns and large villages (see Appendix 1).
- **Policy contributions** – 675 dwellings for Villages, Rural Settlements and Exception Sites in line with Policies H4 – H7.

Table x – LDP’s Housing Provision

Settlement Type	Pro Rata (no. hhs)	Completions 01/01/2011-01/01/2014	Commitment Not Started	Commitment U/C	New Allocations / Policy contribution	TOTAL (%)
Towns	2,700	138	878	184	1745	2945 (59%)
Large Villages	1033	112	401	67	702	1282 (26%)
Villages	267	Not known	Not known	Not known	267	267 (5%)
Rural / Other	N/A	102	Not known	Not known	408	510 (10%)
TOTALS	4,000	352	1,279	251	3,122	5004 (100%)

In addition, **windfalls** will arise from non-allocated sites and subdivisions in towns and large villages. The exact number of windfall dwellings expected to come forward during the plan period has not been forecast. It is not considered appropriate to calculate a windfall contribution due to the significant policy change from the Powys Unitary Development Plan 2001-2016. Windfall contributions will be monitored as set out in the monitoring framework (appendix 3).

- **Affordable Housing target = 900 affordable dwellings**

3.3.16 An affordable housing target of 900 dwellings is set for the LDP. This is 20% of the total LDP dwelling requirement and has considered the findings of the Local Housing Market Assessment. Economic factors affecting construction and development viability have been taken into account in setting the target, but will continue to affect the delivery of housing. The target will therefore be monitored.

3.3.17 It is estimated that this target will be met in the following ways:

1. 800 affordable homes from allocated sites as set out in Appendix 1 and other sites in accordance with policy H4;
2. 100 affordable homes from exceptions policies(policies H5 – H7);

(Note 143 affordable homes completed by 1/1/2014

<http://wales.gov.uk/docs/statistics/2013/131106-affordable-housing-provision-2012-13-revised-en.pdf>)

Relationships between Housing, Employment and Retail Growth

3.3.18 The assessment of employment land needs found that the greatest need for employment land would come from the need to replace and upgrade premises, rather than to support the growth of the Powys economy as a result of population growth. As such, it did not identify a strong relationship between population growth and the employment land requirement.

3.3.19 The link between levels of retail and household growth is stronger, because a larger population should generate higher levels of retail expenditure. However, the retail needs assessment did not identify short-term opportunities for retail growth because of the sufficiency of existing retail provision.

3.3.20 The LDP recognises through its settlement and retail hierarchy that there are spatial links between the provision of retail, employment and housing. In particular towns and larger villages are the focus for integrating these land uses and to assist in improving accessibility.

3.4 Spatial Strategy – Where is development planned?

3.4.1 Having identified the main development needs in Powys for the plan period 2011-2026, it is important that the plan develops a spatial strategy to guide and distribute development to sustainable locations in accordance with the LDP's objectives.

3.4.2 In terms of growth, housing or residential development will be the largest component of growth during the LDP period. Research on economic needs does not anticipate a high demand for employment land to support new business investment over the plan period, although it foresees the need for flexible policies to enable the expansion of existing businesses or re-location to modern, energy efficient premises. This position is also reflected in the projected demographic changes with Powys likely to have an older population structure with more retired persons by 2026. Consequently the spatial strategy for the LDP focusses predominantly on where housing development should be located.

3.4.3 The LDP's spatial strategy is based on a **sustainable settlement hierarchy** with levels of development allocated to settlements commensurate with their size (population) and position in the hierarchy.

Powys' Sustainable Settlement Hierarchy

3.4.4 To inform the classification of settlements into a settlement hierarchy, settlements have been analysed in terms of their size (number of households) and on a range of key services and facilities that they provide ³⁶:

3.4.5 The results of the analysis and the proposed classification of settlements against the hierarchy are set out in a supporting document "Powys LDP - Sustainable Settlement Hierarchy, June 2014".³⁷

3.4.6 Whilst the evidence gave an initial indication of the role and function of individual settlements, and the thresholds for different categories or tiers of settlement, the classification also included 'judgement' factors. For example,

³⁶ Data on service and facility provision has been gathered from a variety of sources including the Powys UDP 2010, Community & Town Councils via a facilities questionnaire in 2011.

³⁷ This document can be seen in LDP Evidence and Document library:
<http://www.powys.gov.uk/index.php?id=5192&L=0>

some reasonably large settlements found close to towns do not have the range of services found in much smaller settlements located in more remote parts of Powys, but given their proximity to the town they are sustainably located and could accommodate higher levels of growth. Other judgements taken into account included: settlements with few services but good public transport links; settlements with other important services; settlements that have experienced high levels of growth in the past; or settlements where development is constrained. A degree of judgement is therefore required to determine each settlement's position in the hierarchy.

3.4.7 As a result of the analysis and judgement, the LDP settlement hierarchy includes:

- Towns**
- Large Villages**
- Villages**
- Rural Settlements**
- Open Countryside**

Towns

<p>Builth Wells (including Llanellwedd), Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Montgomery, Newtown, Presteigne, Rhayader, Welshpool and Buttington, Ystradgynlais, Hay-on-Wye (BBNP)</p>
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Total number: 15

3.4.8 Towns are home to around 40% of Powys's population, and are the most densely populated settlements. All are important service centres, providing a range of services, facilities and employment for their own population and their surrounding areas. They are generally the chosen location for 'area services' and in particular larger scale public services (e.g. high schools, leisure centres). Towns are also the most accessible settlements, most being located on Trunk Roads, with all having public transport services.

3.4.9 Towns are seen as the principal location for accommodating housing (open market and affordable), employment land, any retail growth (e.g. supermarkets), public services and developments which generate large numbers of trips. Housing growth is planned commensurate with the size and level of facilities of each town, although the capacity of towns to accommodate growth varies according to environmental and infrastructure constraints.

3.4.10 This approach accords with the Wales Spatial Plan (WSP) which envisaged a primary key settlement (Newtown), other key settlements (towns or hubs) and clusters (groups of towns) as the focal points for appropriate plan-led growth and investment.

3.4.11 In order to control development and provide certainty, all towns have an inset map with allocations and development boundaries identified.

Large Villages

<p>Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood</p>

and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates / Fron, Forden and Kingswood, Four Crosses, Glasbury, Guilsfield, Howey, Kerry, Knucklas, Llanbryn-mair, Llandinam, Llandrinio, Llanfechain, Llangurig, Llangynog, Llanrhaeadr-ym-Mochnant, Llansantffraid-ym-Mechain, Llansilin, Llanymynech, Llanyre, Meifod, Middletown, New Radnor, Newbridge on Wye, Penybontfawr, Pontrobert, Three Cocks, Trefeglwys, Tregynon, Trewern

Total number:44

3.4.12 Villages are an important part of Powys's community life with some 60% of the population living in villages, hamlets and isolated dwellings although there is no breakdown of this figure to show how many live in each category. Villages vary in size and function, but using the analysis of settlement household numbers and service provision it has been possible to distinguish a category of 'large villages'.

3.4.13 These are mostly smaller in population than towns and provide important local services to their own and surrounding communities but they do not possess the wide range of facilities and functions found in towns.

3.4.14 Large villages will accommodate housing growth (open market and affordable) in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints. Economic development and the provision of local services is supported by policy and in some employment land will be allocated.

3.4.15 In order to control development and provide certainty, all large villages have an inset map with allocations and development boundaries identified.

Villages

Abbeycwmhir, Aberedw, Abertridwr, Adfa, Beulah, Builth Road, Bwlch y Cibau, Caehopkin, Cemmaes, Cilmery, Cwm Linau, Derwenlas, Erwood, Esgairgeiliog Ceinws, Felinfach, Foel, Garth, Gladestry, Glantwymyn, Groes-lwyd, Leighton, Llanbadarn Fynydd, Llanbister, Llanddew, Llandewi Ystradenni, Llandyssil, Llanerfyl, Llanfihangel Tal-y-llyn, Llangadfan, Llangammarch Wells, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwrthwl, Nantmel, Norton, Pant y dwr, Penegoes, Penybont, Refail, Sarn, St Harmon, Velindre (Brecknock), Y Fan.

Total number: 45

3.4.16 Powys contains many smaller settlements, but the settlements in this village category provide a narrow range of local services and facilities, generally less than those offered by large villages but more than lower tier settlements. These villages are important to their local communities and provide a focus for rural living and opportunities for social interaction.

3.4.17 Housing growth (open market and affordable) is allowed in villages in proportion to their size and facilities, and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints.

3.4.18 Inset maps for villages are not provided by the LDP and consequently development boundaries and allocations of land for development or for protection from development are not identified for villages. Instead a policy approach has been taken to enable the development of open market housing and affordable housing.

Rural Settlements

3.4.19 They are the smallest tier of settlement in size (number of households) and function and often possess few, if any services. These are not named but are defined by the following characteristics:

- historically recognised / named settlements; and
- located in a rural setting and contain at least 10 dwellings; and
- can be clusters of dwellings or more dispersed.

3.4.20 These settlements are considered suitable for limited development to meet affordable housing for local needs only through single rural affordable homes, where they are well integrated into the settlement and are acceptable in terms of environmental and infrastructure capacity constraints

Open Countryside

3.4.21 Powys' countryside is extensive and accommodates many isolated dwellings reflecting the county's agricultural and rural economy. The countryside is a finite resource and will be protected from inappropriate development.

3.4.22 In terms of dwellings, only Rural Enterprise Worker Dwellings and One Planet Developments will be permitted where justified. Reuse of rural buildings for economic and residential purposes will also be supported where justified. Other types of development in the countryside which require planning permission, such as certain tourism developments (e.g. caravan and chalet developments) are addressed through more detailed policies within the LDP.

Apportioning Growth

3.4.23 In providing sufficient land to meet future housing and economic needs, the LDP apportions more land to higher tier settlements (towns and large villages), commensurate with the size (household numbers) of each settlement.

3.4.24 However, it has not proven possible for all settlements to accommodate their pro-rata level of development due to a lack of suitable and deliverable sites. Reasons for this vary, but often it is for environmental reasons (e.g. areas of flood risk to be avoided), or for infrastructure reasons (e.g. highway requirements).

3.4.25 Where a settlement has been unable to accommodate its pro-rata level of development, the LDP has sought to re-allocate the shortfall elsewhere to ensure that the total requirements for the plan period are met. In the first instance, the LDP has sought to allocate the shortfall to nearby settlements categorised as Towns or Large Villages (not to lower tier settlements).

Key Diagram showing LDP Strategy

The LDP Strategy is illustrated in Figure xx.

Figure x. - Key Diagram showing the Settlement Hierarchy

TO BE INSERTED

4.0 Policies for Making Planning Decisions

4.1.1 This section sets out the plan's policies and proposals for determining planning applications. The first section sets out general development management policies that applications will be considered against. It is followed by more specific policies for certain types of development. The table below explains how to use the policies in four steps. A justification is provided after each policy.

Step	Refer to	Explanation
1	Relevant development type policy	Refer to the relevant section of the plan to find the applicable development type policy. E.g. For tourism development, refer to Tourism Policy TD1.
2	Policy DM1 - Strategic Planning Matters	If the development is supported by the development type policy, or there is no relevant development type policy, it should then be considered against the strategic planning matters set out in Policy DM1. E.g. impact on protected sites.
3	Policy DM2 – Detailed and Site Specific Planning Matters	If the development is supported by Policy DM1, it should then be considered against the site specific and detailed planning matters in Policy DM2. E.g. Highway access requirements.
4	DM3 – Planning Obligations	Depending on proposal, a Planning Obligation may be required in line with Policy DM3.

4.1.2 The LDP does not include policies for every type of development, but Policies DM1 and DM2 will be used to determine all applications.

4.1.3 No specific policy is included on the re-use / adaptation of rural buildings because PPW, TAN 6 and TAN23 provide adequate policy. The Council has not prioritised economic reuses above other uses and supports a flexible approach to re-use and adaptation of rural buildings.

4.2 Development Management Policies

Policy DM1 - Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

- 1. The integrity, role or objectives of a settlement as defined by the LDP's Sustainable Settlement Hierarchy or lead to unacceptable detrimental pressure on existing community facilities, public service provision or infrastructure.**
- 2. The development of a site allocated by the LDP, or the future use proposed by the allocation.**

- 3. The loss of employment land allocations, and existing sites and buildings in economic use unless the proposed use would not prejudice the use of surrounding employment sites / buildings or lead to an under provision of employment use within the sub / local area as identified in the Employment Needs Assessment or Table E1 of the LDP.**
- 4. The complete or partial loss of an existing area of Open Space, as identified in the Open Space Assessment, unless it can be demonstrated that:**
 - i. There is an excess of such provision in the area; and**
 - ii. There is no longer a requirement for that type of open space in the area, and**
 - iii. The site would not be suitable to provide an alternative type of Open Space for which there is a shortfall; and**
 - iv. The site is not of value for other benefits including biodiversity, landscape, amenity value and drainage; or**
It can be demonstrated that alternative provision can be made available that is of enhanced or equivalent community benefit in terms of its size, characteristics, location and accessibility.
- 5. The loss or change of use of a community / indoor recreation facility unless it can be demonstrated that:**
 - i. Appropriate alternative provision is to be made available or the potential for continued use is no longer viable; and**
 - ii. Alternative solutions to support the long term use of the facility for the community have been adequately explored.**
- 6. The loss of a neighbourhood shop, village shop or service unless**
 - i. The premises have been for sale or vacant for a prolonged period and genuine attempts at marketing the existing use during that time have been unsuccessful.**
 - ii. That other solutions to support the long-term economic viability of the business have been adequately explored.**
- 7. Important material assets and their operation including:**
 - i. Strategic infrastructure including:**
 - a. Transport and safeguarded routes.**
 - b. Reservoirs and water supplies.**
 - c. Sennybridge Training Area.**
 - ii. Important tourism assets and visitor attractions**
 - a. National Cycle Network routes.**
 - b. National Trails.**
 - c. Local Trails and public rights of way.**
 - d. Montgomery canal.**
 - e. Open access land and common land.**
 - f. Royal Welsh Agricultural showground.**
 - iii. Potential future routes along linear features such as former railway lines.**
- 8. The historic environment, including essential settings or significant views, of:**
 - i) Scheduled Ancient Monuments.**

- ii) **Listed Buildings.**
 - iii) **Conservation Areas.**
 - iv) **Registered Historic Parks and Gardens.**
 - v) **Battlefields.**
 - vi) **Registered landscapes of Outstanding and Special Historic Interest.**
9. **The natural environment, integrity or conservation objectives of:**
- i) **European Protected Sites / Habitats (Natura 2000 sites).**
 - ii) **Local Biodiversity Action Plan Habitats.**
 - iii) **Wildlife Trust Reserves.**
 - iv) **Local Wildlife Sites.**
 - v) **Sites Importance for Nature Conservation.**
 - vi) **Local Nature Reserves.**
 - vii) **Sites of Special Scientific Interest.**
 - viii) **Regionally Important Geological Sites.**
 - ix) **Important carbon stores**
 - x) **Best and most versatile Agricultural land (Grades 1, 2 and 3a).**
10. **The achievement of Water Quality Standards in line with the Water Framework Directive.**
11. **The characteristics and special qualities of Powys's landscape and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty).**
12. **In accordance with National Guidance, proposals must be located away from high flood risk areas, must not increase flood risk elsewhere, and shall where possible allow floodplains to provide water storage to reduce flooding in the catchment.**
13. **The sterilisation of minerals in a safeguarded area unless:**
- i) **The development is temporary and restoration to enable future extraction of the mineral is agreed; or**
 - ii) **Minerals are not of commercial interest within the following radii of a proposed development:**
 - A. 100m (sand and gravel);**
 - B. 200m (hard rock);**
 - C. 500m (Coal); or**
 - iii) **There is an overriding need in the public interest for the development.**

4.2.1 Policy DM1 addresses the broad social, economic and environmental considerations that underpin the strategy and objectives of the Plan. The criteria are explained below.

4.2.2 **Integrity, role and objectives of a settlement and development of a site allocated by the LDP.** Proposals for developments should be of a scale, use and design that complement the position of a settlement in the Sustainable Settlement Hierarchy. The cumulative impact of development should also be considered when assessing the impact of proposals, along with other existing development and unimplemented permissions still valid at the time of decision.

Allocated sites will be protected for the purposes and uses that they are allocated for.

4.2.3 Protection of employment land, sites and buildings. The LDP seeks to ensure an appropriate supply of employment land and buildings across the Plan area to ensure that the economic needs of the County are addressed. However, there can be pressure to release employment land and buildings to other uses that provide higher land values such as residential or retail uses. Employment land and buildings must be retained unless it can be demonstrated that the loss of the land or buildings does not prejudice the ability of the sub / local area to meet local employment needs. In addition, the loss of an employment site will be resisted where it would have a detrimental impact on the settlement's role in the settlement hierarchy. Further policy and guidance on the retention and release of existing employment sites is contained within national guidance³⁸.

4.2.4 Protection of existing open space. If a proposal would result in a complete or partial loss of open space, applications must be justified. The justification determine whether there is excess provision, whether there is no longer a requirement for that type of open space or whether it is suitable for an alternative type of open space in short supply, and whether the site should be retained because it is important for other reasons.

4.2.5 The definition of what is included by the term 'Open Space' can be found in the Open Space Assessment however the typologies used are broadly the same as those listed in TAN 16 and include: Public Parks and Gardens, Natural and Semi-Natural Greenspaces, Outdoor Sports Facilities, Amenity Green Space, Play Areas, and Allotments.

4.2.6 The former Countryside Council for Wales produced a toolkit to help ensure that everyone had access to natural green space. The toolkit recommends that no one should live more than 300m from their natural green space. Again this standard has been used in the Open Space Assessment (for areas over 0.2ha) and should be applied.

4.2.7 Further standards apply for tennis courts, athletics tracks and bowling greens to which either TAN 16 or the Open Space Assessment should be consulted.

4.2.8 It is important that school playing fields or facilities for public enjoyment are not eroded away by development pressures and that they are respected as being important in their own right. Over-provision is possible in some areas, particularly where trends have moved away from, for example, organised formal recreation, but it is important that the land remains protected for some form of recreation, even if the type of sport it accommodates changes. However, compelling evidence that the facility is no longer required by the community for recreation or amenity purposes will be required.

4.2.9 To determine the adequacy of provision, the Fields in Trust Standards should be applied as follows. These have been used in the Open Space Assessment.

³⁸ TAN 6 – Para 4.6

Type	Per 1000 of population
Pitch Sports	1.72ha
All Sports	1.76ha
Designated Equipped Playing space	0.25ha
Informal Playing Space	0.55ha
Children's Playing Space	0.80ha
Accessible Natural Greenspace (CCW toolkit standard)	2ha

Type of Space	Walking Distance (metres)	Straight Line Distance (metres)
Local areas for play or 'door-step' spaces for play and informal recreation	100	60
Local equipped or landscaped areas for play and informal recreation	400	240
Neighbourhood equipped areas for play and informal recreation and provision for young people	1000	600

4.2.10 **Protection of Community Facilities and Indoor Recreation.**

Proposals that would result in the loss of community facilities and indoor recreation should be justified. Alternative solutions should be considered unless it can be proven that continued provision is not economically viable.

4.2.11 **Protection of neighbourhood / village shops and services.** Given their importance, the Council recognises the need to retain these shops and services. A flexible approach to the use of existing premises can help sustain much needed facilities and it may be appropriate for a local village pub to operate as a village shop come sub-post office. The advantages of this are that it will reduce the need for local people to travel long distances in search of essential services, and at the same time it will provide additional revenue for the business. It may also be possible to secure the long-term viability of the business through community ownership. A prolonged period for marketing purposes is defined as at least 6 months.

4.2.12 **Important Material Assets and their Operation.** Powys contains many 'material' assets of national and regional importance which should be safeguarded. The LDP seeks to protect these assets and their operation. Various types of material asset are listed, but the list is not exhaustive. For instance, strategic infrastructure for instance includes the east / west and north / south rail routes, Trunk Roads, proposed and committed bypass routes, reservoirs and the Ministry of Defence's (MOD) Sennybridge training area. Any proposals for development, including wind turbines, within the MOD's Safeguarding Zones will be referred to the MOD for consideration and comment. These safeguarding zones ensure operational facilities such as explosive stores, radar facilities and range areas are not compromised.

4.2.13 **The Historic and Natural Environment.** Powys contains an important historic and natural environment which is protected through designations made at European, National and local levels. These are valuable non-renewable

resources which are also important for education, leisure, and the economy. Guidance on the protection of these resources is contained in PPW, TANs and Circulars. Supplementary Planning Guidance will be prepared where necessary.

4.2.14 Achievement of Water Quality Standards in line with the Water Framework Directive. The Water Framework Directive requires surface and groundwater to achieve overall 'good' status by 2027. There are five categories: Bad, Poor, Moderate, Good and High. For surface waters there are two separate classifications for water bodies: ecological and chemical. For a water body to be in overall 'good' status both ecological and chemical status must be at least 'good'. There are two separate classifications for groundwater bodies: chemical status and quantitative status. Each must be reported in addition to the overall groundwater body status. For a groundwater body to be at good status overall both chemical status and quantitative status must be 'good'. Groundwater quality is considered on a precautionary principle with the aim of minimum anthropogenic impact, with a presumption against direct discharge to groundwater. Quantity is measured on a good or bad status. There is a requirement for abstraction to be less than the rate of recharge. In addition to assessing status, there is also a requirement to identify and report where the quality of groundwater is deteriorating as a result of pollution and which may lead to a future deterioration in status. The key documents to meeting these targets are the River Basin Management Plans. Powys' planning area falls within the Severn District River Basin Management Plan area and the Western Wales District River Basin Management Plan.

4.2.15 The characteristics and special qualities of Powys's landscape and adjoining protected landscapes (National Parks and Areas of Outstanding Natural Beauty). Powys' landscape is one of its most important assets and is a product of Powys' natural history, its geology and the influence of human activity. Maintaining the distinctiveness of Powys' landscape is an important factor in safeguarding the quality of its environment and ensuring the economic well-being of the area. It can help in attracting inward investment and employment opportunities, in developing the tourism industry and in providing an attractive setting in which local people can live and work. Proposals for development will also be considered against the impacts they might have on the special qualities or the reasons for designation of the adjoining National Parks, and Areas of Outstanding Natural Beauty.

4.2.16 Flooding. Development is directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should allow floodplains to provide water storage to reduce flooding in the catchment.

4.2.17 Mineral safeguarding. In accordance with Minerals PPW and TANs, development must avoid the unacceptable sterilisation of mineral and coal resources that might be needed in the future. Where development is able to proceed on sand and gravel, pre-extraction should be undertaken where possible.

Policy DM2 – Detailed and Site Specific Planning Matters

In addition to the requirements set out in National Guidance, all proposals for development will be permitted where they comply with the following:

- 1. Proposals must make the most efficient use of land.**
- 2. Proposals on contaminated or unstable land shall not:**
 - i) Result in any additional problems of ground instability or contamination either on or off site and shall remediate the contamination / instability.**
 - ii) Unacceptably adversely affect public health and safety, nature conservation, historic or archaeological interests**
- 3. Proposals shall protect, positively manage and wherever possible enhance biodiversity and geodiversity interests to produce a net gain for the county including the enhanced connectivity of habitats.**
- 4. Proposals shall protect, conserve and wherever possible enhance sites and features of historic and built heritage importance and to preserving local distinctiveness, sense of place and setting.**
- 5. Proposals near a watercourse or within an area of floodplain must comply with the following:**
 - i) In areas identified at risk of flooding (fluvial, surface water) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using SuDS, wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.**
 - ii) Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.**
 - iii) Opportunities are identified and actions to undertake river restoration and enhancement as part of the development to make space for water.**
 - iv) Actions are taken to de-culvert wherever possible. Where this is not possible, an assessment of the structural integrity of the culvert, with any required remedial work, should be carried out prior to the development. A maintenance schedule should be developed for all culverts to ensure regular clearance.**
 - v) Any developments located adjacent to a watercourse should leave an appropriate undeveloped buffer strip, maintaining the watercourse and the immediate riparian zone as an enhancement feature and allowing for routine maintenance. The width of any buffer strip should be agreed with the relevant authorities on a site by site basis. Such sites should have a maintenance strategy for clearing and maintaining the channel, in particular structures such as trash screens and bridges.**
- 6. Satisfactory provision shall be made for land drainage and Sustainable Drainage Schemes (SuDS). In addition to the requirements set out in national guidance, proposals must comply with the following:**

- i) The post development runoff volumes and peak flow rates are maintained at either the Greenfield rate (for Greenfield sites) or deliver a 50% reduction to surface water runoff rates for Brownfield sites (up to and including the 1 in 100 year event inclusive of an appropriate allowance for climate change for both development scenarios).
- ii) SuDS are included for all new development and space should be specifically set aside for SuDS and used to inform the overall site layout.
- iii) Hardstanding areas are kept to a minimum and infiltration techniques and the re-use of water have been considered before attenuation devices.
- iv) SuDS have a maintenance strategy to ensure they are maintained and working efficiently.

If SuDS cannot be implemented, a full written justification should be submitted explaining why this is the case.

7. Adequate utility services shall exist or be capable of being readily and economically provided without unacceptable adverse effect on the surrounding environment.
8. Proposals must meet highway access requirements and vehicular parking standards. Proposals must incorporate the access needs of all transport users, especially pedestrians and cyclists and those with disabilities and mobility impairment.
9. Proposals considered to generate significant amounts of travel/traffic will only be approved where they include a satisfactory Transport Assessment and/or a Travel Plan.
10. The amenities enjoyed by the occupants/users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
11. Proposals involving external lighting must provide a lighting scheme and demonstrate individually or cumulatively that the lighting will not cause:
 - i) Unacceptable levels of light pollution especially in the countryside.
 - ii) An adverse effect on the visibility of the night sky.
 - iii) A nuisance or hazard to highway users including pedestrians, and local residents.
12. Sensitive development must not be located within the buffer zones of the following operations:
 - i) Hard Rock - 200m.
 - ii) Coal sites - 500m.

- iii) Sand and gravel - 100m.
- iv) Hazardous installations.

13. The design, layout size, scale, mass and materials of the development shall complement and where possible enhance the character of the surrounding area and support community safety / crime prevention. Adequate amenity / open space should be provided.

14. All development must demonstrate a sustainable and an efficient use of resources by including measures to achieve:

- I) Energy efficiency.
- II) The supply of electricity and heat from renewable sources.
- III) Water conservation and efficiency.
- IV) Waste reduction.

15. Within Powys's Welsh-speaking strongholds, proposals for the following developments will only be permitted where they have regard to their impact on Welsh Language and Culture and mitigation measures are provided:

- i) Housing development which would lead to more than a five year housing supply for the settlement based on average completions over the previous 5 years.
- ii) Retail development with a gross floor area greater than 280 Square metres.
- iii) Any other large-scale development with the potential to detrimentally affect the Welsh language and culture.

4.2.18 Policy DM2 addresses the more detailed and site specific aspects of planning for development.

4.2.19 **Efficient Use of Land.** Land is a finite resource and development should seek to make the most sustainable and efficient use of land. Infrastructure, such as highways, should be designed to enable future development opportunities beyond the plan period to be realised.

4.2.20 **Contaminated and Unstable Land.** The presence of contamination and land instability can represent risks to human health, property and the environment, including long term limitations on the use of soils. For further information and advice refer to PPW Chapter 13. Development proposals will be assessed to ensure that any risks from hazards such as subsidence, mine and landfill gas and leachate emissions, landslips or rockfalls are acceptable and addressed.

4.2.21 Similarly development should not harm the environment through pollution or contamination. For instance, petrol interceptors may have to be fitted to storm water drains in new estates. Development may offer the opportunity to resolve land that is already contaminated.

4.2.22 Ground instability is often associated with sites that have been the subject of waste disposal operations or areas where past mineral workings have taken place. Consultation will be undertaken with the Mineral Valuer / Coal

Authority on appropriate applications lying in the Ystradgynlais area of the South Wales Coalfield to assess the extent of risk to the development from former mineral workings.

4.2.23 Responsibility for determining the extent and effects of instability, contamination and other risks lies with the developer, who must ensure that land is suitable for the development proposed. Once contaminated land has been remediated the developer must submit a validation report to the Council confirming that the land is no longer contaminated, this will allow the Council's records to be updated.

4.2.24 **Biodiversity and Geodiversity.** Development proposals should plan positively for biodiversity and geodiversity. For further information refer to the Biodiversity Supplementary Planning Guideline.

4.2.25 **Built heritage and local distinctiveness.** All development, including proposals for demolition, must have regard to the context or place in which it is proposed. Important built heritage features and characteristics, whether listed or not, that make every place distinct will be protected.

4.2.26 **Flooding.** The policy seeks to implement and reflect the actions identified in the relevant River Basin Management Plans and Catchment Flood Management Plans together with the recommendations from the LDP's Strategic Flood Consequences Assessment (Stage 2).

4.2.27 Proposals near a watercourse or within an area of floodplain need to take due consideration of the implications of new development on water courses and floodplains and aid the reduction or better management of existing flood risk for communities, infrastructure and businesses. Powys is also important as an upstream catchment for several major rivers including the Rivers Wye and Severn for water storage and alleviating flooding downstream. By including within the policy for opportunities to be identified to undertake river restoration and enhancement as part of the development, and to make space for water; it is proposed that actions such as the removal of in-stream obstructions and anthropogenic features, removal of non-native species and the erection of fencing to control access to the river bank could potentially be implemented. Further information is found in TAN 15 – Flooding.

4.2.28 **Sustainable Drainage Systems.** The use of SuDS to manage surface water flows can be an important tool in minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground rather than running off into the drainage system. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in development where technically possible.

4.2.29 The Flood and Water Management Act (2010) requires SuDS to be incorporated into all construction works that have drainage implications. This requirement works alongside the planning system. The Lead Local Flood Authority as SuDS approval body, should be consulted to confirm the appropriate requirements and specification of SuDS components that are to be adopted.

4.2.30 With regard to hydrology, development must be designed so that the rate of water leaving the site is kept at existing rates and where practicable

slowed and is channelled to the most appropriate location. The use sustainable drainage systems, green roofs, porous surfaces, storage systems and planting is encouraged.

4.2.31 Utilities. Utility infrastructure encompasses services such as water supply, sewerage treatment, electricity, gas and telecommunications. Improvements to utility services are important to sustain Powys's communities and economy. Responsibility for the supply and maintenance of existing services rests with a mix of statutory undertakers and private companies. Where possible, developments should be connected to the existing infrastructure but in locations where there is no spare capacity, future development will be constrained until the constraint is overcome or a satisfactory alternative can be found. Specific utility constraints have been included in the allocations table (Appendix 1). Additional guidance is provided by PPW Chapter 12 – Infrastructure and Services, and TAN 19 – Telecommunications.

4.2.32 With regard to water supply serving development, under the Water Industry Act 1991 water companies have a duty to provide a wholesome supply of mains water. Exceptions exist for elevated positions to a height greater than it will flow by gravity from the source. If a public water main is not available, for example in a rural location, alternative sources may be possible such as private bore-holes, springs and water/rainfall harvesting. Water companies are not obliged to make supplies available for non-domestic use.

4.2.33 Development should be connected to the public foul sewerage system which comprises sewers, sewerage pumping stations and sewerage treatment works. Development may be refused or phased unless foul sewers and sewerage treatment works of adequate design and capacity are available or will be provided. This will avoid any risk of polluting the environment. Only where connection to the mains system is not feasible, practical or acceptable, for reasons other than cost will the use of private sewerage disposal systems be considered. Any non mains sewerage proposal must comply with Welsh Circular 10/99 Planning Requirement in Respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development.

4.2.34 Transport. Highway access and parking requirements are important considerations for most planning applications, especially the implications they have on highway safety, the environment, local communities and the economy.

4.2.35 All proposals that Council considers would generate significant traffic will require a Transport Assessment and or a Travel Plan. This process seeks to assess the transport implications of new developments and to reduce the reliance on travel by private cars and promote sustainable modes of transport. The need for and scope for an assessment or travel plan should be agreed with the Council as early as possible in the planning process.

4.2.36 Where considered appropriate Planning Obligations may be sought in accordance with Policy - DM3. Proposals that generate significant travel demands will only be permitted where adequate public and other sustainable forms of transport are incorporated as part of the proposal and are consistent with the role and function of the transport network.

4.2.37 Further guidance is provided by PPW, TAN 18: Transport, the Wales Parking Standards 2008 and the Council's Design Guide for Industrial and Residential Infrastructure.

4.2.38 **Amenity.** Development must respect the existence and amenities of neighbouring uses including approved development. These amenities include overlooking, light (natural and man-made), noise (including that which arises from hours of operation), air quality (odour, fumes and dust), and pests (vermin and birds attracted by litter). Key determinants of impact are scale of development, proposed land use and the massing of buildings on site.

4.2.39 **External Lighting.** The majority of Powys has some of the darkest skies in the country as evidenced from the Wales Tranquil Areas Map (2009). The BBNP has skies of a very similar nature and has become the world's 5th International Dark Sky Reserve. Therefore it is imperative that lighting proposals are treated as an important consideration not just their effect on the LDP area, but on the BBNP and adjoin areas.

4.2.40 Excessive can lead to sky glow and light trespass which shuts out the splendour of Powys' dark night skies and lighting apparatus can spoil daytime views. The intrusiveness of lighting in the countryside should be kept to a minimum whilst each development proposal will be assessed against the need for lighting. Applicants should consider whether: the development could proceed without lighting; the benefits of lighting outweigh any dis-benefits; and whether there are any alternatives to lighting. Having established that lighting is needed, an appraisal of the specific lighting requirements of the site should be undertaken so that the lighting scheme is designed to integrate with its surroundings. Among the issues that should be examined will be the effects of night lighting on dark landscapes, the appearance of lighting structures in daytime, potential impacts on the amenity of local residents and effects on the safety of transport users.

4.2.41 **Sensitive development.** The operation of existing operations / installations should be protected from incompatible sensitive development. Operations from mineral workings produce noise or dust, and these operations would be prejudiced if noise sensitive uses were allowed nearby.

4.2.42 **Design.** The appearance of development, its scale and its relationship to its surroundings is a key consideration when determining a planning application. Early consideration of design, well in advance of any planning application is essential to achieving good design. TAN12 provides further guidance.

4.2.43 A design process should comprise the following stages:

Site appraisal - This will include looking at the topography, landscape, built form, aspect, views into and out of the site, access, neighbouring uses and microclimate. All of these key issues will inform the scale, density, orientation, layout, height, accessibility, design and massing of the new development.

Concept Plan - Using the site appraisal, a concept plan should be drawn up as a draft annotated layout of the proposed development. Designing out crime and energy efficiency principles should also be considered at this stage. The concept plan can be used for pre- application discussions with stakeholders.

Detailed plans, drawings and design statements- After the above stages, detailed drawings can then be drawn up together with a design statement and be submitted to the Council for consideration.

4.2.44 Design includes many elements, but in brief development should be designed to include:

- Complement its environs and contribute positively to the character (local distinctiveness and sense of place).
- Provide natural surveillance over publically accessible open space to encourage opportunities for play and to deter criminal activity.
- Important trees, hedgerows, stone walls, open spaces and other local features that contribute significantly to the quality and character of the local environment shall be safeguarded and, where practicable, enhanced.
- Developments shall maintain the character and quality of the landscape and must be integrated into the landscape through planting and appropriate management of native species, or through the construction of boundaries and entrances which complement and enhance the character of the locality.
- The choice of materials must balance utility, with appearance and cost.
- Incorporate an area(s) for passive, informal recreation appropriate to the scale and type of the proposal. Policy H14 requires open space to be considered as part of housing developments. This could include allotments and community growing spaces. The Open Space Assessment identifies existing provision for the different categories of open space for towns and large villages. Where there is an existing shortfall in provision, there will be a need to make the required provision for that particular category. Where there are multiple deficiencies, an assessment will be made as to which categories will be prioritised. The long term aftercare and maintenance of open spaces requires full consideration. Due to the current economic climate the County Council is unable to take on this role and it should not be assumed that the local Community Council will take on the responsibility. Options such as residents associations with the Community Councils backing should be explored. Further details on the approach to be taken in relation to Open Space will be given in Supplementary Planning Guidance (SPG).

4.2.45 **Sustainability and Climate Change.** All development must be located and designed to contribute to the achievement of sustainable development and address climate change by demonstrating a sustainable and an efficient use of resources. This can be achieved by incorporating:

- Energy efficiency and the supply of electricity/ heat from renewable and low carbon sources e.g. Solar panels, Solar Water Heating, Heat Pumps or Biomass (wood / pellet).
- Water conservation and efficiency.
- Waste reduction through re-use and recycling e.g. materials recovered from the site should be re-used.
- Layouts designed to achieve passive solar gain.
- Planting and landscaping schemes which support pollinators (bees) and provide a food source.

4.2.46 **Welsh Language and Culture.** Welsh Language and culture is an important planning consideration in Powys. Its future will depend on a wide range of factors including education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities. This Plan supports Welsh Language and Culture across the whole County by providing policy support for building strong local economies, providing a choice and range of housing including affordable housing, and protecting significant cultural and historical buildings and venues. All advertisements, place names or signage should be bilingual.

4.2.47 Within the Welsh speaking strongholds, development proposals considered to impact on Welsh Language will be required, subject to viability, to include mitigation measures. This could include the provision of affordable housing for local needs, language induction and staff language lessons, or support and funding for cultural and language initiatives/projects for example. SPG will be prepared to explain the policy and mitigation measures.

Policy DM3 – Planning Obligations

Planning obligations will be sought by agreement with applicants, where necessary, to ensure that:

- 1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance arrangements are achieved;**
- 2. Benefits in the public interest are secured where these are relevant and reasonably related to the proposal, and required to enable it to proceed.**

4.2.48 The Council will only look to use planning obligations where planning conditions are considered inappropriate.³⁹ Listed below are examples where planning obligations will be sought:

- Provision or improvement of essential infrastructure or utilities required to serve a development.
- Affordable housing in residential developments.
- Provision or improvement of community, educational, health, recreation and open space facilities.
- To support sustainable modes of transport, improved traffic management, and rights of way.
- Securing financial contributions (commuted sums) in lieu of provision such as a contribution towards public transport services or affordable housing.
- For mitigation measures that support the protection and enhancement of Welsh language and culture in Welsh Speaking Strongholds.
- To mitigate for the adverse impacts development.

4.2.49 Planning obligations will be negotiated and the viability of development will be taken into account. Where obligations would impact upon delivery, priority will be given to ensuring that essential transport and utility infrastructure required for development to be implemented is provided (e.g. water, sewage, access).

³⁹ Planning conditions – see PPW, Section 3.6; Planning Obligations – see PPW, Section 3.7.

Once this has been secured the delivery of affordable housing in any further negotiations will be the priority.

4.2.50 The Planning Act 2008 made provision for the Council to seek contributions from development for infrastructure through charging a Community Infrastructure Levy (CIL)⁴⁰. The Council will consider introducing a CIL following adoption of the LDP.

4.3 Listed Buildings

4.3.1 There are two main consenting processes for development involving a listed building: listed building consent and planning consent. Often applications for both run alongside each other. The Planning (Listed Buildings and Conservation Areas) Act 1990 must in all cases be taken into account when determining a listed building application. The considerations for whether to approve listed building consent are set out in the act which states, "In considering whether to grant listed building consent for any works the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." The following policy relates only to planning applications.

Policy L1 – Works to a Listed Building

Proposals to undertake works to a listed building will be permitted where:

- 1. The works preserve the building's setting and features of special architectural or historic interest and support its long term maintenance and condition; or**
- 2. The listed building is identified as being 'at risk' (Category 1 to 3) and any adverse impacts to its setting or features of special architectural or historic interest are kept to the minimum necessary to remove its 'at risk' status.**

4.3.2 The special character of the 3,915 listed buildings in Powys must be preserved. The most effective way to secure the long-term repair of the County's listed buildings is to keep them in use and well maintained. In 2014, 22% of these buildings (861) were identified as Buildings at Risk on the Buildings at Risk database and therefore vulnerable. 7% (274) fell within the top three categories of risk (1. Extreme Risk 2. Grave Risk 3. Risk) and are of particular concern to the Council.

4.3.3 Criterion 1 seeks to safeguard listed buildings from alterations, extensions or demolition that would compromise a building's setting and special architectural and historic interest.

4.3.4 Criterion 2 aims to reduce the number of "at risk" buildings by accepting that, although undesirable, works which have an impact on a building's character can, by introducing a new use, help to maintain the fabric of a building. If undertaken sensitively such works can help meet the overall objective of removing the building from an 'at risk' status.

⁴⁰ Community Infrastructure Levy – see PPW, Section 3.7

4.3.5 The Planning (Listed Buildings and Conservation Areas) Act 1990 (section 72) requires, with respect to any buildings or other land in a conservation area, the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This legal requirement must be taken into account when determining applications in Conservation Areas. Policy DM1, criterion 8 iii ensures the setting of Conservation Areas is taken into account in planning decisions. Conservation Area consent is required for certain works in Conservation Areas including demolition.

4.4 Economic Development

4.4.1 The following section deals primarily with traditional employment land uses (B1, B2 and B8 uses). Other economic sectors such as tourism, energy and retail uses are included within separate sections of the Plan.

Policy E1 - Employment Proposals on Allocated Employment Sites

49 Hectares of land has been allocated employment development, as identified on the Proposals / Inset Maps.

Proposals for B1, B2 and B8 employment development on these sites will be permitted where they comply with the category of the site and permitted uses of the site as identified in the Employment Site Allocation Table E1.

Where appropriate other employment uses may be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

4.4.2 Allocated employment sites will complement existing employment sites in providing a continuous supply of appropriate employment land across the Plan area to accommodate expansion in the economy, the need to replace and upgrade the existing supply of premises and to ensure choice and range across types, settings and locations.

4.4.3 Policy E1 also enables the provision of complementary ancillary employment uses that fall outside of the B use classes where this improves site viability and enables new site development⁴¹. Uses that might be compatible include day nurseries, training centres, waste recycling and vehicle repairs. Retail uses will be considered against the LDP's retail policies.

Policy E2 - Employment Proposals on Non-Allocated Employment Sites

Proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where one of the following criteria is met:

- 1. The proposal is up to 0.5Ha. and is located within or adjoining a settlement with a development boundary.**

⁴¹ Powys Employment Needs Study, Core Report, Section 6 (pg.18)

2. **The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.**
3. **The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.**

4.4.4 Given the dominance in the Plan area of micro and small businesses⁴² dispersed over a large geographic area it is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy E2 therefore supports the economy by enabling the provision of economic opportunities on non-allocated sites⁴³, in doing so it will address any local need for neighbourhood employment accommodation⁴⁴.

4.4.5 In addition, the appropriate expansion or modernisation of existing businesses in-situ is supported to reduce the inconvenience and disruption of moving, whilst retaining the source of employment within the local community. The provision of new employment proposals within the open countryside is also supported where it can be demonstrated that such a location is justified by the nature of the proposal. Such employment proposals may include farm diversification proposals.

Policy E3 – Mixed Use Employment Allocations

Proposals for employment led mixed use developments will be permitted on sites where the category of site is identified as Mixed Use in the Employment Site Allocation Table E1.

4.4.6 Powys' current stock of industrial property has predominantly been provided in one form or another through the public sector with little private sector investment and development due to the large differential between cost and value⁴⁵.

4.4.7 This Policy supports mixed use development proposals on the sites identified in order to stimulate private sector investment in employment development in conjunction with residential or other forms of development.

4.4.8 Mixed use development proposals on allocated mixed use sites shall include a considerable proportion of employment related development, which will contribute to the overall supply of employment land across the Plan area. A guideline figure has therefore been provided in the Employment Site Allocation table indicating the contribution each mixed use site may provide to the overall supply of employment land. However, this figure is not intended to be prescriptive and the precise contribution and mix of uses for a site shall be determined through the preparation of a development brief that takes account of viability issues.

4.4.9 The Council is also supportive of mixed use proposals on non-allocated sites, live-work and home working proposals where the proposed development

⁴² Powys Employment Needs Study, Core Report, Section 2.3 (pg. 6)

⁴³ TAN 6 – Paragraph 3.1

⁴⁴ Powys Employment Needs Study, Core Report, Section 6 (pg.18)

⁴⁵ Powys Employment Needs Study, Technical Report 2, Section 3.4 (pg. 9)

accords with the relevant policies of the Plan. For example, retail uses will be considered against the LDP's retail policies.

Table E1 - Employment Site Allocations

Allocated employment sites have been grouped into categories that reflect the nature of the site and the potential of future uses⁴⁶. These categories, which reflect best practice and current thinking used in adjoining authorities, are:

- **Prestige Sites:** Strategically located sites in the regional context offering medium to large scale employment opportunities for primarily B1 Uses and characterised by a high quality environment.
- **High Quality Sites:** Smaller sites of regional significance offering small to medium sized employment opportunities for B1, B2 and B8 Uses in high quality surroundings that are well positioned in relation to the County's main road and transport infrastructure.
- **Local Sites:** Sites for B1, B2 and B8 Uses providing a varied industrial / employment setting yet located within close proximity to the main road and transport infrastructure as well as centres of population. These sites primarily serve a local market and may include local office developments.
- **Mixed Use Sites:** Sites where employment led mixed use proposals are supported in order to stimulate private sector investment and development.

Site Name	Location	Size of Development Area (ha)	Role / Category
<u>Ystradgynlais</u>			
Woodlands Business Park	Ystradgynlais	2.31	High Quality
		2.31 Ha.	
<u>Central Powys</u>			
Wyeside Enterprise Park	Builth Wells	1.2	High Quality
Gypsy Castle Lane	Hay-on-Wye	2.4	Mixed Use
Heart of Wales Business Park	Llandrindod Wells	4.3	Prestige
Broadaxe Business Park	Presteigne	2.4	Local
Brynberth Enterprise Park	Rhayader	3.7	Local
Land adj. Gwernyfed Avenue	Three Cocks	3.4	Mixed Use
		17.4 Ha.	
<u>Severn Valley & North</u>			
Great Oaks Business Park	Llanidloes	0.4	High Quality
Parc Hafren	Llanidloes	1.68	Local
Llanidloes Road	Newtown	2	High Quality
St. Giles Golf Course	Newtown	4	Mixed Use
Abermule Business Park	Abermule	2.6	High Quality
Churchstoke	Churchstoke	1.54	Local
Buttington Cross Enterprise	Welshpool	1.5	Prestige

⁴⁶ Powys Employment Needs Study, Technical Report 2, Section 4.5 (pg.17)

Park			
Buttington Quarry	Trewern	6	Local
Offa's Dyke Business Park	Welshpool	7.3	Prestige
Four Crosses	Four Crosses	0.75	Local
		27.7Ha.	
<u>Machynlleth</u>			
Treowain Enterprise Park	Machynlleth	1.3	High Quality
		1.3 Ha.	
Total		48.7 Ha.	

Policy E4 – Bronllys Health Park

Proposals to develop the site of Bronllys Hospital as a Health Park will be supported.

4.4.10 During the plan period, it is expected that parts of the Bronllys Hospital site will become available for alternative uses. Considerable engagement has taken place to identify the future role for the site and its buildings, and the concept of a 'health park' is widely supported.

4.4.11 The LDP has not allocated land at the hospital for housing or employment, but where proposed as part of any future plans, these will be considered against relevant policies in the LDP. The site contains important built heritage which should be protected in accordance with Policy DM1 including two listed buildings and a registered historic park and garden.

4.5 Transport

Policy T1 – Transport Infrastructure

Transport infrastructure and traffic management improvements will be permitted where they:

- 1. Improve safety of transport users.**
- 2. Reduce traffic congestion and/or improve the local environment.**
- 3. Reduce demand for travel.**
- 4. Provide, promote and improve sustainable forms of travel.**

4.5.1 This policy seeks to support the coordination of a wide range of traffic management measures and transport interchange developments that maximise the efficiency and safety of the existing transport system including road, rail, pedestrian and cyclist travel networks and connections.

4.5.2 Appropriately located transport interchange developments support sustainable travel and can reduce the demand to travel by private car. Developments that support public and private transport integration including elements such as Park and Ride Schemes, Bus Stops that complement the use of local and regional bus services, taxi ranks and train and bus stations will be supported.

4.5.3 Proposals that support, for instance, the re-opening of the Carno Railway Station and activities and proposals that support rail freight opportunities are also

encouraged. Transport policy applicable to all developments including safeguarding of key transport corridors and transport assessment and travel plan requirements are addressed in Policies DM1 and DM2.

4.6 Housing

Policy H1 - Housing Provision

Over the plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and to provide 5,000 additional dwellings.

Housing development will be supported in the following ways:

1. In Towns and Large Villages

- i) On sites allocated for housing and other suitable sites within the development boundary. Open market housing will be subject to an appropriate contribution towards affordable housing in accordance with Policy H4.**
- ii) On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policies H5 and H6.**

2. In Villages

- i) On small infill gaps between existing dwellings capable of accommodating 1 or 2 units. In suitable larger infill gaps where identified in village plan prepared by a community and adopted as SPG. All infill open market housing will be subject to an appropriate contribution towards affordable housing in accordance with Policy H4.**
- ii) On sites forming minor logical extensions to villages for affordable housing in accordance with Policies H5, H6 and H7.**

3. In Rural Settlements and the Open Countryside

- i) In rural settlements, single rural affordable homes to meet local needs in accordance with Policy H7.**
- ii) Rural enterprise worker dwellings, One Planet developments and the conversion of rural buildings in accordance with national policy.**
- iii) Renovation of former abandoned dwellings in accordance with Policy H11**

4.6.1 Policy H1 seeks to provide 5,000 dwellings in order to meet the dwelling requirement of 4,500 dwellings over the plan period 2011-2026. This provision equates to an average completion rate of 333 dwellings per annum.

4.6.2 This policy seeks to support sustainable economic growth, accommodate a growth in households, and meet housing needs of an ageing population, decreasing household size, and increasing affordability gap within Powys by supporting of a range of residential development types including:

- Affordable Housing.
- Live-work units.

- Specialist needs housing such as supported accommodation, sheltered housing, care homes, low rise accessible development or bungalows, extra care developments and gypsy traveller accommodation.

4.6.3 Policy H1 identifies suitable locations for housing which support the delivery of a sustainable pattern of development. The type and scale of development suitable to settlements in all levels of the sustainable settlement hierarchy is explained. In villages, development must adjoin existing building structures and form a gap between two buildings in order to constitute an infill gap. Infill gaps or logical extensions should ideally be accessible by a pedestrian footpath. The policy also identifies where certain types of development will be supported and determined in accordance with national policy and technical advice namely:

- Rural enterprise worker dwellings – see TAN 6, July 2010 sections 4.3-4.14.
- One planet development – see TAN 6, July 2010, sections 4.15-4.23
- Re-use / adaptation of rural buildings – see PPW, TAN 6 and TAN23.

4.6.4 The supply of land will be closely monitored through the annual Joint Housing Land Availability Study and reported in the Annual Monitoring Report. If a shortage in the supply of land is identified, the LPA will consider appropriate action to increase supply.

Policy H2 - Housing Delivery

- 1. Housing development must be of an appropriate scale and shall:**
 - i. Provide a suitable mix of housing types to meet the range of identified local housing needs.**
 - ii. Be phased to reflect the context of the development and mitigate its impact on the local community.**
- 2. Applications to develop parts of sites must not prejudice the development of the remainder of the site or seek to avoid planning obligations.**
- 3. Applications to vary or renew a planning permission will only be permitted where justified and supported by evidence demonstrating that the proposal complies with the current development plan policies, is deliverable and likely to be delivered within the next 5 years or the remainder of the plan period, whichever is the longer.**

4.6.5 Policy H2 seeks to achieve an appropriate range and mix of housing types to meet identified local needs, as identified in evidence such as Local Housing Market Assessment, in particular the needs of the County's aging population and decreasing household size. The design and energy efficiency of housing development is addressed by Policy DM2

4.6.6 A phasing plan is important for sensitively located or larger development sites. Phasing plans must explain how the impact of the development on the local community will be mitigated.

4.6.7 In order to promote comprehensive forms of development, and prevent avoidance of planning obligations or contributions such as affordable housing

contributions or the provision adoptable roads or play space provision etc, the splitting or sub-division of sites will not be tolerated.

4.6.8 Where planning permission has lapsed permission, new planning permission will not be approved unless the proposal satisfies the current development policies. New permissions may be subject to conditions to encourage starts/completions on sites to ensure deliverability within the plan period.

4.6.9 Some sites may be subject to the preparation of a development brief detailing the requirements of the Policy H2. (see Appendix 2).

Policy H3 - Housing Density

All housing development should seek to make the most sustainable and efficient use of land. The density for any proposed housing development should be in accordance with the guide ranges below. Densities may be varied where justified by evidence of local circumstances or constraints.

	Units per ha
Towns and Large Villages	25+
Villages	20-25
Rural settlements / single dwellings	10-25

4.6.10 The density guidelines set out in Policy H3 will apply to all housing developments whether on allocated, windfall or exception sites. The density guide range provides flexibility and reasonable density requirements which reflect recent trends in average densities achieved on sites in Powys.

4.6.11 Land is a finite resource and Policy H3 seeks to ensure the best and most efficient use of land, maximising the development potential of sites whilst conserving land resources for other uses. Policy H3 also seeks to promote the development of smaller homes to meet housing needs generated by decreasing household size. Promoting higher density also helps to improve site viability and thus the potential for greater contributions to be gained.

4.6.12 The density of development should take into account the character of an area, specific design requirements such as access and visibility requirements, amenity space, landscaping, parking and growing spaces as supported by Policy DM2. Lower densities are encouraged in Villages and Rural Settlements to reflect historic patterns of development and to meet specific local housing needs such as self-builds or rural affordable homes. PPW para 9.2.24 advocates that Development plans should have a clear development management policy on density. Policy H3 supplements paras 4.7.2 & 4.7.4 of PPW which explain that the plan should indicate locations for higher density development and that they should be encouraged near public transport hubs/corridors served by public transport. The density guide therefore encourages higher densities in Towns and Large Villages.

4.6.13 Densities may vary from the guide where justified by other policy considerations and evidence such as an acknowledged physical or infrastructural constraint on a site. Accessible town centre development may be appropriate for

medium-rise development or flats resulting in higher density. Equally, in rural locations, a high density may be fundamentally out of character.

Policy H4 - Affordable Housing Contributions

- 1. In accordance with the evidence of local housing needs endorsed by the Council, a contribution towards affordable housing will be required from open market housing development of 4 or more dwelling Units or 0.15Ha and above.**
- 2. The target contributions required for 4 price areas are as follows:**
 - a. Central Powys Area– 30% contribution.**
 - b. Severn Valley Area - 20% contribution.**
 - c. Rural North Area - 10% contribution.**
 - d. South West/Ystradgynlais Area– 5% contribution.**
- 3. In Towns and Large Villages, where the contribution equates to:**
 - a. 1 whole unit, the contribution will be required as on-site provision.**
 - b. Less than 1 whole unit, a financial contribution will be required.**
- 4. The contribution may be either on-site provision or a financial contribution in:**
 - a. Villages.**
 - b. Residential conversions and subdivisions in all levels of the Settlement Hierarchy.**

4.6.14 Contributions towards, and the provision of affordable housing is key to the delivery of the LDP strategy and meeting the Affordable Housing Target set out in section 3.3. Policy H4 responds to the requirement for the delivery of a contribution towards affordable housing through the planning system.

4.6.15 'Affordable Housing' and 'Local Need' for affordable housing are defined in the Affordable Housing SPG and Policy H8 below. The term 'contribution' is defined as either a financial contribution ('commuted sum') or on-site provision. The contribution negotiated may come in a variety of forms although the range of units types and sizes must reflect local housing needs. Detailed evidence of local housing needs is provided in the Local Housing Market Assessment and summarised in the Affordable Housing SPG.

4.6.16 Policy H4 applies to all housing development above the threshold of 4 or more dwelling units or 0.15Ha of land. The policy thresholds and target contributions are based on the findings of the Viability Assessment and review of other evidence. The percentage target contributions vary according to each price area as identified by viability assessment. A map showing the price areas is provided in the Affordable Housing SPG. The success rate and achievability in practice of the percentage target contributions will be monitored and reviewed periodically.

4.6.17 Where affordable housing provision is made on-site, the developer must partner with an RSL or the Strategic Housing Authority (SHA) to ensure that the delivery of the housing will remain affordable in perpetuity. Policy H4 supports financial contributions in lieu of on-site affordable housing in villages and

locations where there is a lack of commitment from RSLs to partner with a developer.

4.6.18 Developers seeking to negotiate a reduction in affordable housing provision will need to submit evidence demonstrating a lack of viability for the specific site. Further details on the options for delivery of and requirements for affordable housing provision are set out in the Affordable Housing SPG.

4.6.19 **Exception Sites for Affordable Housing.** Three exceptions policies which seek to allow the development of affordable housing to meet specific identified local need are included in the LDP:

- Exception Sites – Policy H5.
- Enabled Exception Sites – Policy H6.
- Rural Affordable Homes – Policy H7.

4.6.20 The tenure of affordable units on exception sites must be agreed with the strategic housing authority in accordance with the evidence of local housing needs. A financial contribution in lieu of affordable housing will not be accepted on exception sites.

4.6.21 The size of dwellings on exception sites should accord with the Welsh Government's Acceptable Cost Guidance (ACG) Notional Space Standards. Plot sizes should also accord with the guide density ranges set out in Policy H3.

Policy H5 - Affordable Housing Exception Sites

To meet a proven, unmet local need for affordable housing, the development of affordable housing only will be permitted as an exception in:

1. **Towns and Large Villages – on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.**
2. **Villages – on sites integrated within or forming a logical extension.**

The development of exception sites will be permitted where:

- i. **The scale of development is commensurate to the settlement size.**
- ii. **The affordable housing must be developed by or transferred to a Registered Social Landlord or the Strategic Housing Authority.**
- iii. **The tenure and size of the affordable housing must correspond to the evidence of local housing needs. The dwelling size should not exceed 115 sqm.**

4.6.22 Policy H5 is a traditional exception site policy which allows the development of sites for 100% affordable housing to meet local needs in locations not normally acceptable for residential development in accordance with PPW, Feb 2014 para 9.2.23. and TAN 2, June 2006:

Policy H6 - Affordable Housing on Enabled Exception Sites

To meet a proven, unmet local need for affordable housing, the development of affordable housing will be permitted as an exception in:

1. **Towns and Large Villages – on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.**
2. **Villages – on sites integrated within or forming a logical extension.**

The development of enabled exception sites will be permitted where:

- i. **The scale of development is commensurate to the settlement size and must accommodate at least 5 dwellings.**
- ii. **The affordable housing / plots must be developed by or transferred to a Registered Social Landlord or the Strategic Housing Authority.**
- iii. **The tenure and size of the affordable housing must correspond to the evidence of local housing needs. The dwelling size should not exceed 115 sqm.**
- iv. **The inclusion of a minimal number of open market dwellings, provided by either**
 - a) **A Registered Social Landlord where the ratio of open market to affordable dwellings is demonstrated as key to the site's viability without Social Housing Grant; or**
 - b) **A non-Registered Social Landlord where one open market dwelling should enable the provision of at least four serviced plots for affordable housing.**

4.6.23 Policy H6 enables the release of exception sites which have not come forward for reasons of viability or hope value. Policy H6 responds to evidence that the traditional exception site policy is undeliverable in certain locations, particularly those in low ACG community bandings. This policy follows the advice of para 4.2.2 of TAN 6 July 2010 which states that, "Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2".

4.6.24 Where an exception site is proposed by a non-RSL, in order to incentivise the release of land, the number of open market to affordable dwellings must not exceed a ratio of 1:4. Therefore, regardless of the total number of units on the site, only one open market unit will be permitted to incentivise the release of the land. There must be a minimum of four affordable dwellings/serviced plots provided, meaning that the total number of units on the site must be five or more.

4.6.25 Where an exception site is proposed by an RSL, the inclusion of a minimum amount of market housing to make the scheme viable allows financing of exception schemes without social housing grant (SHG). SHG continues to reduce, making the availability of grant funding for exceptions sites less likely.

4.6.26 This type of exception site will not be supported in Rural Settlements as they are not considered locations suitable for market housing in accordance with national policy. Furthermore, RSLs do not have the capacity to develop and manage small sites in rural locations. Policy H7 addresses local affordable housing needs in these settlements.

Policy H7 - Rural Affordable Homes

To meet a proven, unmet local need for affordable housing, the development of single Rural Affordable Homes will be permitted on sites

integrated within or forming minor, logical extensions in Villages or Rural Settlements subject to the following criteria:

- 1. Dwelling size is restricted to an affordable size of a maximum of 115sqm when measured externally excluding outbuilding/garage. In exceptional circumstances where justified by a specific household's needs, a higher floor space may be acceptable up to a maximum of 115 sqm.**
- 2. Plot size including gardens and ancillary land shall not exceed 0.1Ha (1000sqm).**
- 3. A single outbuilding / garage whether integral or not should be single storey and not exceed 15sqm.**
- 4. Permitted development rights will be withdrawn.**

4.6.27 Policy H7 aims to help sustain rural communities and retain young people in their local communities by allowing the development of single affordable homes to meet a specific local identified housing need. Rural affordable homes are secured as affordable in perpetuity through strict dwelling size, plot size, outbuilding/garage size and occupancy restrictions. Rural affordable homes may be developed by a RSL or an individual (self-build) to meet a specific identified local need.

4.6.28 The size restriction of the dwelling unit is based on an assessment of local affordability to identify an affordability level which is linked to Powys average incomes and build costs per sqm.

4.6.29 The affordability level in 2014 was £117,529. If a £1,000 per sqm build cost is assumed, this would allow a borrower to build a dwelling of 117sqm. ACG notional space standards are a guideline for achievable, deliverable and affordable dwelling sizes and indicate that a 3-bedroom 5-person house should be 94sqm. The largest space standard is 115 sqm. Given this evidence, the maximum floor space has been rounded to 115sqm for flexibility and slight changes in incomes over the plan period. A detailed explanation is provided in the Affordable Housing SPG.

4.6.30 The size restriction also supports the need for smaller dwellings due to decreasing household size and increasing numbers of 1 and 2 person households whilst also being flexible enough to allow the development of family accommodation.

4.6.31 Policy H7 intends to allow the development of homes for life and not solely starter homes. In exceptional circumstances where justified by a specific household's needs a higher floor space may be acceptable. Applications to extend affordable rural homes must be justified by evidence of need and should not make them unaffordable to future occupiers ensuring that the property continues to remain affordable in perpetuity.

Policy H8 - Affordable Housing Eligibility

The occupancy of all affordable housing will be restricted through a planning condition to those who are:

- 1. In 'housing need' as defined by the Council's common allocations scheme and its procedural guidance; and**

2. **Have a 'local connection' as defined by the Council's common allocations scheme and its procedural guidance. Eligible person(s) must be connected to the 'Local Community' defined as:**
 - i. **Initially, the community council area together with immediately adjoining community council or parish council areas (including those outside Powys).**
 - ii. **Secondly, the respective shire.**
 - iii. **Thirdly, the rest of Powys.**
 - iv. **Fourthly, adjoining local authority areas.**

Substantial efforts must be made for at least 3 months and satisfactorily proven prior to the widening of the eligible area in accordance with the cascade set out above.

A local lettings policy may only be applied by an RSL following prior agreement in writing with the Council.

4.6.32 Policy H8 seeks to satisfy TAN 2, June 2006 para 10.16 which requires local planning authorities to define local need in their development plan. The Council Common Allocations Scheme - Policy Statement explains how need is assessed and defines how a 'Local Connection Band' is considered. The occupancy of all affordable homes will be secured in accordance with Policy H8. Further detail on the definitions and their assessment is provided in the Affordable Housing SPG.

Policy H9 – Householder Development

Proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling. Where this is not practical, the following considerations will apply:

1. **Ancillary buildings used for all purposes shall be designed to be subservient to and grouped with the main dwelling.**
2. **Ancillary buildings providing residential accommodation shall not be self-contained or have the facilities necessary for occupation independent of the main dwelling. Proposals should form a subordinate addition to the property, sharing access and amenity space with the main dwelling.**

4.6.33 A large percentage of planning applications received are for householder development and in particular extensions to existing dwellings and for ancillary buildings. Householder developments are important as they allow homeowners to meet their changing needs, add value to properties and also through good design it is possible for homeowners to reduce their energy bills. Badly designed householder development can seriously affect the appearance of a building and have a negative impact on neighbouring properties and the street scene. PPW requires that all new development, extensions and alterations to existing properties are well designed.⁴⁷

⁴⁷ Some improvements, alterations and extensions to dwellings can be undertaken without planning permission through Permitted Development Rights. These rights are allowed under the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) as amended. In 2013, Part 1 of Schedule 2 was amended by the Town and Country Planning (General

4.6.34 When considering proposals for ancillary buildings within the curtilage of a dwelling house the Council will look to apply conditions which will not allow the building to be occupied at any other time other than for purposes ancillary to the residential use of the main dwelling. This policy also provides support for home-working. Design and amenity matters are addressed by Policy DM2.

Policy H10 - Removal of conditions / planning obligations

Applications to remove restrictions on the occupancy, sale price or size of a dwelling which continue to serve a useful planning purpose will only be permitted where:

- 1. Evidence is provided demonstrating unsuccessful attempts to sell/let the property; and**
- 2. A financial contribution is paid towards the provision of affordable housing equating to 50% of the uplift in the value of the property resulting from the removal of the restriction.**

4.6.35 Policy H10 applies to proposals to amend, remove or vary the condition or obligations– including those applied through Section106 or Section73 - which restrict occupancy, sale price or size of a range of existing and future dwellings including:

- Rural Affordable Homes.
- Affordable.
- Affordable for Sale.
- Local Needs.
- Agricultural Workers.
- Rural Enterprise workers.

4.6.36 Where it is proven that the restriction / obligation still serves a useful purpose, the Council will only consider agreeing to its removal if attempts to sell the property have been unsuccessful. Given that it still serves a useful purpose, the Council will require 50% of the uplift in value resulting from the removal of the restriction to be paid to the Council. Two independent valuations must be provided – both with and without the planning condition / obligation - to identify the uplift in value which will then split 50:50. The payment will be made to the Council's ring fenced budget known as the affordable housing fund. This policy approach is also known as a claw back in order to continue to enable the provision of affordable housing to meet local needs.

Policy H11 - Renovation of Abandoned Dwellings

Permitted Development) (Amendment) (Wales) Order 2013 which gave householders greater flexibility to enable them to make a wide range of improvements and alterations to their homes without the need to apply for planning permission. Welsh Government has produced a guide called "Planning – a guide for householders" July 2013 which should in all cases be referred to when considering an extension or ancillary building and describes in detail the type of development that would be termed "permitted development" and the type of development that will require planning permission.

<http://wales.gov.uk/docs/desh/publications/130722householder-guide-en.pdf>

The renovation of abandoned dwellings in the open countryside for residential use will only be permitted where:

1. The dwelling has not been demolished or fallen into such a state of disrepair that it no longer has the substantial appearance or structure of a dwelling.
2. Any re-build shall be partial and sited within the footprint of the former dwelling and should make re-use, where practicable, of the materials used in the former dwelling.
3. The proposal shall not be more dominant in the landscape than the former dwelling and not have a detrimental effect on the character of the landscape or the open countryside.

4.6.37 In order to protect the character of the rural landscape and local vernacular buildings, Policy H11 supports renovation, and partial re-build of rural buildings. The proposed dwelling and its associated works will be subject to conditions to ensure its sensitive and appropriate renovation or partial re-build.

4.6.38 Partial re-build means that the re-build should not cover more than 70% of the external walls. Substantial appearance / structure means that the dwelling shall possess the fundamental characteristics of a dwelling including features such as walls, window and door openings, evidence of the roofing profile sufficient to identify roof height, shape and features.

Policy H12 - Replacement Dwellings

Proposals to replace existing habitable dwellings will be permitted where they comply with the following criteria:

1. The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended).
2. The proposal shall not result in the loss of a building of special architectural or historic interest or local vernacular character. Where this is the case, proposals will only be permitted where they are proven to be beyond realistic repair.
3. The replacement dwelling shall:
 - i. be located within or adjacent to the footprint of the former habitable dwelling and reflect the form, size and scale of the former habitable dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwellings' orientation, position or size.
 - ii. respect or enhance the design of the original dwelling and those of surrounding properties and the locality.

4.6.39 Policy H12 supports the replacement of existing habitable dwellings providing they respect the character of the area and do not result in development which is out of scale with the locality.

Policy H13 - Gypsy and Traveller Sites and Caravans

To meet a proven, unmet local need, proposals for permanent or temporary (transient / transit) Gypsy and Travellers sites and caravans will be permitted where:

- 1. Located in a sustainable location with access to educational, community, social, health and other services and facilities.**
- 2. Ancillary buildings must be for essential purposes which cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.**

4.6.40 Proposals for gypsy and traveller sites or accommodation will be supported where they meet the needs of persons defined as Gypsy-travellers as set out in the Criminal Justice and Public Order Act 1994 / Welsh Assembly Government Circular 30/2007 para 3/ annex B (page 22) as having regularly resided in the area / local community, and where there are no other suitable sites / pitches available locally.

4.6.41 Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites⁴⁸ and should also satisfy the criteria of Policy DM1 to ensure acceptable design, security, landscaping, and screening to limit any adverse visual impact.

4.6.42 The Gypsy and Traveller Accommodation Needs Assessment 2007⁴⁹ identified a need for 14 pitches in South Powys. A permanent site on the edge of Brecon, within the BBNP, was compulsorily purchased by the County Council and construction completed in 2014 to meet this need. There is also an existing permanent site in Welshpool which is fully occupied.

Policy H14 - Open Space Provision in Housing Development

Housing development proposals for ten dwellings or more shall include provision for open space:

- 1. The type of open space required should be determined by the deficiencies identified in the open space assessment for that area and may be provided on or off site depending on what is considered most appropriate.**
- 2. Arrangements must be in place for the long term aftercare and maintenance of the open space.**
- 3. In some instances it may be more appropriate for developer contributions of the equivalent value to be paid for the improvement of existing provision.**

4.6.43 This policy aims to achieve LDP Objective 14 (Healthy Lifestyles) by enabling access to open spaces, areas for recreation and amenity, allotments and ensuring developments provide opportunities for play provision where required. All open space requirements will be determined in accordance with Policy DM2.

⁴⁸ <http://wales.gov.uk/topics/people-and-communities/communitycohesion/publications/goodpractice/?lang=en>

⁴⁹ Deposit Plan Note June 2014 - An update to the 2007 study is in preparation and its finding when available will be taken into account within the LDP at the earliest available opportunity.

4.6.44 The Council's Open Space Assessment identifies existing provision for the different categories of open space for towns and large villages. Where there is an existing shortfall in provision, there will be a need to make the required provision for that particular category. Where there are multiple deficiencies, an assessment will be made as to which categories will be prioritised.

4.6.45 For developments of more than 10 dwellings that are not in towns or large villages the responsibility will fall with the applicant to carry out the assessment in line with the standards used in the Open Space Assessment.

4.6.41 Allotments and community growing spaces are important green spaces whose cultivation can contribute to sustainability, providing opportunities for leisure, exercise and healthy food whilst also encouraging interaction between different sections of the community. Allotments have been included within the Open Space Assessment and may be of particular value in areas of high density housing, attention will also be made to the allotment waiting lists in those areas. The long term aftercare and maintenance of open spaces requires full consideration. Due to the current economic climate the County Council is unable to take on this role and it should not be assumed that the local Community Council will take on the responsibility. Options such as residents associations with the Community Councils backing should be explored.

4.6.42 All open space proposals should take into consideration cycling and pedestrian (including the disabled) access routes on to the site, how the area relates to existing housing development and the rights of way network. Where contributions are being made towards existing provision there may be opportunities for improvement.

4.6.43 In some instances there may be opportunities to combine areas required for open space with other planning requirements such as for biodiversity and even drainage. Discussions early on in the pre-application stage would enable this to take place so that the most appropriate area for open space can be identified within the site boundary.

4.6.53 Further details on the approach to be taken in relation to Open Space will be given in Supplementary Planning Guidance (SPG).

4.7 Planning for Retailing and Town Centres

4.7.1 Shopping is an important aspect of everyone's life and the provision of an adequate and accessible range of shops is particularly important if an area is to be an attractive place in which to live and work. Across Powys, the type and variety of shopping facilities on offer are very much associated with the historic development of the County's settlements. Whilst the larger market towns provide a wide range of services, at the local level village shops and sub-post offices provide a much needed local service and a focal point for community life.

4.7.2 The LDP's retail policies provide a framework that encourages new retail development to locate to existing retail centres (in accordance with the scale, role and character of those centres) in order to support their vitality, viability and attractiveness. The framework also acknowledges that it is important to support rural communities and the policy approach therefore also allows the opportunity to develop shopping facilities appropriate to a rural community's needs.

Policy R1 – New Retail Development

The retail hierarchy of Powys is:

Area Retail Centres:	Llandrindod Wells, Llanidloes, Machynlleth, Newtown and Welshpool
District Retail Centres:	Builth Wells, Knighton, Presteigne, Rhayader and Ystradgynlais
Local Retail Centres:	Llanfair Caereinion, Llanfyllin, Llanwrtyd Wells and Montgomery

New retail developments should be of a scale and design appropriate to the settlement and in accordance with the settlement's role in the retail centre hierarchy.

Proposals that would undermine the retail hierarchy will not be permitted.

4.7.3 In accordance with national planning guidance⁵⁰ this policy defines a retail centre hierarchy as a framework for determining future development proposals. This approach integrates land use planning so that, for instance, new retail development can be integrated with the provision of housing. In so doing this will reduce the need to travel, enhance existing centres and support the viability of existing retail providers.

4.7.4 As detailed within the Powys Retail Study⁵¹ the proposed Retail Hierarchy for Powys consists of 3 tiers of provision. The differences between these centres is determined by a number of factors, including:

- The number, type and range of shopping services provided by the centre;
- The character and attractiveness of the centre;
- The size of its catchment area; and
- Accessibility by a means of different transport modes.

4.7.5 **Area Retail Centres:** The largest retail centres in the County are accessible to a wide range of transport modes and characterised by having a well-defined town centre, containing a wide range of retail outlets financial and professional services, both nationally & locally owned. They serve not only their resident population, but also a wide catchment area due to the nature of retail facilities and services they offer. Settlements categorised as Area Retail Centres are therefore considered to be strategically important in terms of their retail and service provision and best suited to accommodate large new retail developments.

4.7.6 **District Retail Centres:** These towns provide significant retail facilities for their immediate hinterlands and for visitors to the area but do not perform the wider role of Area Retail Centres. They have a good range of shops and services and whilst capable of satisfactorily accommodating modest new retail developments, are less well suited to larger developments.

4.7.7 **Local Retail Centres:** These tend to be smaller towns or larger villages, with lesser catchment areas, generally characterised by either a very compact

⁵⁰ Planning Policy Wales (Edition 6), Chapter 10 (para. 10.2.1)

⁵¹ Powys Retail Study (September 2012), para. 5.36-5.38

retail area or a dispersal of several shops. They offer a limited range of facilities and services, including banking and postal services, many of which are essential for day to day basic needs and for the successful operation of local businesses.

Policy R2 – Development within Town Centre Areas

Within settlement Town Centre Areas as defined on the Proposals / Inset Maps, development will be permitted provided it complies with the following criteria:

- 1. It enhances the vitality and viability of the existing town centre and accords with Policy R1;**
- 2. It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and**
- 3. It would not result in an unacceptable concentration of non A1 (shops) and A3 (food and drink) uses within a Primary Frontage or non A1, A2, A3 (commercial) and other appropriate town centre uses in a Secondary Frontage, unless:**
 - i. The shop has been vacant for a prolonged period and genuine attempts at marketing the existing use have been unsuccessful; or**
 - ii. The proposal is for a community use which is of wider public benefit and in need of a town centre location.**

4.7.8 Within each of the retail centres a “Town Centre Area” has been identified. These areas are the most appropriate locations for town centre uses and the policy aims to ensure a concentration of diverse town centre uses in accessible areas, in order to sustain and enhance centres whilst reducing the need to travel⁵².

4.7.9 “Primary Shopping Frontages” have been identified in retail centres where there is a concentration of primarily A1 shops along the most important shopping streets. The purpose of a Primary Frontage is to ensure that the retail units located in these key shopping streets are retained for A1 and A3 retail uses (shops, restaurants, cafes). Primary frontages will ensure that non-retailing uses do not become concentrated to the extent that they detract from the appeal and convenience of existing centres for shoppers.

4.7.10 “Secondary Shopping Frontages” have also been identified in some settlements where there are frontages that make an important contribution to the vitality, viability and attractiveness of the centre but where a wider mix of uses may be considered appropriate.

4.7.11 As a guide, an unacceptable concentration of uses in Primary and Secondary frontages is a concentration of more than three non-conforming uses in adjacent units or 33% of the frontage.

4.7.12 The policy will be monitored, and the Council accepts that local communities may also wish to review primary and secondary frontages during the plan period. Where this occurs, the Council should be involved within the

⁵² Planning Policy Wales (Edition 6), Chapter 10 (para. 10.1.2)

process from the outset if it is to approve any revisions as Supplementary Planning Guidance.

4.7.13 Where no Primary or Secondary Shopping Frontages have been identified, it is envisaged that the desired mix of retail, commercial and service uses can be accommodated within the town centre boundaries without any detriment to the shopping function.

4.7.11 Proposals within a town centre area must demonstrate that they enhance the vitality and viability of the centre. Therefore, conversion to residential use on a ground floor in a centre will not be supported in a Primary Frontage and is unlikely to be supported elsewhere in centres.

4.7.12 The LPA will also require impact assessments in support of applications for large scale retail proposals. As a guide, large scale retail proposals within town centre areas are anticipated to be of 1,000 sqm or more⁵³ or 280sqm or more in Local Centres although in some circumstances an impact assessment may be required for smaller proposals.

Policy R3 – Large Out-Of-Centre Retail Developments

Proposals for large scale retail developments will only be permitted outside of town centre areas and within the development boundaries of an Area / District / Local Retail Centre where they meet the following criteria:

- 1. The developer shall demonstrate that there is a need for the development and that there are no alternative more appropriately located sites available; and**
- 2. The proposal, individually or in combination with other permitted retail developments, shall not undermine the retail hierarchy or have an unacceptable adverse impact on the vitality and viability of the retail centre or other nearby centres and accords with Policy R1; and**

4.7.13 It is the Council's policy to locate future retail development within existing town centres wherever possible. Therefore, developers proposing new large scale out-of-centre developments will be expected to demonstrate that there is a need for the additional retail provision, that it can be satisfactorily located and that it will not have an unacceptable adverse impact on existing retail centres.

4.7.14 National Planning Policy establishes the approach to applying the needs and sequential tests for retail development. However, TAN4 defines edge-of-centre sites as a location normally not more than 200-300 metres from existing town centre shops. A 300 metre distance from the boundaries of the centres in Powys will cover a significant area⁵⁴. Therefore when applying a sequential test the definition of an edge-of-centre site in Powys is a site outside but adjoining a defined town centre area and easily accessible by town centre shoppers.

⁵³ Powys Retail Study (September 2012), para. 5.48

⁵⁴ Powys Retail Study (September 2012), para. 5.41

4.7.15 National policy⁵⁵ identifies that retail impact assessments should be submitted for applications of 2,500sqm gross floor space or more. However, in Powys smaller scale developments can have a significant impact on existing centres. Powys' Retail Study⁵⁶ therefore identifies that the impact of all out-of-centre developments of 280sqm gross floor space or more should be assessed. This Policy is therefore applicable to development that has a gross floor space of 280 sqm or more, or smaller scale proposals where it is considered that they may adversely impact on existing centres (e.g. where there may be a cumulative impact in combination with other developments or where the additional floor space would take an individual store above 280sqm).

Policy R4 – Neighbourhood and Village Shops and Services

The establishment of new neighbourhood and village shops or services will be approved where they:

- 1. Are located within a Town, Large Village or Village; and**
- 2. Serve the needs of local area; and**
- 3. Do not undermine the retail hierarchy or have an unacceptable adverse impact on the vitality and viability of the retail centre or other nearby centres and accord with Policy R1.**

4.7.16 Individual shops provide an important function at the local neighbourhood level within towns, villages and the more isolated areas of Powys. This also includes pubs and filling stations, which can act as essential outlets for basic daily provisions and services. This policy supports such development with a gross floor space of less than 280sqm⁵⁷. Policy DM1 refers to proposals involving the loss of neighbourhood and village shops and services.

4.8 Tourism

Policy TD1 – Tourism Development

Developments for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

- 1. Within settlements, where commensurate in scale and size to the settlement.**
- 2. In the open countryside, where modest in scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and where:**
 - i. It is part of a farm diversification scheme; or**
 - ii. It re-uses a suitable rural building in accordance with TAN6; or**
 - iii. It complements an existing tourist asset, without causing unacceptable adverse harm to the enjoyment of that asset.**
- 3. Accommodation shall not be used for permanent residential accommodation.**

⁵⁵ Technical Advice Note 4: Retailing and Town Centres, 1996 (para. 6)

⁵⁶ Powys Retail Study (September 2012), para. 5.48

⁵⁷ Powys Retail Study (September 2012), para. 5.48-5.49

4.8.1 Tourist Accommodation includes serviced visitor accommodation, hotels, self-catering visitor accommodation, static caravans, chalets, cabins, touring caravans and camping. Tourist facilities/attractions includes non-accommodation related tourism development.

4.8.2 Generally, new tourist development is encouraged because of its contribution to the local economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and respect the character of the Powys settlement hierarchy, landscape, natural environment, history and culture.

4.8.3 Developments that include year-round facilities that can be utilised by local people are encouraged. Tourism developments in Towns and Large Villages can support the settlement's role, function and character.

4.8.4 Tourism development in the open countryside that supports an existing tourist facility, attraction or asset but is also sympathetic to the natural environment and rural landscape will be supported. Examples of appropriate developments include accommodation developments in conjunction with national walking trails or the National Cycle Network, provided the enjoyment of the asset is not harmed. Sporadic tourist developments not related to a tourist asset will not be supported. Log cabin and chalet style developments that are sensitively designed and located to blend into the landscape and include substantial landscaping will be supported. Touring caravan sites and camping will generally be supported provided they are acceptably located and screened and provide adequate access and servicing.

4.8.5 Tourist accommodation shall not be used for permanent residential accommodation and this will be controlled by a conditional planning consent. Conditions will also be placed on some types of development to ensure that if the venture proves uneconomic in the future the land is restored to an agreed condition.

Policy TD2 - Alternative Uses of Existing Tourism Development

Development proposals for the change of use from an existing tourism use will only be permitted where it can be proven that the existing use is no longer viable. Proposals to change holiday chalets / cabins / caravans to permanent residential accommodation will be refused.

4.8.6 Proposals for the redevelopment or change of use from a tourist use to an alternative use can be detrimental not only to the tourism economy but to local employment, provision of local services and the local natural and/or built environment. This policy supports the appropriate change of use from tourism to an alternative use where it does not detrimentally effect its location.

4.8.7 The Council will need to be satisfied that all practical and reasonable attempts have been made to secure a development's future as a tourism development prior to its change of use. The applicant must provide a statement clearly illustrating the attempts to sustain the tourist business and how the proposed new use will support the existing community.

4.8.8 Finally, tourist accommodation is generally not appropriate for permanent residential use, particularly where located the open countryside. Applications for change of use from tourism accommodation (i.e. static caravans, chalets and cabins) to permanent residential accommodation will not be supported. These types of accommodation do not meet the high standards associated with permanent residency, for example amenity space, access and parking. Should these structures be no longer viable as tourism accommodation they should be removed from site.

Policy TD3 – Montgomery Canal and Associated Development

Proposals that support the restoration of the Montgomery Canal and preserve and enhance the role of the canal as a multifunctional resource, including off-line nature reserves and other appropriate canal-related development will be supported.

Proposals for development that would adversely affect the role of the canal or prejudice its restoration will be opposed.

4.8.9 The Welsh section of the Montgomery Canal is some 36 kilometres (22 miles) long and extends from the Welsh border at Llanymynech to Newtown, passing through the beautiful countryside of the Severn Valley.

4.8.10 The canal supports a nationally important aquatic ecology and, as a result, the whole of the Montgomery Canal in Wales is a SSSI. In respect of the internationally important populations of floating water plantain (a water plant), the Montgomery Canal in Wales is also a Special Area of Conservation (SAC). It also benefits from many important and uniquely preserved structures and buildings, a number of which are now listed.

4.8.11 The canal represents a multifunctional resource that provides many opportunities as a multi-user route, tourism, nature conservation, community and heritage asset. However, major restoration work is required in order to return the canal to a navigable condition over its entire length. The Council therefore wishes to see the restoration of the canal to form a navigable waterway throughout its length and would oppose any proposals that would obstruct its sensitive restoration. The LDP Proposals Map identifies the line of the canal.

4.8.12 The restoration partnership group, The Montgomery Canal Partnership, have produced a management strategy entitled 'Montgomery Canal: Regeneration through Sustainable Restoration (A Conservation Management Strategy)' to inform and guide the restoration and future management of the canal. This provides an understanding of the significance of the canal's natural and built heritage and seeks to ensure that canal restoration meets the aspirations and needs of the local communities for recreation and rural regeneration. In addition, the British Waterways Act (1987) empowered British Waterways to construct works and to acquire lands for the restoration of the canal.

4.8.13 Restoration of the canal will only lead to significant local economic benefits once canal related developments have been established at points along the canal. Appropriate canal related development represents uses that can

demonstrate that they are associated with, and justify a location in close proximity to, the canal. Examples include:

- Moorings: essential in order to allow for overnight halts and daytime visits to shops, pubs and places of interest close to the canal;
- Boat services and facilities: boat users on the canal will require access to certain basic essential services, such as fuel and water supplies, refuse and sewage disposal facilities and boat repair facilities at a few points along the canal;
- Canal-side pubs and restaurants: will provide a particularly popular attraction for canal users, general visitors and local residents. There will be scope for expansion of existing establishments, and conversion of suitable canal side buildings to such uses; and
- Visitor accommodation: may be proposed in association with canal side moorings. Proposals of this kind will be supported in line with Policy TD1.

4.8.14 Canal related development can help provide access to key tourism assets, support users of the canal, and bring wider economic benefits. However, the location, nature, scale and design of all such developments will have to be determined with great care, in order to ensure that there are no serious repercussions for the local environment or canal heritage. Proposals must therefore accord with the objectives of the Montgomery Canal Partnership's management strategy and where canal related development has the potential to generate car based travel, must be in sustainable locations with good access to the road network.

4.9 Waste

Policy W1 - Waste

Proposals will be permitted for the following types of waste facility only:

- 1. In-building waste facilities on:**
 - i. High quality, local and mixed use sites in table E1.**
 - ii. Other waste / employment / B2 sites or small extensions of them.**
 - iii. Sites of up to 0.5 Ha. adjoining Towns or Large Villages.**
- 2. Household Waste and Recycling Centres in, or adjoining, Towns or Large Villages.**
- 3. Exemption Sites for inert waste:**
 - i. To meet the needs identified in the Regional Waste Plans; or**
 - ii To facilitate major construction projects.**

4.9.1 This section seeks to enable an integrated and adequate network of waste management facilities in sustainable locations to complement the Powys Waste Strategy and to meet the needs identified in the Regional Waste Plans in accordance with the waste hierarchy (Article 4 of the Waste Framework Directive) with the long term aim of zero waste. In 2012/2013 the recycling and composting rate in Powys was 51% (Paragraph 4.2, Powys Waste Strategy). By 2024/25, 70% of all waste produced in the County will need to be recycled or composted, with only 5% being sent to landfill and a maximum of 30% diverted to energy from waste facilities (Wales Waste Measure 2010).

4.9.2 For municipal waste, Powys County Council partners Ceredigion County Council in the Central Wales Waste Partnership. The Council also offers a trade waste and recycling service. The land requirement for residual waste in the area will be dictated by the outcome of the procurement of the services. Should this lead to the need for a facility in the region, the remaining landfill void at Bryn Posteg (Llanidloes) and the allocated site in Aberwystwyth (Glanyrafon Industrial Estate Extension E0301) would provide sufficient capacity to accept waste for the consortium which cannot be reused, recycled or recovered.

4.9.3 Should an unforeseen need arise for additional landfill capacity, any proposal would be considered against Policies in the Development Management section of this plan and the principles detailed in Technical Advice Note 21: Waste. Landfills or deep storage with a capacity of more than 100,000 tonnes per annum and other facilities with a throughput of 30,000 tonnes per annum are nationally significant infrastructure projects and would be determined by the Secretary of State.

4.9.4 Food waste is currently transported out of County and, given the County's rurality, it is unlikely that there will be large scale recovery proposals in the County. Opportunities exist for Anaerobic Digestion (AD) on farms. On larger holdings this is promoted by Policy W2 below. Smaller scale proposals for AD requiring planning permission will be considered against Policies in the Development Management section of this plan.

4.9.4 Household Waste and Recycling Centres are integral to increased waste recovery and reduction in disposal to landfill. The sites should be accessible and close to the largest centres of population and so, in accordance with the sustainable settlement hierarchy, new sites must be located in or adjoining Towns or Large

Villages. Where planning permission is required for smaller community recycling facilities they will be considered in accordance with Policy C1 – Community Facilities and indoor recreation facilities.

4.9.5 Other types of waste facility enable increased levels of recovery from the waste stream. Activities include deconstruction, materials sorting and storage facilities. The term ‘in-building’ refers to recovery and waste management facilities that normally take place within a building. Waste facilities are often sui generis, but may be Use Class B2 or B8, with modern facilities suited to industrial estate / employment sites depending on their nature.

4.9.6 Exemption sites are those which, because of their nature, do not require waste management licenses. Where they require planning permission, exemption sites will be supported to facilitate major construction projects or to meet needs identified in the Regional Waste Plan.

4.9.7 Construction, excavation and demolition waste can often be re-used as secondary aggregates or recycled to become a usable product. Therefore storage and recycling operations are an appropriate activity within active minerals sites. This is considered by Minerals Policy M1.

Policy W2 - Anaerobic Digestion on Farms

Anaerobic digestion shall be incorporated as part of proposals for livestock buildings where it would increase the total number of livestock units housed on a farm for over 9 months / year to more than 300, and where the following criteria can be met:

1. **The anaerobic digestion unit shall be sited:**
 - i. **400m away from the nearest sensitive building (other than any dwellings associated with the farm) unless there is at least one intervening building designed and used to house pigs, cattle or poultry and in which case the minimum distance will be 200m;**
 - ii. **Within 40m of a building forming part of the farm complex.**
2. **At least 75% (by weight) of the feedstock for the digester arises from within the same or immediately adjoining farm(s) and the remainder solely from agricultural, horticultural or grounds maintenance wastes.**
3. **At least 90% (by weight) of the resulting digestate can be spread on the same or immediately adjoining farm(s).**
4. **The resulting biogas and digestate is used productively and efficiently.**

4.9.9 Over the last few decades there has been a shift in livestock farming practices that has seen more and often, bigger buildings that are used to house chicken, pigs and cattle. Some dairy units are “zero grazing” where the cows are housed in buildings for almost all of their lives. The Council wishes to ensure that the wastes that arise as a result of these more intensive forms of livestock rearing are managed well and preferably used in a constructive manner to maintain local soil structure and provide renewable energy. Anaerobic digestion (AD) is a process whereby agricultural wastes can be converted to a methane rich biogas and a digested slurry (known as digestate). The digestate is a valuable fertiliser and soil improver that contains nitrates, phosphates and potash, all of which are in a form that is readily up-taken by growing plants.

4.9.10 The policy uses “livestock units” as its basis which is an officially recognised unit defined in terms of feed requirements and thus is a reasonable indicator of excrement production. The ratios for converting numbers of animals into livestock units for some of the animals commonly kept in Powys are: dairy cows (black and white) 1, beef cows 0.75, beef cattle (12-24 months) 0.65, broilers and pullets in lay 0.0017, upland ewe 0.08, breeding sow 0.44, horses 0.88.

4.9.11 An anaerobic digestion unit comprises a digester, a feedstock store, digestate store, gas store and generator. The siting of an AD plant on a livestock farm, that is compliant with the necessary licensing requirements, will generally be no more disruptive to neighbours or the wider public than existing farming operations. A digestate store is similar in character to a slurry store but with less odour. The criteria set out above are designed to protect neighbours from adverse issues particularly odours.

4.9.12 The biogas from an on-farm AD plant will usually be used to generate electricity. A bi-product of generation is the production of heat energy and this should also be utilised where practical.

4.10 Sustainable Energy

Policy RE1 - Renewable Energy

Proposals to generate energy from renewable and low carbon resources and associated infrastructure will be supported in the following circumstances:

- 1. Proposals for up to 5MW (5,000kW):**
 - i. Where they serve and are in reasonable proportion to the energy needs of the planning unit / holding on which it is sited; or**
 - ii. Where they support diversification of, and remain subordinate to, an existing rural enterprise; or**
 - iii. Where they support a community-led energy project or district-level scheme.**
- 2. Proposals for between 5 MW (5,000kW) – 50MW (50,000kW) will be determined in accordance with policies of the LDP and National Policy / Guidance except proposals for solar energy developments of this scale which will be refused.**

4.10.1 The Renewables Directive (2009/28/EC) requires 20% of energy consumed in the European Union (EU) to be generated from renewable sources by 2020. This target is pooled across the EU, the UK's legally binding target by 2020 is 15%. In 2012 the UK was generating just 3.94% of its energy from renewable sources, this being equivalent to a seven-fold increase in UK renewable energy consumption from 2008 levels. It remains a challenging EU target and failing to meet it could lead to infringement fines. Welsh Ministers have powers to pass on to Welsh public authorities EU infringement fines that are imposed on the UK Government by the Court of Justice of the European Union.

4.10.2 To meet the legally binding target, the UK Low Carbon Transition Plan 2009 sets out that by 2020:

- 30% electricity will be generated by renewables (wind, biomass, hydro, wave, tidal);

- 12% heat from renewables (biomass, biogas, solar / heat pump);
- 10% fuel from renewables (electrification).

This is implemented through the UK Renewable Energy Strategy 2009 and these targets were reaffirmed in the Energy Bill 2012/13. This strategy explains that climate change, economic opportunities and security of supply are the key drivers for meeting the targets.

4.10.3 Energy Wales: A low carbon transition 2012 seeks to ensure that communities benefit from energy development. PPW (12.8.9) explains that Local Planning Authorities can make a positive provision by considering the contribution (target) that their area can make towards developing and facilitating renewable and low carbon energy, and enable this contribution to be delivered.

4.10.4 PPW categorises four scales of renewable energy development. The LDP sets policy for the determination of Micro schemes (<50kW where they are not permitted development) and Sub Local Authority schemes (50kW – 5,000kW). The LDP also sets the policy for Local Authority Wide schemes(5,000kW – 50,000kW), other than for onshore wind.

4.10.5 Policy for Local Authority Wide onshore wind schemes (5,000kW – 25,000kW) and Strategic onshore wind schemes (25,000Kw – 50,000kW) is set by Planning Policy Wales and Technical Advice Note 8 and National Policy Statements which also set the Policy for all renewable energy schemes in excess of 50,000kW.

4.10.6 To inform policy development, the Council commissioned AECOM to prepare a renewable energy assessment in 2011/12. Findings from the assessment show that in Powys in 2008 the total electrical energy generated from renewable and low carbon energy technologies equated to around 86% of that consumed, however the total thermal energy (heat) generated from renewable and low carbon energy technologies was just 1.5% of thermal consumption.

4.10.7 Powys is contributing significantly to the UK target for renewable electricity generation and in this respect should not be at risk from infringement fines. Nevertheless there are opportunities for householders, communities and the diversification of rural enterprises to benefit from micro and sub-local authority energy schemes. It is these opportunities to which the target of 50,000kW installed capacity in LDP Objective 5 relates (assuming a 20% capacity factor this would generate an additional 87GWh). The target will be monitored to help show how the LDP is contributing to the achievement of sustainable development. Meeting this target would help to ensure that by the end of the plan period, enough renewable electricity will be produced in the County to offset that which is used.

4.10.8 The situation for generating renewable heat is less encouraging. The REA showed that just 1.7% of heating demand in the County is met by renewables. An additional 100,000Kw installed capacity approximately is needed by 2020 to meet the target. This is a very ambitious target, even by the end of the plan period in 2026. The REA demonstrates there is limited scope for viable district heat networks in Powys. Perhaps the best opportunity is through AD (Policy W2) and building integrated renewables. 10% of the target will be met if all 5,000 homes that are planned include a 2kW solar thermal system. Therefore Policy DM2 (criterion 14 ii) is important to meeting this target and will be monitored to show how the LDP is contributing to meeting the target and UK Low Carbon Transition Plan requirement.

4.10.9 The first criterion in Policy RE1 should be considered in terms of whether the scheme would cause the property / holding to have to pay non-domestic rates in respect of the renewables proposed. The second criterion relates predominantly to farms, which as part of diversification could add an element of renewable electricity generation that, although would draw non-domestic rating, would supplement income to support the continuation of the main essential rural enterprise. The third criterion provides the opportunity for community led proposals, the financial benefits from which will remain in the community. In all cases the use of conditions will be considered to ensure that installations are maintained and removed at the end of their working life or when they become redundant.

4.10.10 Local Authority Wide renewable electricity schemes will be considered in light of the relevant National Policy. Given the large existing and proposed contribution to meeting the UK renewable electricity targets and the potential impact on the landscape, it is considered appropriate to resist the development of Local Authority Wide and Strategic Scale solar energy installations. (Note: a 5MW solar installation is approximately 15 acres in size).

4.11 Minerals

Policy M1 – Existing Minerals Sites

1. **Extensions to existing Minerals / Coal sites (Table M1) will be permitted where they would:**
 - i) **help to maintain the required rate of supply; or**
 - ii) **address a shortage of high quality material that is of limited availability nationally; or**
 - iii) **bring clear environmental benefits without significant increase in supply.**
2. **Proposals that enable a higher proportion of secondary aggregate / recycled material to substitute for the consumption of primary aggregates will be supported on existing sites.**

4.11.1 To meet LDP objective 12, the Council as Minerals Planning Authority (MPA) must contribute 2.51 million tonnes per annum of hard rock to the South Wales regional aggregate supply. The MPA has no requirement to contribute sand and gravel to the regional supply.

4.11.2 Table M1, below, details the existing mineral sites. It is envisaged that these sites will continue to meet the County's contribution during the plan period. This will be monitored through annual returns. Policy M1 supports this approach and also allows for storage and recycling operations for construction, excavation and demolition waste within active minerals sites.

Table M1 - Minerals operations in Powys

Name	Alternative name	Commodity	Status	Length of planning permission	Buffer zone (m)
Builth Wells Quarry	Builth, Llanelwedd	Igneous/Metamorphic	Active	2042	200

Buttington Quarry	Buttington Brickworks	Clay & Shale	Active	2042	200
Caerfagu Quarry		Sand & Gravel	Active	2042	100
Cribarth Quarry		Sandstone	Active	2023	200
Criggion Quarry		Igneous/Metamorphic	Active	2042	200
Dolyhir Quarry	Dolyhir & Strinds	Limestone	Active	2042	200
Garreg	Lloyds, Moel-y-Golfa	Igneous/Metamorphic	Dormant	N/A	200
Little-Wern-Willa Quarry	Little Gwernilla	Sandstone	Active	2018	200
Middletown Quarry	Middletown Hill	Igneous/Metamorphic	Active		200
Nant Helen Extension Surface Coal Mine	Nant Helen Surface Coal Mine	Coal, Surface Mined	Active	2018	500
Pen-y-Parc	Berwyn Granite	Igneous/Metamorphic	Dormant	N/A	200
Rhayader	Cerrig Gwynion	Sandstone	Dormant	2042	200
Strinds Quarry	Dolyhir & Strinds	Limestone	Active	2042	200
Tan-y-Foel Quarry	Tan-y-Foel Quarry Extension	Sandstone	Active	2016	200
The Gore Quarry		Sandstone	Active	2042	200
Tredomen Quarry	Old Red Sandstone	Sandstone	Active	2026	200

4.11.3 The minerals sites and buffer zones are shown on the proposals map and relevant inset maps. The purpose of buffer zones is two-fold: (i) to protect sensitive development from the impacts of mineral operations by ensuring mineral operations do not encroach too close to sensitive development; and (ii) to protect mineral operations from new sensitive development locating too close and potentially impacting on the operator's capacity to carry out permitted mineral operations without causing nuisance. The distances used are a starting point and may be refined depending on local environmental considerations at planning application stage.

4.11.4 It should be noted that the MPA is investigating the potential of issuing prohibition orders to stop work recommencing at some sites.

4.11.5 For all applications, the use of conditions will be considered to ensure the environmental impacts of the operations and development, after care and restoration schemes are acceptable.

Policy M2 – New Minerals Sites

No new permanent sites for the winning of hard rock, sand and gravel, or coal will be permitted in addition to those sites as shown on the proposals map and in Table M1 above.

4.11.5 Given the Regional Technical Statement requirement for hard rock, sand and gravel and constraints around the remaining coal resource in Ystradgynlais (explained below), no new sites for coal, hard rock or sand are considered necessary.

4.11.6 The main coal resource in the planning area is in the Upper Swansea Valley around Ystradgynlais. After considering the extent of settlements in the area and the proximity of the Brecon Beacons National Park, three areas of potential are apparent. The first is an existing opencast site, Nant Helen, where extensions would be considered in accordance with Policy M1, DM1, DM2 and DM3. The second area lies around, the now restored, Brynhenllys opencast site. A tip (Tir Canol) and the Palleg Golf course sit on the remaining primary resource identified on the British Geological Survey mapping. The third area, of predominantly secondary resource, is around the Varteg where the topography is an issue because the resource straddles a ridgeline. A small area of tertiary Coal lies near Coedway in Montgomeryshire. Given this situation it is considered unnecessary to safeguard any Coal resources in the planning area. The small amount present which is accessible and commercially viable has been, or is in the process or being won.

Policy M3 – Temporary Mineral Workings

Temporary mineral workings to supply particular construction projects will be permitted where they meet the requirements set out in National Guidance.

4.11.7 Given the size of Powys sometimes it will be environmentally and economically advantageous to allow 'borrow pits' which stop the need to import quarried stone over long distances with the associated disturbance and environmental impacts. Minerals Planning Policy Wales Paragraph 18 contains the relevant National Policy on this.

4.12 Community and Indoor Recreation Facilities

4.12.1 The inability to access a range of services considered necessary for day to day living is a key determinant of deprivation and has a significant impact on an individual's health and well-being. Given the geography of the county, this issue is particularly acute in Powys. Accessing services is one of the core values of the *One Powys Plan (2014-17)*.

4.12.2 The Wales Spatial Plan (2008 update) highlights that ensuring good access to services across the Central Wales area is a key determinant of quality of life with particular emphasis on tackling the significant geographical and social inequalities of health, social care and well-being in the predominantly rural area.

4.12.3 Community facilities, such as village halls and schools, are essential to the social and physical well-being of the community, support the vitality and viability of our rural settlements. The LDP supports the provision of local facilities alongside improving access to existing facilities.

4.12.4 The loss of community facilities can undermine the sustainability of settlements, and is addressed within Policy DM1.

Policy C1 – Community Facilities and Indoor Recreation Facilities

Proposals for community or indoor recreation facilities will be permitted where:

- 1. Proposals are within or adjoining a settlement identified in the strategic settlement hierarchy;**
- 2. No suitable facility exists nearby which could appropriately accommodate the proposed use; and**
- 3. The feasibility of multi-use has been considered.**

4.12.5 The Policy supports the provision of community facilities such as community centres, youth centres, libraries, leisure Centres, public swimming pools, other indoor recreational facilities, museums, art galleries, colleges, schools, hospitals, surgeries, emergency service stations and courts.

4.12.6 Facilities should be appropriate in scale and nature to their location. For example, facilities that generate a high level of travel demand and serve an area wider than just the local geographic community should be located within towns. Consideration should be given to the use of the facility for any other type of community provision including multiple or shared use of the building for public or commercial purposes.

4.13 Military Operations

4.13.1 Since the removal of Crown Immunity by the Planning Acts, the Ministry of Defence Estates Department is required to apply for planning permission⁵⁸ for certain development proposals on the Sennybridge Training area.

4.13.2 The Sennybridge Training Area is a site of strategic military importance in the UK. In accordance with Policy DM1, it will be safeguarded from development that would compromise its operation.

Policy MD1 – Development Proposals by the MOD

Proposals by the MOD for development within the Sennybridge Training Area or elsewhere in Powys will be supported where they sustain operational use of an existing facility.

⁵⁸ The Crown still enjoys certain exemptions and special arrangements with respect to matters involving national security or special urgency. Special arrangements and exemptions also exist relating to enforcement against the Crown.

Appendix 1 – Settlement Allocations

Appendix 2

Supplementary Planning Guidance and Development Briefs

Supplementary Planning Guidance (SPG)

The LDP will be supported by more detailed Supplementary Planning Guidance (SPG) for the following policy areas. Other SPG may be prepared in the future should it be needed.

1. **Landscapes** – Use and application of Landmap, in informing applications in Powys' landscape.
2. **Open space** – guidance on provision, protection and sufficiency of openspace
3. **Affordable Housing** – guidance on the application of the affordable housing policies
4. **Biodiversity** – guidance on the protection of biodiversity
5. **Archaeology** – guidance on the protection, evaluation of archaeology
6. **Planning Obligations** – additional guidance to support policy DM3.

Development Briefs

For some large and mixed used sites allocated by the LDP, the Council will require a development brief to be prepared prior to any planning application to establish how the site should be developed. The site allocations table in Appendix 1 of the LDP specifies where development briefs are required.

The Council expects site owners / developers to prepare the development brief, but must agree the process and be involved in its preparation if it is to approve it as SPG.

Appendix 3 - Monitoring Framework (Tobe completed)

This appendix sets out the information that will be reported in the LDP's Annual Monitoring report (AMR) based on the period 1st April to 31st March and any actions that will be undertaken should the LDP be found to be failing to meet its objectives. A full review of the LDP will be commenced four years from its adoption.

Methodology

Topic & Reference	? – AMR H?
LDP Objective	
Target	
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Monitoring Actions in terms of severity

1. Continue to monitor
2. Research and investigation and consider further action e.g. training, preparation of SPG
3. Policy review and modification
4. Plan review

General activity

Planning applications by:

- Type (Minor, Major, Householder etc)
- Development type
- Appeals
- LDP policy usage
- Departures

Spatial Strategy

Topic & Reference	Distribution of housing growth – AMR H?
LDP Objective	1 – Meeting future needs
Target	% of residential development by tier of hierarchy Pro-rata 4,000 over top three tiers: Towns - 2,700 Large Villages - 1033 Villages - 267
Policies	H1-14
Indicators	Number of dwellings completed built & since start of LDP period in each teir: Towns - Large Villages -

	Villages -
Source	Annual Joint Housing Land Availability Study for Powys, Powys County Council http://www.powys.gov.uk/index.php?id=5660&L=0 Sustainable Development Indicators???
Triggers and Actions	Green – completions exceed % pro-rata Action – continue to monitor.
	Amber – completions 10% less than % pro-rata Action – undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.
	Red – completions 25% less than % pro-rata Action – Determine actions to increase supply, including consideration of additional housing land allocations.

Topic & Reference	Housing Development in Villages – AMR H?
LDP Objective	1 – Meeting future needs
Target	Sites of 3+ dwellings in Villages & Preparation of village plans adopted as SPG
Policies	H1-4
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Development Management / Environment

Topic & Reference	Buildings at Risk – AMR H7
LDP Objective	13 – Built heritage
Target	Number of listed buildings at risk (861 of 3916,) and proportion (22%) of listed buildings in risk categories 1- 4 on the Buildings at Risk register.
Policies	DM1, L1
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Loss of environmental designated sites (SAC, SSSI, Ramsar, SPA, LBAP Habitat)
 Development in TAN15 C1 & C2 Floodplain/floodrisk area
 Amount of development including SUDS
 Area of Open Space
 SPG on Open Space
 SPG on Landscape

SPG on Biodiversity
 SPG on Archaeology
 Conservation Areas – with appraisals, management plans, Conservation area consents
 Applications in or impacting on Registered Historic Parks & Gardens
 SAMs at risk
 Development meeting Code for sustainable development level 3,4, 5 6 etc
 Development meeting BREEAM standards
 Applications with impact of Welsh language
 Bilingual signage
 Applications with phasing plans (DM & H2)
 Loss of high grade agricultural land
 Improvement / restoration of contaminated land
 Watercourse buffer strips
 Brownfield Land
 Brownfield sites delivering 50% reduction in surface water run off.
 Planning obligations / S106 agreements
 Bronllys Health Park
 Major infrastructure projects (bypasses, pipelines, over-head lines, road/bridge improvements, renewable energy, schools, sewerage treatment works, reservoirs, prisons etc

Economy

Topic & Reference	Economic Development – AMR H4
LDP Objective	1 – Meeting future needs
Target	42 Hectares
Policies	E1 & E2
Indicators	Take up of employment land – planning permissions on employment allocations / existing employment sites
Source	
Triggers and Actions	Green –
	Amber –
	Red –

New employment development (floorspace/Ha)
 No. Jobs created
 Live-work units

Transport

Accessibility of development – access to footpaths / public transport

Housing

Topic & Reference	Housing Supply – AMR H?
LDP Objective	1 – Meeting Future Needs
Target	Maintain a minimum 5 year supply of land for housing (as required by TAN1)

Policies	H1-14
Indicators	Housing land supply (in years) (per reporting period and since LDP adoption)
Source	Annual Joint Housing Land Availability Study for Powys, Powys County Council http://www.powys.gov.uk/index.php?id=5660&L=0
Triggers and Actions	Green – supply exceeds 7 years Action – continue to monitor.
	Amber – supply between 5-7 years Action – undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.
	Red – supply less than 5 years Action – Determine actions to increase supply, including consideration of additional housing land allocations.

Topic & Reference	Housing Completions (Market & Affordable) – AMR H?
LDP Objective	1 – Meeting future needs
Target	To provide 5,000 dwellings over the period 2011-2026, comprising: A. 4100 general market dwellings (xxxx per annum) and B. 900 affordable dwellings (yyyy per annum)
Policies	H1-14
Indicators	Number of: a) general market dwellings built per annum & since LDP adoption b) affordable dwellings built per annum & since LDP adoption
Source	Annual Joint Housing Land Availability Study for Powys, Powys County Council http://www.powys.gov.uk/index.php?id=5660&L=0 Sustainable Development Indicators???
Triggers and Actions	Green – completions exceed annual target 362 Action – continue to monitor.
	Amber – completions 10% less than targets Action – undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply.
	Red – completions 25% less than targets Action – Determine actions to increase supply, including consideration of additional housing land allocations.

Topic & Reference	Commitments – AMR H?
LDP Objective	1 – Meeting future needs
Target	No. of dwellings granted planning permission annually (commitments)
Policies	H1-14
Indicators	

Source	Annual Joint Housing Land Availability Study for Powys, Powys County Council http://www.powys.gov.uk/index.php?id=5660&L=0 Development Management System
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	SPG on Affordable Housing – AMR H?
LDP Objective	
Target	To prepare and complete an SPG on Affordable Housing in time for LDP adoption
Policies	H4-8
Indicators	Preparation of Draft, consultation undertaken, adoption
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Exception Sites – AMR H?
LDP Objective	
Target	No. of affordable units granted on exception sites
Policies	H5-7
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Windfall Contribution– AMR H?
LDP Objective	
Target	No. of market and affordable dwellings granted permission on windfall sites (non-allocated sites)
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Conversions– AMR H?
LDP Objective	
Target	No of market & affordable dwellings from conversions
Policies	

Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Rural Enterprise Worker Dwellings– AMR H?
LDP Objective	
Target	No. of Rural enterprise dwellings
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Gypsy Travellers– AMR H?
LDP Objective	
Target	Gypsy Traveller Site Permissions (permenant & temporary) Gypsy & Traveller Accomodatons Needs (GTANA)
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Affordable Housing Need– AMR H?
LDP Objective	
Target	Need for Affordable Housing (LHMA) Affordable Housing tenures % of affordable housing secured
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Removal of Conditions– AMR H?
LDP Objective	
Target	Removal of occupancy conditions/S106 agreements (policy H?)
Policies	

Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Retail

Topic & Reference	Retail – AMR H?
LDP Objective	
Target	
Policies	R1-4
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

New Retail floorspace provision

Loss of retail space in retail core area / primary shopping frontage

Tourism

Topic & Reference	Tourism – AMR H?
LDP Objective	
Target	
Policies	TD1-3
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Holiday accommodation development

Chalet/Caravan part development

Camp sites

Out-of-centre retail development

Waste

Topic & Reference	Waste – AMR H?
LDP Objective	
Target	
Policies	W1
Indicators	
Source	

Triggers and Actions	Green –
	Amber –
	Red –

Energy

Topic & Reference	Renewable Electricity– AMR H?
LDP Objective	5 - Energy and Water
Target	83GWh. of renewable electricity from the base date of the REA (2012) to 2020
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Topic & Reference	Renewable Heat– AMR H?
LDP Objective	5 – Energy and Water
Target	215GWh. of renewable heat over the period from the base date of the REA (2012) to 2020
Policies	
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Minerals

Topic & Reference	Minerals – AMR H?
LDP Objective	
Target	
Policies	M1-3
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Development within minerals buffers

Community Facilities

Topic & Reference	Community Facilities – AMR H?
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LDP Objective	
Target	
Policies	C1
Indicators	Loss of community facilities
Source	
Triggers and Actions	Green –
	Amber –
	Red –

MOD

Topic & Reference	MOD – AMR H?
LDP Objective	
Target	
Policies	MD1
Indicators	
Source	
Triggers and Actions	Green –
	Amber –
	Red –

Appendix 4 – Habitats Regulations Assessment (HRA)

In line with the Habitats Regulations it will be necessary for project level assessments to be undertaken where there is a potential for significant effects from development supported by LDP policies on the corresponding European Sites, buffer maps of which are contained in Appendix 2 of the HRA Screening Report.

Any development project that could have an adverse effect on integrity of a European site will not be in accordance with the development plan, within the meaning of S.38(6) of the Planning and Compulsory Purchase Act 2004.

Policy	Relevant Natura 2000 sites
<ul style="list-style-type: none"> • Policy E1 – Employment Proposals on Allocated Employment Sites • Policy R1 - New Retail Development • Policy R2 - Development Within Town Centre Areas • Policy R3 - Large Out-of-Centre Retail Developments 	Granllyn Montgomery Canal Dyfi Estuary Llyn Peninsulat and Sarnau River Wye Tanat and Vyrnwy Bat Sites
Policy E4 – Bronllys Health Park	River Wye
<ul style="list-style-type: none"> • Policy H5 - Affordable Housing Exception Sites • Policy H6 - Affordable Housing on Enabled Exception Sites • Policy C1 – Community Facilities and Indoor Recreation 	Granllyn Llangorse Lake Montgomery Canal Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains River Wye Tanat and Vyrnwy Bat Sites
<ul style="list-style-type: none"> • Policy E2 – Employment Proposals on Non-allocated Employment Sites • Policy T1 – Transport Infrastructure • Policy H1 - Housing Provision • Policy H7 - Rural Affordable Homes • Policy H11 - Renovation of Abandoned Dwellings • Policy H12- Replacement Dwellings • Policy H13 - Gypsy and Traveller Sites and Caravans • Policy L1 – Works to a Listed Building • Policy TD1 – Tourism Development • Policy W1 – Waste • Policy W2 – Anaerobic Digestion on Farms • Policy M1 - Existing Sites • Policy M3 - Temporary Minerals 	Coetiroedd Cwm Elan Drostre Bank Granllyn Llangorse Lake Montgomery Canal Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye Tanat and Vyrnwy Bat Sites Usk Bat Sites Meirionnydd Oakwood and bat sites

<p>Workings</p> <ul style="list-style-type: none"> Policy RE1 – Renewable Energy 	
<ul style="list-style-type: none"> Policy R4 - Neighbourhood and Village Shops and Services 	<p>Granllyn Llangorse Lake Montgomery Canal Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains River Usk River Wye Tanat and Vyrnwy Bat Sites Meirionnydd Oakwood and bat sites</p>
<ul style="list-style-type: none"> Policy TD3 – Montgomery Canal and Associated Development 	<p>Tanat and Vyrnwy Bat Sites Montgomery Canal</p>
<ul style="list-style-type: none"> Policy MD1 – Development proposals by the MOD 	<p>Mynydd Epynt River Usk</p>

Appendix 5 - Glossary

Definition	Meaning
Aggregates	A material / rock which is mined or processed used for construction purposes, for example crushed rock, sand and gravel.
Allocation	Area of land identified within the LDP, which is reserved for a specific use such as housing and employment.
Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.
Anaerobic Digestion	Method of waste treatment that traps methane from organic matter and converts it to carbon dioxide to produce heat and electricity.
Annual Monitoring Report (AMR)	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
Baseline	A description of the present state of an area against which to measure change.
Biodiversity	The richness and variety of living things (plants, birds, animals, fish and insects etc.), which exist in a given area, and the habitats that support them.
Brecon Beacons National Park Authority (BBNPA)	National Park covering part of south Powys. The BBNPA is the Local Planning Authority for the National Park.
Brownfield Site	Land which is or was previously developed by a permanent structure (excluding agricultural or forestry buildings) and associated infrastructure.
Buffer Zone	An area retained between two types of development to protect each from likely conflicts.
Built Heritage	Architecture and archaeology of historic importance.
Chalet	A building, generally of wood construction, normally used for temporary/holiday purposes.
Change of Use	More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.
Circular	Advice on planning issued by the Welsh Government.
Community	People living in a defined geographical area, or who share other interests and therefore form communities of interest.
Community Infrastructure Levy (CIL)	An optional levy that Local Authorities may charge on development to help fund essential infrastructure.
Community Involvement scheme (CIS)	Sets out the project plan the LPA uses for involving local communities, businesses and others, in the preparation of LDP. The CIS is agreed by Welsh Government as part

Definition	Meaning
	of the Delivery Agreement
Community Strategy	Local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas.
Conservation Area	Area designated by the Local Planning Authority to conserve or enhance buildings, trees or open spaces.
Consultation	A formal process in which comments are invited on a particular a draft document or proposal.
Contaminated Land	Land that has been polluted or harmed in some way rendering it unusable without remedial work.
Consultation Report	Report of consultation required under LDP Regulation 22 when the LDP is submitted for independent examination. An initial consultation report covering the pre-deposit plan preparation stage is required under LDP Regulation 17(c).
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.
Development Boundary	A boundary drawn around towns and large villages to control development.
Development Brief	A statement outlining the general proposals and requirements for the development of a specific site including detailed design.
Development Management	The process a LPA uses to determine a planning application.
Diversification	The introduction onto farms of new enterprises which are not normally associated with traditional farming activities but strengthen the viability of the farm.
Ecosystem	All the plants and animals of a particular area and how they interact with their environment and each other.
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.
Environmental Impact Assessment (EIA)	An assessment of the impact, whether beneficial or adverse, of a development proposal upon the environment and produced in the form of an Environmental Statement.
Environmental Report	Document required by the SEA Regulations which identifies, describes and appraises the likely significant effects on the environment of implementing a Plan.
Greenfield	Land that has never been built on.
Habitats Regulatory Assessment (HRA)	An assessment of a Plan's impact on European protected habitats.
Indicator	A measure of variables over time, often used to a measure achievement of objectives.

Definition	Meaning
Infill	Development within an otherwise built-up frontage
Involvement	Generic term to include both participation and consultation techniques.
Inset Maps	Plans of the towns and villages which illustrate in greater detail policies and proposals not able to be shown on the Proposals Map
Listed Building	A building included on the List of Buildings of Special Architectural or Historic Interest prepared by the Secretary of State.
Local Development Plan (LDP)	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.
Local Planning Authority (LPA)	A planning authority responsible for the preparation of an LDP and development management.
Material consideration	Relevant, additional documents and/or information that must be taken in to account in relation to a planning application or plan representation..
Mineral Safeguarding	The protection or safeguarding of important mineral resources from development.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
National Nature Reserve (NNR)	Area designated by Natural Resources Wales to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Open Countryside	Land outside the (development) boundaries of defined settlements.
Phasing	The development of a site in gradual stages over a period of time rather than all at once.
Planning Condition	Planning permission can be granted subject to planning conditions to ensure that development is or is not carried out in a certain way.
Planning Gain	The principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.
Planning Obligation	This can be a legal undertaking by a developer only, or a legally binding agreement with the LPA. Planning Obligations are finalised before planning permission is granted. They are used to ensure that a planning permission is carried out in a certain way. (Sometimes called Section 106 Agreements – within Town & Country Planning Act 1990, as amended)
Planning Policy Wales (PPW)	Welsh Government's principle policy document on planning. Minerals policy is contained in MPPW.
Policies	Land use policies which describe the Council's approach

Definition	Meaning
	for the development and use of land.
Proposals	Land use and development proposed by the LPA.
Proposals Map	The map within an LDP which illustrates the policies and proposals for the development and use of land. Detailed areas are shown on Inset Maps.
Protected species	Plant and animal species, including all wild birds, protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.
Public Open Space (POS)	Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance, especially as waterfowl sites and as Sites of Special Scientific Interest focusing on the ecological importance of wetlands generally.
Registered Social Landlord (RSL)	Typically a housing association which provides affordable or specialist needs housing.
Renewable Energy	Energy produced by methods using unlimited and natural resources, e.g. wind or water, rather than limited resources, e.g. coal or oil.
Renewable Energy Assessment	An assessment by a LPA of the capacity to accommodate renewable energy within its area.
Reserved Matters	In relation to an outline planning permission, any details which have not been approved in relation to siting, design, external appearance, access and landscaping which will require approval at a later date.
Scheduled Ancient Monuments (SAM)	A structure scheduled by Cadw for protection under the Ancient Monuments and Archaeological Areas Act
Sensitive Development	Development sensitive to noise, hours of operation, and other disturbance.
Significant effect	Effects which are significant in the context of the plan (Annexe II of the SEA Directive gives criteria for determining the likely environmental significance of effects).
Soundness	An LDP is examined for soundness – against tests - at examination under section 64 (5)(b) of the 2004 Act.
Stakeholders	Interests directly affected by the LDP (and/or SEA) - involvement generally through representative bodies.
Statutory	Required by law e.g. Act of Parliament.
Strategic Environmental	Generic term used internationally to describe an environmental assessment applied to policies, plans and

Definition	Meaning
Assessment (SEA)	programmes. The SEA Regulations require an LDP to be assessed.
Supplementary Planning Guidance (SPG)	Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake SA of the LDP.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage System (SuDS)	Drainage system designed within new development to accommodate surface water drainage discharges.
Technical Advice Notes (TAN's)	Topic-based guidance published by Welsh Government to supplement PPW.
Unitary Development Plan (UDP)	The required statutory development plan for each Welsh LPA under the Town and Country Planning Act (1990).
Viability Assessment	Either an assessment of the impact of the LDP's policies on the viability of development or an assessment undertaken by developers at planning application stage to justify a deviation from LDP policy.
Wales Spatial Plan (WSP)	A plan prepared and approved by the National Assembly for Wales under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control.
Wind Fall	A site for new development that was unallocated by an LDP but has come forward for development during the plan period.
Wind Farms	Sites upon which wind turbines collectively generate electricity.