

# Powys Local Development Plan

## 2011 - 2026

### Deposit Draft

~~July 2014~~ June 2015

(Document ~~16~~ 33)

(Proposals & Inset Maps published as Document ~~17~~ 34)  
Trowch y cyhoeddiad hwn ben i waered am fersiwn Gymraeg



## **Editing explanation for Members:**

~~Text deleted from the 2014 deposit version~~

Text added to the 2014 deposit version

Final editorial changes to be completed e.g.  
contents page

## How to Comment<sup>1</sup>

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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 as used by the Council for the LDP.

**Deadline for Comments: 4.30pm, Monday ~~8th September 2014~~ 20<sup>th</sup> July 2015 (tbc)**

All representations and comments on the LDP Deposit Draft and accompanying documents are welcomed but must be received by the Council by 4.30pm, Monday ~~8th September 2014~~ 20<sup>th</sup> July 2015 (tbc). 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 2016.

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<sup>1</sup> 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 its communities.

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 meet the dwelling requirement of 5,519 dwellings, including 900 1,044 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' 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 replaces<sup>2</sup> 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.<sup>3</sup>

1.4 Preparation of the plan has also been informed during its various stages by a Viability Assessment (VA), an Equalities Impact Assessment (EqIA) and the following statutory assessments:

**Habitats Regulations Assessment (HRA)\*** – This found that the implementation of the LDP would not have a likely significant effect on the Natura 2000 sites and therefore does not require Appropriate Assessment under the Habitats Regulations.

\*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.

**Sustainability Appraisal (SA)** – This found that overall the plan would have a positive impact on sustainability. It recommended some minor amendments to

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<sup>2</sup> 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 2016 following its Public Examination.

<sup>3</sup> All documents relating to the Powys LDP's preparation can be read in LDP Evidence & Document Library on the LDP pages of the Council's website. The evidence base for the LDP has been collated summarised 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.

the wording of some of the LDP's objectives, and also recommended the re-classification of a settlement in the settlement hierarchy. The recommendations have been incorporated in the LDP.

**Strategic Environmental Assessment (SEA)** – Overall, this found the LDP to be compatible with SEA objectives, and recognised that the development management policies helped in off-setting any minor negative policy impacts. Minor wording changes recommended by the SEA have been included in the LDP.

- ~~Viability Assessment (VA).~~
- ~~Equalities Impact Assessment (EqIA).~~
- ~~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) and Minerals Planning Policy Wales and their supporting Technical Advice 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).

### 1.8 Evolution of the LDP

1.9 The evolution of the LDP is explained in the LDP Consultation Report, which summarises and appends the representations made at each of the statutory stages. The LDP has evolved over the course of its preparation in order to respond to representations, have regard to emerging evidence and to reflect the findings of its informing assessments. For example, the sustainable settlement hierarchy proposed at the Preferred Strategy stage was accompanied by a growth corridor to absorb any additional growth that could not be accommodated in accordance with the hierarchy. Following the comments received at the Preferred Strategy stage and further assessment of settlement constraints, the Deposit LDP 2015 recognised that the growth levels planned could be accommodated in accordance with the settlement hierarchy without the growth corridor element and this was therefore dropped from the Deposit LDP<sup>4</sup>.

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<sup>4</sup> Further explanation is also included in the LDP Strategy Topic Paper.

## 2.0 The LDP's Context

2.1 This section briefly 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 unnecessary duplication further detailed information about the context of the Plan including topic papers, research papers, and other supporting documents can be read in the supporting documents found on the LDP pages of the Council's website, Evidence and Document Library.

## 2.2 Characteristics of Powys

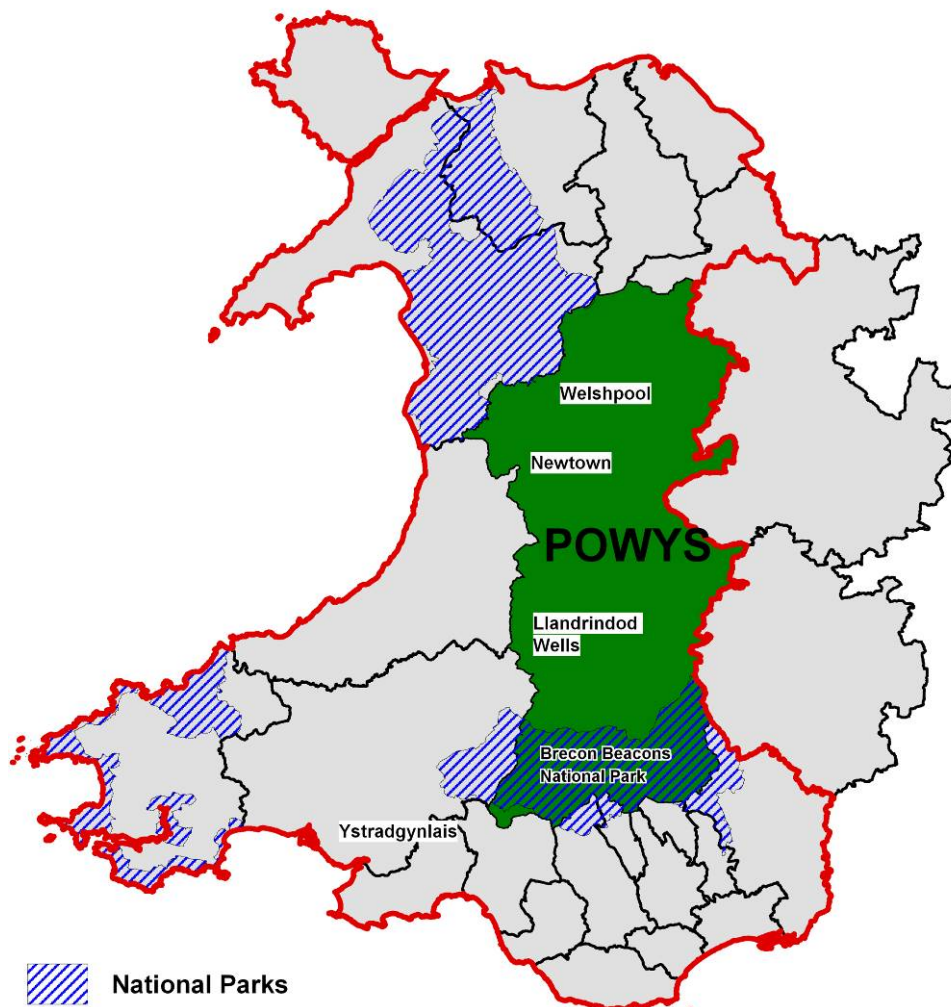
2.2.1 — Except when otherwise indicated, the data in this section refer to the entire county of Powys including the area within the Brecon Beacons National Park.

### Location and Topography

## 2.2 Powys's characteristics

2.2.1 Powys can be seen as the green heart of Wales, being a largely upland and very rural county in the centre of Wales covering over 5,000 sq km, approximately a quarter of the land mass of Wales.

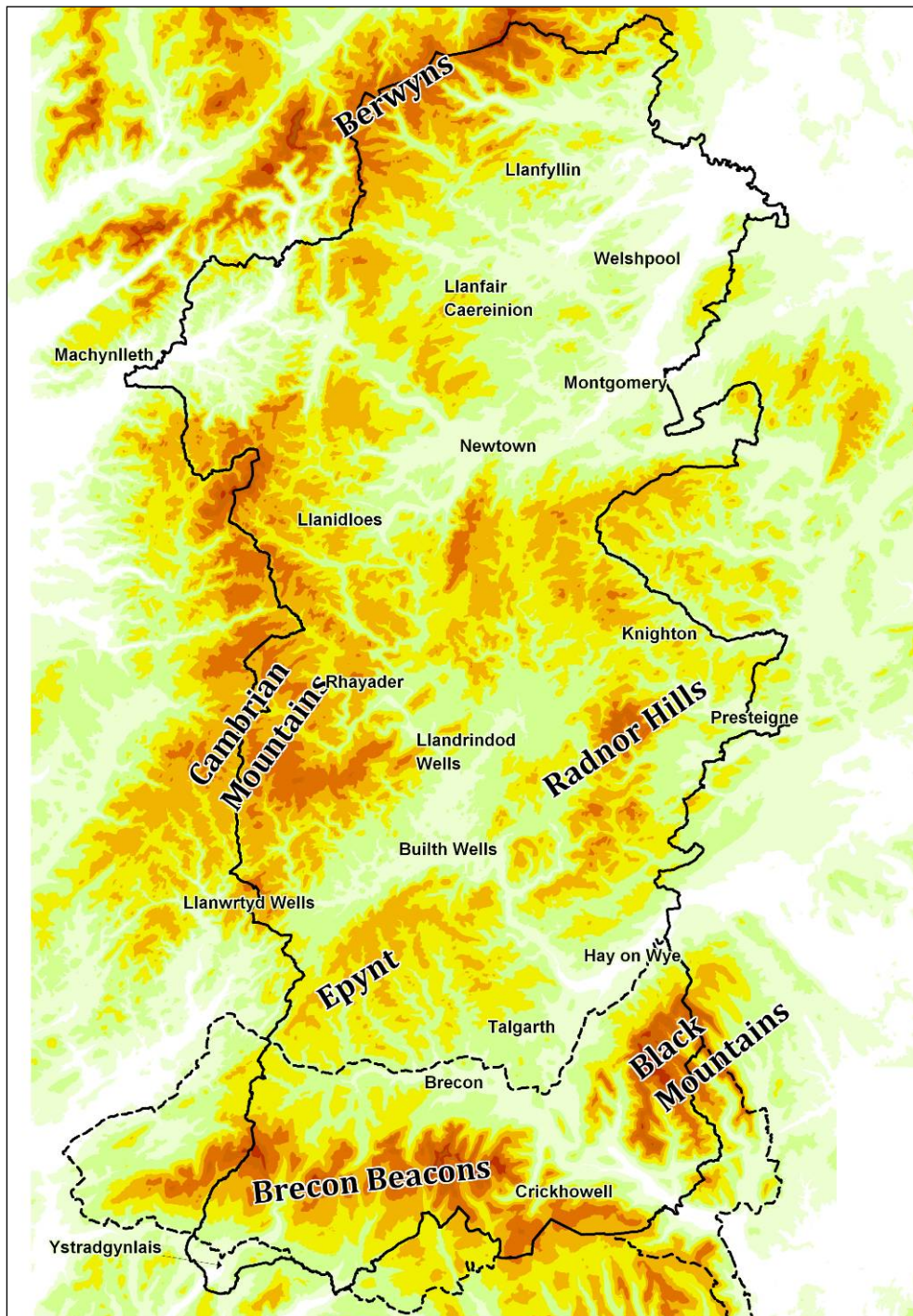
**Figure 1 - Boundary Map of Powys and adjoining counties and LPAs**



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**2.2.2** As shown in Figure 1 above, Powys' extensive boundaries adjoin it with thirteen other counties including the English counties of Hereford and Shropshire. In the south of the county is the Brecon Beacons National Park, a Local Planning Authority in its own right, which covers approximately 16% of Powys' area. The Powys LDP area, that is Powys excluding the Brecon Beacons National Park, adjoins ten other Local Planning Authorities, including the Snowdonia and Brecon Beacons National Park Authorities.

**Figure 2 - Map Showing the Topography of Powys**

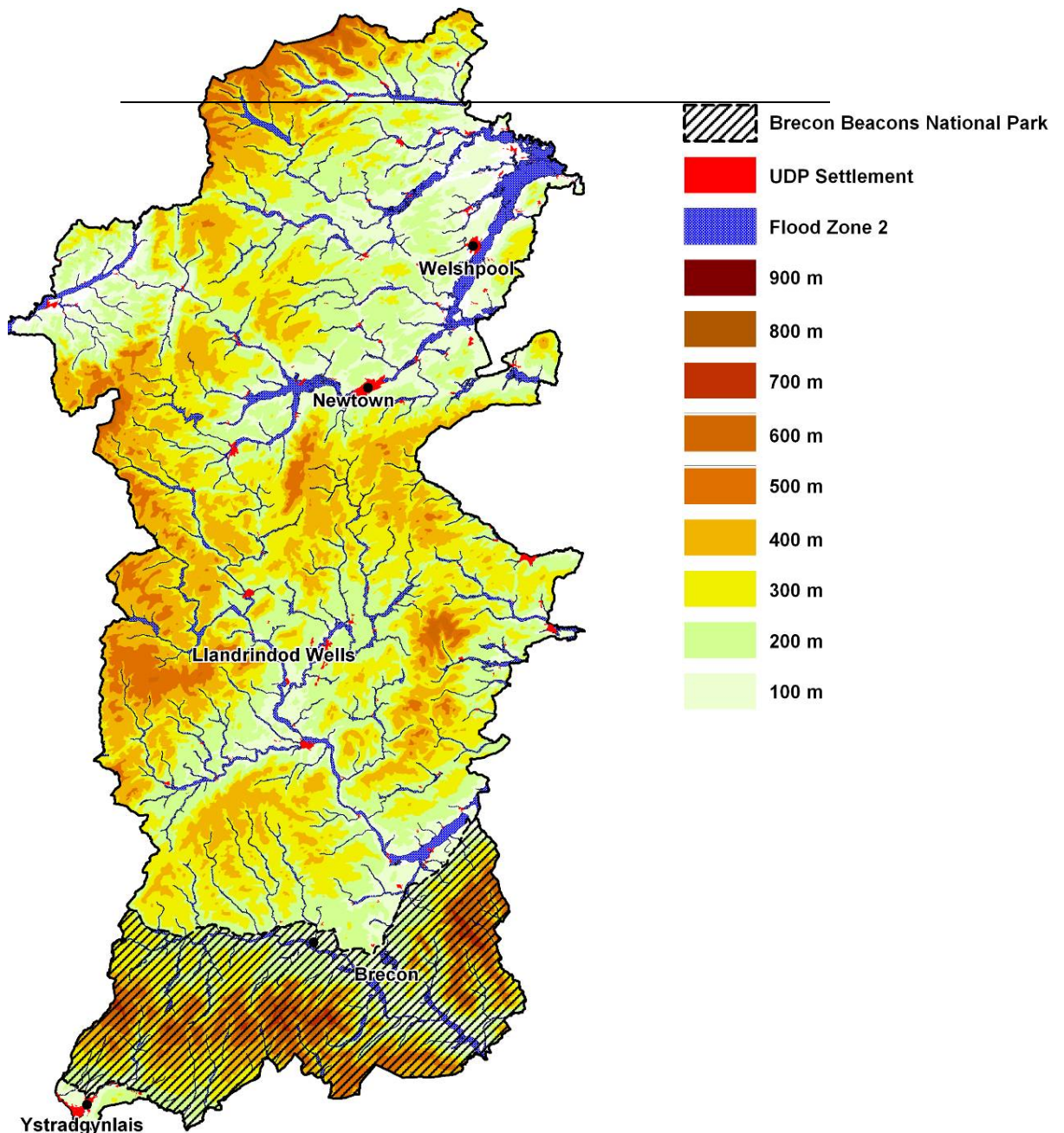


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**Settlements and Places**

**2.2.3** The map in Figure 2 above shows the topography of Powys and demonstrates how Powys' upland areas such as the Berwyns and Cambrian Mountains are intersected by many rivers and their valleys, including the Severn, Vyrnwy, Tanant, Wye, Usk, Irfon, Ithon, Dyfi, Teme, Tawe and the Lugg. This topography has meant that the majority of 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)**



© Crown copyright and database rights [2014] Ordnance Survey 100025371. © Environment Agency 2011.

## Environment

2.2.4 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.

2.2.5 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, 4 a 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.

## Access and Transport

2.2.8 Powys has over 12,000 miles (9,166 km) (19,312 km) of rights of way used mainly for recreation and tourism including walking, cycling and horse riding. In addition Powys has 340 square miles (88,000 hectares) 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. 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 km<sup>2</sup> 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, considerable traffic travelling to or from the coast has to drive through it. Some of these roads run through main settlements causing traffic disruption, particularly during holiday periods.

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.
- **Local Roads:** roads that circulate local traffic
- **Access Roads:** roads of minimal importance, serving 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 between Aberystwyth and Birmingham International (Cambrian Mainline) and between Shrewsbury and Swansea (Heart of Wales line). These rail lines provide connections to the coast but also to the east of the county, allowing for connections to the major cities and the Midlands.

### Population

2.2.6 The 2011 census showed that Powys had a population of 133,071, although approximately 18% of these people live in the Brecon Beacons National Park outside the Powys LDP area. Migration, both in and out, has been the key determinant of change in the size and structure of the Powys population because net natural change has been negative for some time (deaths exceed births). The average age of the population is higher and rising faster in Powys than in Wales.

2.2.12 — The most recent estimate of the population of Powys (mid 2012) is 132,952.<sup>5</sup> Based on there being an estimated 17.71% of Powys' population within the BBNP, the mid-2012 population of the Powys LDP area is therefore estimated to be 109,406 persons.<sup>6</sup>

2.2.7 Powys has the lowest population density of all counties in England and Wales, at 26 persons per km<sup>2</sup> in 2012. The 2011 Census Rural-Urban Classification showed 28.1% of the Powys population living in a 'rural hamlet or isolated dwelling', 30.6% in a 'rural village', 27.8 % in 'rural town and fringe' settlements such as Welshpool or Llandrindod Wells and a further 13.5% in 'urban town' settlements such as Newtown and Ystradgynlais.<sup>7</sup>

2.2.14 — Migration, both in and out, has been the key determinant of change in the size and structure of the Powys population. The population of Powys increased by 5.2% from 126,347 in the 2001 Census to 132,976 in the 2011 Census, with net inward migration from the rest of the UK of all age groups, except the 18 to 20 year olds, offsetting net negative natural change (deaths exceeding births). Since 2008 the population increase has slowed down however, with noticeably less net inward migration. A continuing significant factor is the annual net outward migration of some 600 young adults aged 18 to 20, the majority of whom are leaving the county to enter further education.<sup>8</sup>

2.2.15 — The average age of the population is higher and rising faster in Powys than in Wales. An estimated 19.4% of the Powys population in 2012

<sup>7</sup> ONS Rural Urban Classification of Output Areas 2011 © Crown Copyright

were children aged 0 to 17, 56.7% were aged 18 to 64, and 23.9% were aged 65 and over. The percentage of the population aged 65 and over is projected to increase to 31.3% by 2026. Meanwhile, the percentage the population aged 18 to 64 is declining, and is projected to continue to decline to 51.1% by 2026.<sup>9</sup> The adult dependency ratio (residents aged 65 and over per 1000 residents aged 20 to 64) is also higher and rising faster in Powys than in Wales. The adult dependency ratio closely reflects the ratio of retirees to labour force and also of adult health and care service users to tax payers.

### **Dwellings and Households in Powys**

2.2.17 — The following section provides projected household and dwelling figures for Powys up to 2026. It should be noted that dwellings and households are different. A dwelling can be empty or a second home, and a dwelling can have more than one household living in it.

### **Households in Powys:**

2.2.18 — The most recent (mid 2012) estimate of the Powys household count is 58,638 households.<sup>10</sup> Based on there being an estimated 17.735% of Powys' households within the BBNP, the mid-2012 household count for the Powys LDP area is therefore estimated to be 48,238 households.<sup>11</sup>

2.2.19 — The number of households in Powys increased by 8.3 % from 53,867 in the 2001 Census to 58,345 in the 2011 Census.<sup>12</sup> The number of households is projected to continue to increase reaching 62,964 by 2026. Assuming that the percentage of households inside the BBNP remains constant at 17.735%, it is estimated the number of households living within the Powys LDP area will be 51,797 by 2026.

### **Figure 4 — Projected Household Size, Wales and Powys, 2011 to 2036**

<sup>9</sup> Welsh Government 2011-based Local Authority Population Projections © Crown Copyright

<sup>10</sup> WG mid 2012 Local Authority household estimates © Crown Copyright

<sup>11</sup> % of Powys households within BBNP estimated by Powys County Council from ONS 2011 Census small area household counts © Crown Copyright

<sup>12</sup> ONS 2001 and 2011 Censuses © Crown Copyright

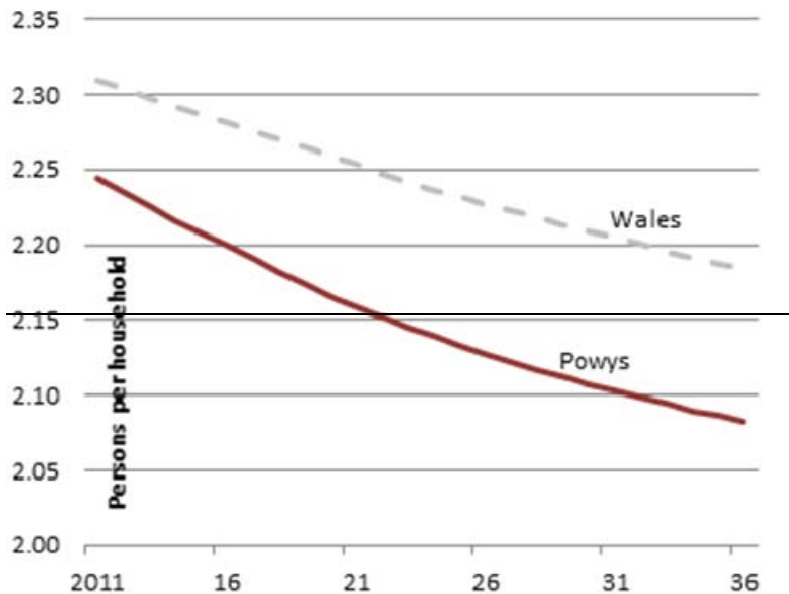


Figure 4 based on: Source: Welsh Govt 2011-based Local Authority Household Projections © Crown Copyright

2.2.19 — The average household size in Powys is projected to decrease from 2.24 persons per household in 2011 to 2.13 persons per household in 2026, see Figure 4 above. This decrease in household size is the reason that the household count increases faster than the population.

#### 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 and 2004 Powys 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 and 2010 (JHLAS studies). The highest annual completion rate recorded was 792 dwelling in 1996 according the LGDU statistics. The lowest recorded completions rate was 98 dwellings in 2011/12 according to the JHLAS. This indicates a substantial reduction in house building during the last decade.

2.2.22 — Affordable housing provision in Powys is limited and only accommodates a very small proportion of the identified need. 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 20012-2013, 96 of which were provided by registered social landlords operating in the county (according the WG affordable housing returns statistics).



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 covering Newtown and Llanidloes (LHMA3) 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.

### Welsh Language

2.2.24 — 18.6% of Powys 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. Comparing the 2001 and 2011 censuses, the percentage of Welsh speakers has 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 to take this into account in land use planning for such communities.

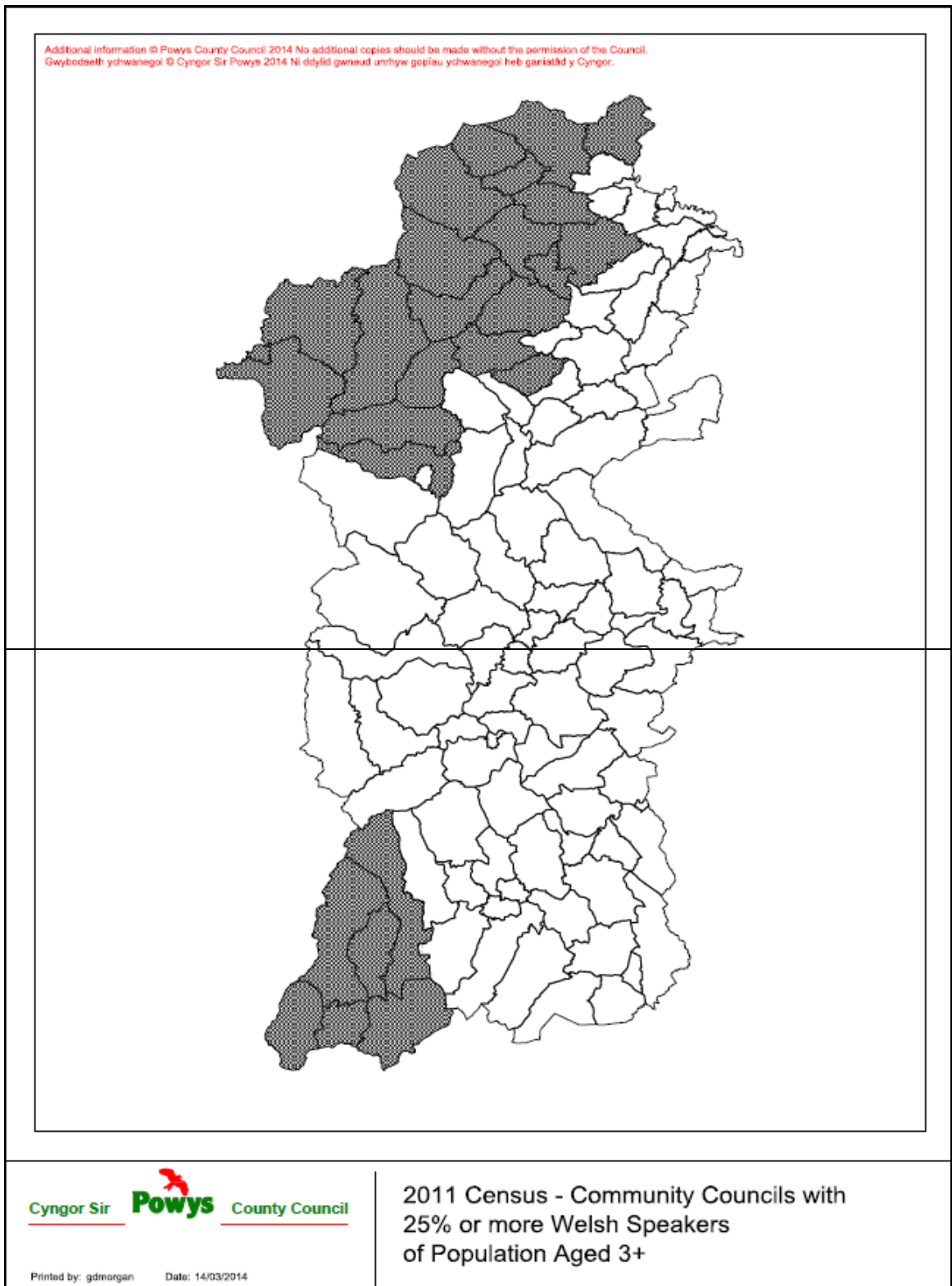
2.2.26 — Of the 110 Community or Town Council areas in Powys, 28 have more than 25% Welsh speakers and 9 have more than 50%. The areas with the highest percentages of Welsh speakers (over 25%) are concentrated in the north-west and south-west of the County. The table and map below identify the following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

**Table 1 – Percentage of Welsh Speakers, Powys Community Councils 2011**

Community Council	% Residents aged 3+ who can speak Welsh
Banwy	57%
Gadfarch	67%
Carne	38%
Cray	39%
Dwyriw	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%

**Figure 5 – Map of Welsh Speaking Strongholds, 2011 Census**



## Economy

2.2.8 With its sparsely populated upland landscape and poor connectivity, Powys has very few large employers (i.e. businesses with 250+ employees) outside the public sector. The majority of businesses are small, 93% having less than 10 employees in 2013,<sup>13</sup> and there are many one person enterprises. The latest figures (December 2013) show Powys with a very high rate of 25% self-employment amongst those in employment and part-time employment are also high, across all main sectors, almost double the Welsh rate of 13%. They also show a high rate, 30.2%, of part time employment amongst workers in Powys, compared to 26.5% in Wales.<sup>14</sup>

2.2.9 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' 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.

2.2.10 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).<sup>15</sup>

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%), Retail (11.6%) and Manufacturing (10.6%). The public sector, comprising Health, Education, Public Administration and Defence is one of the largest employers and accounted for 34% of the employment.<sup>16</sup>

## Retail, Recreation and Leisure

2.2.31 Within Powys the level and type of provision for recreational and leisure activities vary across the county. Leisure centres providing formal, organised activities are mainly located within the main towns and larger settlements.

2.2.10 Retail provision is concentrated in the main towns including 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.

<sup>13</sup> ONS UK Business Counts – Enterprises 2013 © Crown Copyright

<sup>14</sup> ONS Annual Population Survey December 2013 © Crown Copyright

<sup>15</sup> WG Welsh Agricultural Statistics 2012 © Crown Copyright

<sup>16</sup> ONS Business register and Employment Survey 2012 © Crown Copyright

~~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 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.~~

## **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.

### **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. This splits Wales into six sub-regions with Powys-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".

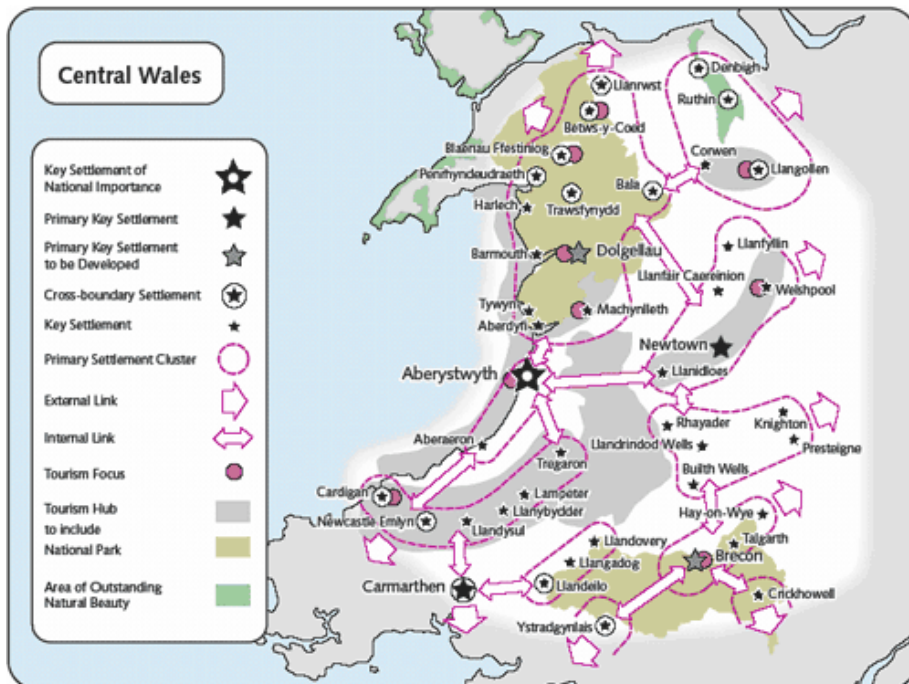
2.3.5 The Spatial Plan states a key priority for Central Wales is to build on the regional strengths of the area. It sees the rich mosaic of towns and villages as important for employment, social and recreational activity and to access a wide range of services. It recognises the interaction between places 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 that 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 as links and clusters within the area and highlights the directions people travel for services outside of the area. The link and cluster approach seeks to

encourage 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 whilst a number of other towns in the LDP area are identified as key settlements within clusters.

**Figure 6 - 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 2013 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 Park<sup>17</sup>.

## Local Policy

2.3.9 The One Powys Plan 2014-2017 is the Single Integrated Plan for the Powys Local Service Board. 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 One Powys Plan are identified below and the LDP has had regard to those with land use and development implications.

- Integrated health and adult social care.
- Children and young people.

<sup>17</sup> In accordance with Section 62 of the Environment Act 1995  
<http://www.legislation.gov.uk/ukpga/1995/25/section/62>

- Transforming learning.
- Stronger, safer and vibrant communities and transport.
- Financially balanced and fit for purpose public services.

2.3.10 Regard has been made to many other local policies such as the Council's Regeneration Strategy and local place or 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 address<sup>18</sup>. 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 such as the global economy and constraints on public sector finance and European funding will have significant implications not only for these sectors but for the entire economy of Powys.
2. The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, reflecting the proximity to motorway networks, proximity to external markets, workforce skills and availability, and the history of 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 is anticipated depending upon development viability (as costs of development often exceed end values).
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 Powys' size and dispersed settlement pattern.
7. The county shows relatively high employment rates overall, with lower levels of unemployment and inactivity, and very high levels of self-employment and

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<sup>18</sup> 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.

part-time employment. There is also a dominance of micro and small businesses and high levels of new business start-ups in the county.

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 in the sector can often 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



Wye and Severn, providing for water storage and alleviating flooding downstream.

17. Where possible, development should be directed to appropriately located brownfield sites (previously developed land) and should 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 inappropriate 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 31.3% of the population will be aged over 65 by 2026<sup>19</sup>. The needs of the oldest in the population, such as access to services, public transport, and accommodation requirements must be taken into account.
20. Whilst the lack of a university within the county accounts for the large net outward migration of 18 to 20 year olds from the county, low wages, poor employment opportunities and high housing costs are considered to be the main reasons for outward migration of adults aged 21 to 30 from the county. Although there is a net gain from inward migration to the county of this age group, it needs to be higher if the size of workforce is to be sustained.
21. The population of the county is projected to continue to increase slightly as a result of continuing net inward migration. This modest population growth combined with a projected continuing fall in household size leads 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 was below the projected housing need. The recession and economic downturn in 2008 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 59% 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

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<sup>19</sup> Source: 2011 Based Population Projections, Welsh Government © Crown Copyright

- 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. 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 developments 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 The 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 Welsh 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. The LDP will need to direct development to locations that are best served by existing and potential infrastructure and services and to ensure that the location of development is co-ordinated with the review of public service provision.
34. The LDP will 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.
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. The LDP should 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 or are operating at capacity in some parts of the county which can act as a constraint to development.
42. The LDP should encourage the conservation of water and reduction in the demand for water and seek to minimise 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.
44. Utilisation of Powys's renewable energy resource and associated infrastructure should be supported where cumulative, environmental, socio-economic effects are acceptable.
45. The LDP should seek 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. The LDP should ensure that Powys contributes to the regional supply of aggregates and the encouragement of minerals transportation by rail.
47. The LDP should ensure that the sustainable management and safeguarding of important mineral resources found in Powys.
48. The LDP needs to safeguard and support the MoD's Sennybridge Training Area on Mynydd Epynt as a nationally important military training area.

### **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<sup>20</sup> 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 vision<sup>21</sup> for the Powys LDP to help deliver is:

#### **Our Vision of Powys 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~~ **sustainably managing** 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' 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. PPW contains a list of sustainability 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.

<sup>20</sup> Further information on the LDP's strategy is provided in the Strategy Topic Paper.

<sup>21</sup> 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.

## 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 6,071 dwellings to deliver a dwelling requirement of 5,519 which will meet all the housing needs of Powys' 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 of employment and economic development uses.
- 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 nearby towns or large villages.

### 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 the 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, 30,000kWt renewable biomass and 16,000kWt building integrated heat generating technology and 100,000kW installed capacity of renewable heat generating technology over the plan period.

## 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 sustainable 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' 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 the provision of at least a 25 year landbank of crushed rock aggregates. to the South Wales regional supply per annum. contribution of 2.51 million tonnes of crushed rock aggregates to the South Wales supply per year.

**LDP Objective 13 – Built Heritage The Historic Environment**

To conserve, protect and where possible enhance protect, preserve and/or 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 communities suffering from multiple deprivation and social exclusion.

**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 and diminishing workforce.

3.3.3 In order to inform the LDP, a Powys Economic Needs Assessment Study, 2011 was undertaken, and updated in 2015, which focussed mainly on land requirements for Class B1, B2 and 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 75.54ha<sup>22</sup> 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 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.

<sup>22</sup> The UDP employment land allocation figures did not include a 19ha site in Llandrinio identified for a meat processing plant no longer being pursued.

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.

3.3.8 The concept of Local Growth Zones (LGZs) is also being taken forward within Powys, as an alternative model to Enterprise Zones, to help encourage and support jobs and growth within the county. Powys's LGZs are being established in the Severn Valley (Welshpool / Newtown / Llanidloes), Rhayader / Llandrindod Wells / Builth Wells, Brecon / Bronllys / Talgarth and Ystradgynlais. A number of identified actions and initiatives will be explored under the Local Growth Zones concept in Powys including:

- A Business Improvement District;
- An Enterprise facilitation project;
- A Townscape Heritage programme;
- A Wi-Fi enablement project; and
- Local Development Orders

If implemented, the identified LGZs actions and initiatives will take place outside of the Local Development Plan preparation process. Nonetheless, the Council has considered the identified LGZs actions and initiatives in the preparation of this LDP in order to ensure that, where appropriate, the Plan's policies and proposals provide a supportive land use planning framework (as identified in LDP Objective 8).

## Retail Growth

3.3.9 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.



**3.3.10** A retail study<sup>23</sup> was undertaken in 2011 and updated in 2015 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.

**3.3.11** 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.

### Housing Growth

- **LDP Housing Requirement 2011-2026 = 4500 5,519 dwellings**

**3.3.12** Welsh Government's 2011-based Local Authority Household Projections were used as the starting point to identify the housing requirement for the LDP<sup>24</sup>. Table 2 below shows the projected growth derived from the principal projection variant of the 2011-based projections for Powys, which has been used to inform the LDP. (including the area of Powys in the BBNP). there is This shows a projected growth of 4,600 households over the plan period 2011-2026 from 58,400 to 63,000 in 2026.

**3.3.13** From this total increase in households, it is necessary to deduct the 17.74% of households living in the BBNP. To allow 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 and a conversion rate of 8% has been applied. 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 21.5% flexibility allowance or over provision.

**Table H1 – Calculating the Housing Requirement**

	<b>Projected increase in Powys households 2011-2026</b>	<b>Less 17.74% Households in BBNP</b>	<b>Plus 8.8 8% Conversion rate</b>	<b>Plus 10% Flexibility Allowance</b>	<b>Plus 20% 21.5% Flexibility Allowance</b>
Dwelling Requirement	4,600	3,784	4,117 4,087	4,528 Rounded 4,500	5,002 Rounded 5,000

<sup>23</sup> Powys Retail Needs Assessment, 2011, Nathaniel Lichfield & Partners.

<sup>24</sup> The LDP Population and Housing Topic Paper explains how the dwelling requirement was derived. At the Preferred Strategy stage the 2008-based projections were used, although 2011-based projections have since been published by Welsh Government.

				(300 per annum) 4,496 (300 per annum)	(333 per annum) 4904 (327 per annum)
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3.3.14 This projected need of **4,087 dwellings** forms a starting point and the Council has taken into account other local factors in assessing the dwelling requirement, including the need to increase levels of net migration, the retention of young out-migrants, the need to deliver affordable housing, the availability of suitable sites. Having assessed these factors it is considered that the LDP should plan for a higher level of housing growth. However, this level needs to be realistic and able to be delivered so an assessment against past build rates was undertaken. The conclusion of this assessment is that the LDP's forecasted dwelling requirement is for **5,519 dwellings**.

3.3.15 In planning to deliver this dwelling requirement, the LDP also includes a flexibility allowance for sites that may not be developed in the plan period. An additional 10% contingency has therefore been added. Consequently the plan makes provision for **6,071 dwellings (405 p.a.)** in order to meet the dwelling requirement of **5,519 dwellings (368 p.a.)**.

**Table 3 - Past Completions 2005-2013 (source: JHLAS<sup>25</sup>)**

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
<b>Total</b>	<b>808</b>	<b>1,380</b>	<b>2,188</b>
<b>Average Annual Completions (8 years)</b>	<b>101</b>	<b>173</b>	<b>274</b>

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

	dwelling provision	per year equivalent
<b>completed Jan. 2011 to Mar. 2013</b>	<b>381</b>	<b>169</b>

<sup>25</sup> Joint Housing Land Availability Study

<b>Apr. 2013 to Dec. 2015</b>	<b>999</b>	<b>363</b>
<b>2011 to 2015</b>	<b>1380</b>	<b>276</b>
<b>2016 to 2020</b>	<b>1810</b>	<b>362</b>
<b>2021 to 2026</b>	<b>1810</b>	<b>362</b>
<b>Plan period 2011 to 2026</b>	<b>5000</b>	<b>333</b>

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 equally over the remainder of the plan period.

3.3.15 In order to meet the dwelling requirement of 4,500 dwellings, the LDP provides opportunities for in excess of 5,100 dwellings as shown in Table 4. This provides the plan with sufficient flexibility should either the housing market change during the plan period or site allocations, policies or commitments fail to deliver as anticipated. The LDP dwelling requirement will be met through completions, commitments, new allocations and policy contributions as shown in Table 4.

3.3.16 Table H2 below shows how the housing provision is to be met.<sup>26</sup>

**Table 4 – LDP Housing Provision**

	<b>Total</b>	<b>Towns</b>	<b>Large Villages</b>	<b>Small Villages</b>	<b>Rural / Other</b>
<b>Completions to 31/12/13 (a)</b>	<b>352</b>	<b>138</b>	<b>112</b>	<b>n/k</b>	<b>102</b>
<b>Commitments not started (b)</b>	<b>1274</b>	<b>878</b>	<b>401</b>	<b>n/k</b>	<b>n/k</b>
<b>Commitments U/C (c)</b>	<b>251</b>	<b>184</b>	<b>67</b>	<b>n/k</b>	<b>n/k</b>
<b>New Allocations (d)</b>	<b>2577</b>	<b>1753</b>	<b>824</b>	<b>x</b>	<b>x</b>
<b>Windfall</b>					
<b>Large sites allowance</b>	<b>675</b>	<b>x</b>	<b>x</b>	<b>267</b>	<b>408</b>
<b>Small sites allowance</b>					
<b>&amp; Policy Contributions (e)</b>					
<b>Total</b>	<b>5134</b>	<b>2953</b>	<b>1404</b>	<b>267</b>	<b>510</b>

<sup>26</sup> Further information on the provision of housing is found in the LDP Topic Papers on Population and Housing and the Phasing & Delivery of New Housing Provision.

<b>% Total</b>	<b>100%</b>	<b>58%</b>	<b>27%</b>	<b>5%</b>	<b>10%</b>
<b>Pro-rata no. hhs</b>	<b>4000</b>	<b>2700</b>	<b>1033</b>	<b>267</b>	<b>N/A</b>

a) Completions – dwellings built since the start of the Plan Period (1/1/11 to 31/12/13)

b) Commitments having valid planning permission but not started (as at 31/12/13)

c) Commitments under construction (as at 31/12/13)

d) New Allocations from housing site allocations in Towns and Large Villages (see Appendix 1)

e) Windfalls and Policy Contributions for Small Villages, Rural Settlements and Exception Sites in line with Policies H4 to H7

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 is difficult to 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).

**Table H2 – LDP Housing Provision**

	<b>Towns</b>	<b>Large Villages</b>	<b>Small Villages</b>	<b>Rural / Other</b>	<b>Total</b>
<b>Completions to 31/12/13 (a)</b>	<b>138</b>	<b>112</b>	<b>34</b>	<b>132</b>	<b>416</b>
<b>Commitments not started (b)</b>	<b>878</b>	<b>401</b>	<b>165</b>	<b>239</b>	<b>1683</b>
<b>Commitments U/C (c)</b>	<b>184</b>	<b>67</b>	<b>30</b>	<b>60</b>	<b>341</b>
<b>New Allocations (d)</b>	<b>1790</b>	<b>833</b>	<b>N/A</b>	<b>N/A</b>	<b>2623</b>
<b>Windfall projection (e)</b>	<b>224</b>	<b>188</b>	<b>68</b>	<b>528</b>	<b>1008</b>
<b>Total</b>	<b>3214</b>	<b>1601</b>	<b>297</b>	<b>959</b>	<b>6071</b>
<b>% Distribution of Total</b>	<b>53%</b>	<b>26%</b>	<b>5%</b>	<b>16%</b>	<b>100%</b>

a) Completions – dwellings built since the start of the Plan Period (1/1/11 to 31/12/13)

b) Commitments having valid planning permission but not started (as at 31/12/13)

c) Commitments under construction (as at 31/12/13).

d) New Allocations from housing site allocations in Towns and Large Villages (see Appendix 1).

This excludes sites with planning permission i.e. commitments (as at 31/12/13).

e) Windfall projection for 12 remaining years of the plan period, based on an assessment of completions on non-allocated UDP sites over the 3 year period 1/1/2011 – 31/12/13.

- **LDP Affordable Housing target = 900 1,044 affordable dwellings**

**3.3.17** An affordable housing target of 900 1,044 dwellings is set for the LDP<sup>27</sup>. This is 18% 19% of the total LDP dwelling requirement and is based on has had regard to the findings of the Local Housing Market Assessment<sup>28</sup>. The Viability Assessment / Study of the draft LDP took into consideration the prevailing economic climate, land values and house prices in Powys, a range of

<sup>27</sup> Further information is provided in the LDP Affordable Housing Topic Paper

<sup>28</sup> An update to the LHMA was undertaken in 2014 and published in 2015.

development costs, and all requirements of local and national planning policies. The conclusions of this assessment are reflected in the affordable housing contributions policy H4 and the affordable housing target. Economic factors affecting construction and development viability have also been taken into account in setting the target, but will continue to affect the delivery of housing. The target will therefore be monitored.

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

1. 113 affordable homes completed from 1/1/2011 to 31/12/2013.
2. 800 867 affordable homes from allocated sites as set out in Appendix 1 and other sites in accordance with policy H4;
3. 64 affordable homes from exceptions policies (policies H5 – H7); on windfall sites (non-allocated sites), based on an assessment of completions over the period 1/1/2011 to 31/12/2013.

(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<sup>29</sup>

**3.3.19** 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. It did not therefore identify a strong relationship between population growth and the employment land requirement.

**3.3.20** The link between levels of retail and population 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.

**3.3.21** 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

<sup>29</sup> Further explanation is provided in LDP Strategy Topic Paper

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 (number of households) and position in the hierarchy.

#### **Powys' Sustainable Settlement Hierarchy<sup>30</sup>**

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.

~~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".~~

3.4.5 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 **local** 'judgement' factors. For example, 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 was therefore required to determine each settlement's position in the hierarchy.

3.4.6 As a result of the analysis and judgement, the LDP settlement hierarchy comprises:

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

#### **Towns**

Builth Wells (including Llanelwedd), Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Montgomery, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais, Hay-on-Wye (BBNP)

3.4.7 Towns are home to 41% of Powys 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).

<sup>30</sup> Further information is provided in the LDP Strategy Topic Paper.

Towns are also the most accessible settlements, most being located on trunk roads, with all having public transport services.

**3.4.8** 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.

**3.4.9** 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.

**3.4.10** In order to control development and provide certainty, all Towns have an inset map with allocations and development boundaries identified.

### Large Villages

Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates / Fron, Forden and Kingswood, Four Crosses, Glasbury, Guilsfield, Howey, Kerry, Knucklas, Llanbrynmair, 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

**3.4.11** Villages are an important part of Powys's community life with some 31% of the population living in large or small villages. 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'.

**3.4.12** 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.

**3.4.13** 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.

**3.4.14** In order to control development and provide certainty, all Large Villages have an inset map with allocations and development boundaries identified.

### Small 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.

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

**3.4.16** Housing growth in Small Villages is limited to infill sites for open market housing, and affordable homes through exception sites policies, subject to environmental and infrastructure capacity constraints.

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

**3.4.17** Inset maps for Small 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 the Smaller Villages. Instead a policy approach has been taken to enable **and control** the development of open market and affordable housing.

### Rural Settlements

**3.4.18** 28% of the Powys Population live in rural hamlets or isolated dwellings. Rural Settlements 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.

**3.4.19** 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

**3.4.20** 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.

**3.4.21** 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



3.4.22 In providing sufficient land to meet future housing and economic needs, and to ensure sustainable development, the LDP apportions more land to higher tier settlements (Towns and Large Villages). To facilitate this a pro-rata apportionment based on household numbers was used<sup>31</sup>. ~~commensurate with the size (household numbers) of each settlement.~~

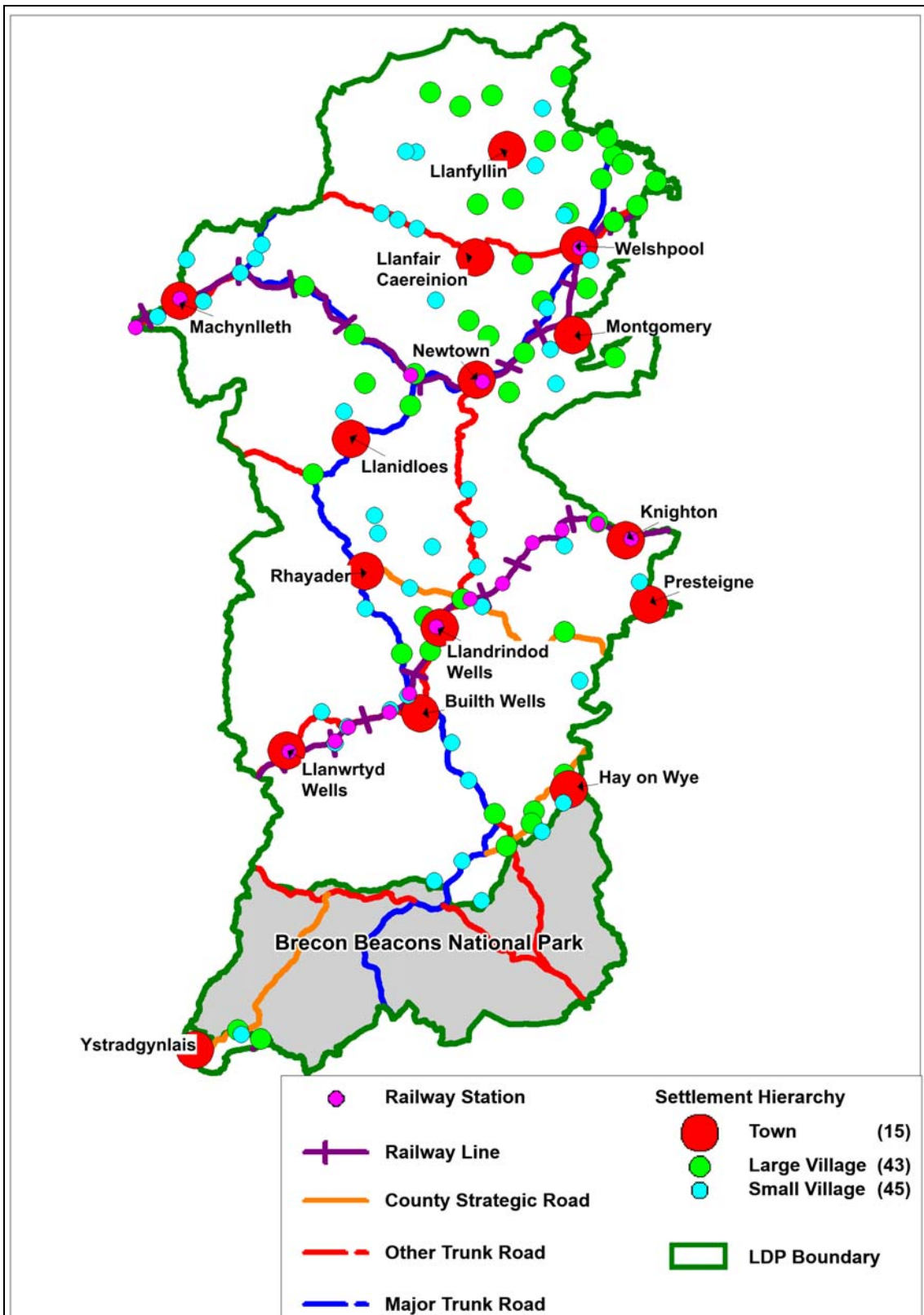
3.4.23 However, it has not proven possible for all settlements to accommodate their pro-rata level of-development due to a lack of suitable and deliverable sites. Reasons for this vary, but often it is for environmental reasons (e.g. areas of flood risk to be avoided), or for infrastructure reasons (e.g.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

3.4.4 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).

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<sup>31</sup> Further information is provided in the Strategy Topic Paper

Figure 7 - Key Diagram showing the Settlement Hierarchy



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## 4.0 Policies for Making Planning Decisions

4.1.1 This section sets out the Plan's policies and proposals for determining planning applications **in line with the Plan's strategy**. 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.

**Table DM1**

Step	Refer to	Explanation
1	<b>Relevant development type policy</b>	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	<b>Policy DM1 - Strategic Planning Matters</b>	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	<b>Policy DM2 – Detailed and Site Specific Planning Matters</b>	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	<b>DM3 – Planning Obligations</b>	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. Employment land allocations and existing sites and buildings in economic use unless the proposed use would not:
  - i. prejudice the use of surrounding employment sites / buildings; and / or
  - ii. 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. An existing area of Open Space, complete or in part, 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. An existing community or 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. An existing 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. 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, strategic or town centre car parks and safeguarded corridors.
    - b. Reservoirs and water supplies.
    - c. Sennybridge Training Area.
    - d. Best and most versatile Agricultural land (Grades 1, 2 and 3a).
    - e. Windfarms in Strategic Search Areas.
  - 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 transport corridors and 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. National and 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 and Geological Conservation Review 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.~~ The achievement of the Water Framework Directive's overarching objectives.
- 11. The characteristics and special qualities of Powys landscape (as defined by LANDMAP) and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of those areas.
- 12. Flood plains and and flood protection. 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. The development is of a very minor nature such as an extension to a dwelling; or

**iv. 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 for which they are allocated.

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 guidance<sup>32</sup>.

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 must 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 TAN16 and include: Public Parks and Gardens, Natural and Semi-Natural Green Spaces, 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. This standard has been used in the Open Space Assessment (sites over 0.2ha) for typologies not covered by Field in Trust Standards.

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<sup>32</sup> Technical Advice Note 23, Para 4.6

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 for example trends have moved away from 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. 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.

**Table 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 Green Space (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 or sub-post office. This may reduce the need for local people to travel long distances in search of essential services, and at the same time may 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 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 important historic and natural environments which are 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, TAN5 Nature Conservation and Planning TANs and Circulars. Supplementary Planning Guidance will be prepared where necessary.

**4.2.14** 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 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.

**4.2.15 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. Powys has a number of sites that require



the highest level of protection under international legislation. The LDP was accompanied by a Habitats Regulations Assessment (HRA) that investigated the likelihood of significant effects on the qualifying features of these sites. Development proposals will be expected to undertake appropriate surveys and include measures that maintain and enhance important features whilst incorporating them within any development of the site. Development proposals that encourage a 'pollution neutral' position represent a means through which growth may be allowed whilst ensuring pollution does not damage the integrity of designated sites and their ability to support the features for which they are designated.

**4.2.16 The characteristics and special qualities of Powys' 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 its natural history and 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, 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 purposes the reasons for designation of the adjoining National Parks, and Areas of Outstanding Natural Beauty.

4.2.17 It is recommended that developers refer to LANDMAP<sup>33</sup> when considering development within the open countryside. LANDMAP is the Welsh approach to landscape assessment and an important resource which assesses the diversity of landscapes within Wales. It identifies and explains their most important characteristics and qualities of landscapes including geological landscapes, landscape habitats, visual and sensory landscapes, cultural landscapes and historic landscapes. When considering development in Powys Under Section 62(2) of the Environment Act the Council have a duty to conserve and enhance the wildlife, natural beauty and cultural heritage of the Brecon Beacons National Park. Where applications for development may have an impact on the Brecon Beacons National Park either by virtue of their scale and/or location Policy SP1 of the BBNPA LDP will be considered<sup>34</sup>.

4.2.18 Policy DM1, criterion 9 (iv) refers to Local Wildlife Sites. These locally important sites have passed a standard set of criteria justifying their importance for wildlife and are identified and monitored by the Local Wildlife Trusts (Montgomeryshire, Radnorshire and Brecknockshire). Local wildlife sites are under continual development and not all qualifying sites have been identified. Developers and applicants are encouraged to discuss proposed developments with the appropriate Wildlife Trust for their area.

<sup>33</sup> <http://www.ccw.gov.uk/landscape--wildlife/protecting-our-landscape/landmap.aspx?lang=en>

<sup>34</sup> The special qualities of the National Park are set out by the National Park Management Plan which can be found at <http://www.beacons-npa.gov.uk/the-authority/who-we-are/nmp/2010-2015-national-park-management-plan>

4.2.19 Policy DM1, criterion 9 (ix) refers to important Carbon Stores. These are natural or artificial reservoirs that accumulate and store some carbon-containing chemical compound for an indefinite period. The Central Wales area has some of the highest carbon density soils in Wales and the protection of these soils is important for protecting carbon stores and limiting CO<sub>2</sub> emissions.

**4.2.20 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.

**4.2.21 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~~ **protect, preserve and/or enhance** sites and features of historic and built heritage importance and contribute 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, **tidal**, surface water and **groundwater**) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Schemes (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 to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.
  - 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, with particular regard to 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; 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 are 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~~ **will be provided** readily and **timely** ~~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 or mobility impairment.

9. Proposals considered to generate significant amounts of travel or traffic will only be **approved** **considered** where they include a satisfactory Transport Assessment and/or a Travel Plan.
10. The amenities enjoyed by the occupants or 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 that the lighting will not individually or cumulatively 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. **Unless justified by detailed analysis,** 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 and crime prevention. Adequate amenity and / or open space shall be provided.
14. All development must demonstrate a sustainable and an efficient use of resources by including measures to achieve:
- I. Energy conservation and efficiency.
  - II. The supply of electricity and heat from renewable sources.
  - III. Water conservation and efficiency.
  - IV. Waste reduction.
15. Within Powys' 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 sqm.
  - iii) Any other large-scale development with the potential to detrimentally affect the Welsh language and culture.

**4.2.22** Policy DM2 addresses the more detailed and site specific aspects of planning for development. The criteria are explained below.

**4.2.23 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.

**4.2.24 Contaminated and Unstable Land.** Contamination and land instability can present risks to human health, property and the environment, and 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.

**4.2.25** 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 remediate land that is already contaminated.

**4.2.26** 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.

**4.2.27** 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.

**4.2.28 Biodiversity and Geodiversity.** Development proposals should plan positively for biodiversity and geodiversity. For further information refer to the Biodiversity Supplementary Planning Guideline. Guidance will be prepared following adoption of the LDP.

**4.2.29 Built heritage and local distinctiveness.** Development proposals should plan positively for all aspects of the historic environment. Supplementary Planning Guidance will be prepared following adoption of the LDP. 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.

**4.2.30 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 (Stages 1 and 2).

**4.2.31** 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 the

identification of opportunities to undertake river restoration and enhancement, and to make space for water, as part of the development 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 – Development and Flood Risk Flooding.

**4.2.32 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. Schemes for the use of rainwater harvesting (and storage such as cisterns) for non-drinking water purposes and/or grey water recycling for toilets and other relevant purposes will also be supported. SuDs are not only important for the minimisation of flood risk but also have wider benefits for water quality, pollution prevention together with recreational and social benefits.

**4.2.33** 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. Appendix 4 of TAN15 provides information and advice about the use and implementation of SUDS as part of a proposed development. SPG will also be produced to provide further guidance of the use and implementation of SUDS.

**4.2.34** 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 of sustainable drainage systems, green roofs, porous surfaces, storage systems and native planting is encouraged where appropriate.

**4.2.35 Utilities.** Utility infrastructure encompasses services such as water supply, sewerage treatment, electricity and gas supplies, and telecommunications. Improvements to utility services are important to sustain Powys' 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 capacity is increased or a satisfactory alternative can be found. Where off-mains extensions and/or mains capacity increases are required to service proposed new development, all works and improvements will be provided at the developer's costs in accordance with DM3 – Planning Obligations. In these circumstances, satisfactory arrangements should be made between utility companies and the developer for aftercare and maintenance of the works. Specific utility constraints have been included in the allocations table (Appendix 1). Utility companies have been consulted at an early stage in the LDP process and this information has been used to inform the LDP's distribution of housing, employment and other land use allocations. Site specific utility issues and constraints are included in the allocations table of this plan

(refer to Appendix 1). Any matters identified will need addressing as part of the development of this land.

Utility companies have been consulted at an early stage in the LDP process and this information has been used to inform the LDP's. Additional guidance is provided by PPW Chapter 12 – Infrastructure and Services, and TAN 19 – Telecommunications.

4.2.36 Utility companies serving Powys are encouraged to undertake necessary improvements and operational developments throughout the Plan Area. Where the Council is consulted on operational works or planning permission is required by Council, it will emphasise the need to safeguard and protect both the built and natural environment. Utility service improvements such as overhead lines, pipelines and telecommunications developments can provide much needed access to broadband coverage for example which is vital to the sustainability of rural communities and economies. These developments need to balance service provision needs with the protection of the environment and are subject to the relevant Development Management Policies of this plan.

4.2.37 PPW requires development plans to consider both the siting requirements of utilities to enable them to meet the demands that will be placed upon them, and the environmental effects of such additional uses. Further, TAN 19 – Telecommunications provides guidance on telecommunications development including consultation, environmental and health requirements. All utilities development must be in accordance with PPW Chapter 12 – Infrastructure and Services and TAN 19 – Telecommunications, as appropriate.

4.2.38 In accordance with the Water Industry Act 1991 relevant water companies have a duty to provide a wholesome supply of mains water to serve new development for domestic use. Exceptions exist for elevated positions at a height greater than water will flow by gravity from the source. However, it is noted that water companies are not obliged to make supplies available for non-domestic use. A golf course for example will need to use a private water supply for irrigation (which may require licencing) as the use of potable water for irrigation will not be supported. If a public water mains are is not available, for example in a rural locations, alternative sources and their impacts will be considered, but in all cases the Council must be satisfied that any source is wholesome and adequate. The Council will also have regard to relevant River Basin Management Plans and water supply advice provided by Natural Resources Wales. may be possible such as private bore-holes, springs and rainfall harvesting. Water companies are not obliged to make supplies available for non-domestic use.

4.2.39 All new development should be connected to the public foul sewerage system. which comprises sewers, sewerage pumping stations and sewerage treatment works. Development will not be permitted may be refused or phased unless foul sewers and sewerage treatment works of adequate design and capacity are available or will be provided in time to serve the development. 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.

**4.2.40 Transport.** Highway access and parking requirements are important considerations for most developments, especially the implications they have for highway safety, the environment, local communities and the economy.

**4.2.41** All proposals that the 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, to reduce the reliance on travel by private cars and to 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.

**4.2.42** 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.

**4.2.43** Further guidance is provided by PPW, TAN18: Transport, the Wales Parking Standards 2008, and the Council's Design Guide for Industrial and Residential Infrastructure, **Manual for Streets and Manual for Streets II**.

**4.2.44 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, **proximity**, proposed land use and the massing of buildings on site.

**4.2.45 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 with regard to their effect not only on the LDP area but also on the BBNP and adjoining areas.

**4.2.46** Excessive lighting 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. **Lighting can also have a detrimental impact on biodiversity and built heritage this should be considered under policy DM1.**



4.2.47 Protected species are a material planning consideration. The way in which protected species are considered in the planning process is detailed in TAN5.<sup>35</sup> The LDP does not repeat this guidance on how to deal with protected species and in this instance relies upon national guidance.

4.2.48 **Sensitive development.** Existing operations and 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.

4.2.49 **Design.** The appearance of a development, its scale and its relationship to its surroundings are key considerations 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.

4.2.50 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 submitted to the Council for consideration.

4.2.51 The development design should include the following elements:

- It should complement its environs and contribute positively to the character (local distinctiveness and sense of place).
- It should 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.
- It should 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.
- The development should 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

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<sup>35</sup> Section 6 and appendices 7 – 9, TAN5 (2009).

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).

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

- Energy conservation and efficiency.
- 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 food.

**4.2.53 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 and signage should be bilingual.

**4.2.54** Within the Welsh speaking strongholds<sup>36</sup>, 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 and projects for example. ~~SPG will be prepared to explain the policy and mitigation measures.~~ Details of Welsh language and culture mitigation measures will be addressed in a Planning Obligations - Supplementary Planning Guidance.

### **Policy DM3 – Planning Obligations**

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

<sup>36</sup> Welsh speaking strongholds are defined as Community / Town Council Areas where more than 25% of the population are Welsh speaking as identified by the 2011 Census. Further details including maps are provided in the Welsh Language and Culture LDP Topic Paper.

1. **The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance and / or restoration 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.<sup>37</sup> Listed below are examples of 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 required to serve a development.
- Support for sustainable modes of transport, improved traffic management, and rights of way in relation to the development.
- Securing financial contributions (commuted sums) in lieu of provision such as a contribution towards public transport services or affordable housing.
- Mitigation measures that support the protection and enhancement of Welsh language and culture in Welsh speaking strongholds.
- Measures that mitigate the adverse impacts of development.

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

4.2.56 The Planning Act 2008 made provision for Councils to seek contributions from development for infrastructure through a Community Infrastructure Levy (CIL)<sup>38</sup>. Contributions from a CIL can be used to fund infrastructure at a county-wide level including transport schemes, schools and leisure centres. In order to encourage authorities to introduce CIL, the regulations restricted the pooling of S106 contributions to a maximum of 5 contributions from the 6th April 2015 (including all relevant S106 contributions received since 6th April 2010).

4.2.57 The Powys Local Development Plan and Community Infrastructure Levy Viability Assessment (2014) considered the impact on development viability of the proposed LDP policies and from introducing a CIL. It concluded that there was scope to introduce a CIL although the Council will not make a decision on whether to pursue a CIL until the LDP has been adopted. It should be noted that the deliverability of site allocations proposed by the plan is not dependant on the introduction of a CIL, although site-specific planning obligations will continue to be sought in accordance with the regulations.

<sup>37</sup> Planning conditions – see PPW, Section 3.6; Planning Obligations – see PPW, Section 3.7.  
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

<sup>38</sup> Community Infrastructure Levy – see PPW, Section 3.7  
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

~~It should be Therefore, the implications of introducing a CIL charging schedule. The Council will consider introducing a CIL following adoption of the LDP. If introduced in the future, the implications for development viability and relevant policies of the plan will be reviewed and monitored accordingly.~~

### 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~~ permission. Often applications for both run alongside each other. ~~The Planning (Listed Buildings and Conservation Areas) Act 1990~~ National legislation and guidance including The Planning (Listed Buildings and Conservation Areas) Act 1990, Welsh Office Circular 61/96, Planning Policy Wales and any subsequent legislation and guidance must in all cases be taken into account when determining either a listed building application or development affecting the setting of a listed building. 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, as applications for listed building consent should be assessed against legislation and national guidance.

#### 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), 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 demolition and from alterations, or extensions 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 ~~may potentially~~ 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 'at risk' status from a building.

~~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 use classes). 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 have 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, to replace and upgrade the existing supply of premises where needed, 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 the B use classes where this improves site viability and enables new site development. Uses that might be complementary 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 at least 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.**
- 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 businesses 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 sites, and in so doing it will address any local need for neighbourhood employment accommodation.

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 value.

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 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 future uses. These categories, which reflect best practice and current thinking 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 and / or 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.

**Table E1 – Employment Site Allocations**

Site Name	Location	Size of Development Area (ha.)	Category
<b><u>Ystradgynlais</u></b>			
Woodlands Business Park	Ystradgynlais	2.31	High Quality
		<b>2.31 ha.</b>	
<b><u>Central Powys</u></b>			
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
		<b>17.4 ha.</b>	
<b><u>Severn Valley &amp; North</u></b>			
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 Park	Welshpool	1.5	Prestige
Buttington Quarry	Trewern	6	Local
Offa's Dyke Business Park	Welshpool	7.3	Prestige
Four Crosses	Four Crosses	0.75	Local
		<b>27.77 ha.</b>	
<b><u>Machynlleth</u></b>			
Treowain Enterprise Park	Machynlleth	1.3	High Quality
		<b>1.3 ha.</b>	
<b>Total</b>		<b>48.78 ha.</b>	

**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 by private transport.
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 will 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 public transport interchange developments support sustainable travel and can reduce the demand for travel by private car. Developments that support public and private transport integration, including elements such as Park and Ride/Share Schemes and Bus Stops that complement the use of local and regional national bus or rail services, taxi ranks and train and bus stations will be supported.

4.5.3 Proposals that benefit rail passengers operations and proposals that support rail freight opportunities will be encouraged. 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 the safeguarding of key transport corridors, the requirements for transport assessments and travel plans, and access and parking requirements 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 will provide land for 5,500 dwellings to meet the dwelling requirement of 5,000 to provide 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 Small Villages:

- i) On small infill gaps between existing dwellings capable of accommodating 1 or 2 units or in suitable larger infill gaps where identified in a village plan prepared by a community and adopted as SPG. 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 small 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 deliver 5,519 dwellings, in order to meet the identified dwelling requirement of 4,500 dwellings over the plan period 2011-2026. This provision equates to an average completion rate of 368 dwellings per annum.

~~4.6.2 This policy seeks to support sustainable economic growth, accommodate a growth in households accompanied by a decline in household size, meet the housing needs of an ageing population, and bridge the 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.~~

4.6.2 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 settlement hierarchy is explained by the policy. In accordance with the Sustainable Settlement Hierarchy, the LDP directs the majority of housing development to towns and large villages. In Small Villages suitable sites for development must constitute an infill gap between existing dwellings. 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 notes 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.

4.6.3 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 **if appropriate** 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.

**4.6.4** Policy H2 seeks to achieve an appropriate range and mix of housing types to meet local needs, as identified in evidence such as Local Housing Market Assessment<sup>39</sup>, in particular the needs of the county's ageing population and decreasing household size, **affordable housing** and **specialist housing needs such as supported accommodation, sheltered housing, care homes, low rise accessible development or bungalows, extra care developments.** The design and energy efficiency of housing development is addressed by Policy DM2.

**4.6.5** A phasing plan is important for sensitively located or larger development sites, **including those in Welsh language speaking strongholds.** A phasing plan must explain how the impact of the development on the local community will be mitigated.

**4.6.6** In order to promote comprehensive forms of development, and prevent avoidance of planning obligations or contributions such as **the provision of** affordable housing or **the provision of** adoptable roads, play space, etc, the splitting or sub-division of sites will not be tolerated.

**4.6.7** Where planning permission has lapsed, new planning permission will not be approved unless the proposal satisfies the current Development Plan policies. New permissions may be subject to conditions to encourage starts and completions on sites in order to ensure deliverability within the Plan period.

**4.6.8** Some sites may be subject to the preparation of a development brief detailing the requirements of the Policy H2. **(See Appendices 1 & 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.
<b>Towns and Large Villages</b>	<b>25+</b>
<b>Small Villages</b>	<b>20-25</b>
<b>Rural settlements / single dwellings</b>	<b>10-25</b>

<sup>39</sup> **The LHMA Update was completed in 2014 and published in 2015.**

**4.6.9** 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.

**4.6.10** 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.

**4.6.11** 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 acceptable in Small 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<sup>40</sup> 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 reflects PPW which explains that the Plan should by encouraging indicate locations for higher density development in Towns and Large Villages and that they should be encouraged near public transport hubs or corridors which are the settlements best served by public transport. The density guide therefore encourages higher densities in Towns and Large Villages.

**4.6.12** Densities may vary from the guide where justified by other policy considerations and evidence such as an acknowledged physical, biodiversity or infrastructure constraint on a site. Accessible town centre development locations may be appropriate for medium-rise development or flats resulting in higher density. Equally, Conversely 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 5 or more dwelling units or 0.25 ha and above.**
- 2. The target contributions required for each Price Area, subject to detailed viability assessments, are as follows:**
  - a. Central Powys – 20% contribution.
  - b. Severn Valley - 20% contribution.
  - c. Rural North - 10% contribution.
  - d. South West/Ystradgynlais – 10% 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.

<sup>40</sup> Paragraphs 4.7.2, 4.7.4 and 9.2.24, Planning Policy Wales

4. The contribution may be either on-site provision or a financial contribution in:
- a. Small Villages.
  - b. Residential conversions and subdivisions in all levels of the Settlement Hierarchy.

4.6.13 Contributions towards, and the provision of affordable housing is key to the delivery of the LDP strategy and meeting the plan's 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. Criterion 2 of Policy H4 sets out the target contributions for four 'price areas' which are based on distinct areas of similar house prices as defined in the LDP's Viability Assessment. Further detail on the 'price areas' is provided in the Affordable Housing SPG. The percentage contributions set out in criterion 2 will be reviewed periodically to reflect changes in land values, house prices, policy requirements and development costs.

4.6.14 'Affordable Housing' and 'Local Need' for affordable housing are defined in the Affordable Housing SPG and Policy H8 below<sup>41</sup>. 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.

4.6.15 Policy H4 applies to all housing development above the threshold of 5 or more dwelling units or 0.25 ha 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 the 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.

4.6.16 Where affordable housing provision is made on-site, the developer must partner with a Registered Social Landlord (RSL), or an equivalent organisation 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 Small Villages and locations where there is a lack of commitment from RSLs to partner with a developer.

4.6.17 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.

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

- Exception Sites – Policy H5.
- Enabled Exception Sites – Policy H6.

<sup>41</sup> Following adoption of the LDP, Supplementary Planning Guidance on Affordable Housing will be prepared.

- Rural Affordable Homes – Policy H7.

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

**4.6.20** 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. Small 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 an equivalent organisation 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.

**4.6.21** 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<sup>42</sup>, 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 only 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. Small Villages – on sites integrated within or forming a logical extension.

The development of enabled exception sites will be permitted where all of the following criteria are met:

- i. The scale of development is commensurate to the settlement size and must accommodate at least 5 dwellings.
- ii. The affordable housing or plots are developed by or transferred to a Registered Social Landlord, or an equivalent organisation or the Strategic Housing Authority.

<sup>42</sup> Paragraph 9.2.23, Planning Policy Wales

- iii. The tenure and size of the affordable housing must correspond to the evidence of local housing needs, with the dwelling size not exceeding 115 sqm.
- iv. A minimal number of open market dwellings, if included, are provided by either:
  - a) A Registered Social Landlord or equivalent organisation 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 affordable dwellings.

**4.6.22** 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 Acceptable Cost Guidance (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".

**4.6.23** 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 or serviced plots provided, meaning that the total number of units on the site must be five or more.

**4.6.24** Where an exception site is proposed by an RSL or equivalent organisation, 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 diminish making the availability of grant funding for exception sites less likely.

**4.6.25** This type of exception site will not be supported in Small Villages or Rural Settlements as they are not considered suitable locations for the scale of housing supported by the Policy. suitable for market housing in accordance with national policy. Furthermore, RSLs do not generally 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 Small 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 or garage.
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.

**4.6.26** 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 an RSL or an individual (self-build) to meet a specific identified local need.

**4.6.27** 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.<sup>43</sup>

**4.6.28** ~~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.~~

**4.6.29** 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.

**4.6.30** 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 but ensure 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 / obligation 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.

<sup>43</sup> Further information on this will be provided in an Affordable Housing SPG. In 2014, the affordability level was calculated to be £117,529 so a £1,000 per sqm build cost would allow a borrower to build a dwelling of 117sqm.



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

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

**4.6.31** Policy H8 seeks to satisfy TAN 2<sup>44</sup>, June 2006 para 10.16 which requires local planning authorities to define local need in their development plan. The Council's 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 will be provided in the an 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.**

**4.6.32** 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.<sup>45</sup>

**4.6.33** 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 time other than for purposes ancillary to the

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**44 Paragraph 10.16, TAN2**

<sup>45</sup> 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 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's 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/topics/planning/policy/guidanceandleaflets/hhguide/?lang=en>

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 the property; and**
- 2. A financial contribution is paid towards the provision of affordable housing equating to 50% of the gross uplift in the value of the property resulting from the removal of the restriction.**

**4.6.34** Policy H10 applies to proposals to amend, remove or vary the condition or obligations – including those applied through Section 106 or Section 73 - 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.

**4.6.35** 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 or obligation - to identify the uplift in value which will then be 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**

**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.**

**4.6.36** 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.

**4.6.37** Partial re-build means that the re-build should not cover more than 70% of the external walls. Substantial appearance or 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 the building is 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 dwelling's orientation, position or size.**
  - ii. respect or enhance the design of the original dwelling and those of surrounding properties and the locality.**

**4.6.38** 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**

- 1. To meet a proven, unmet local need, proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans will be permitted where:**
  - (i) Located in a sustainable location with access to educational, community, social, health and other services and facilities.**
  - (ii) Ancillary buildings must be for essential purposes which cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.**
- 2. A permanent site is allocated in Machynlleth to meet an identified need.**

**4.6.39** Proposals for gypsy and traveller sites or accommodation will be supported where they meet the needs of persons defined as Gypsy and Travellers **by the Housing (Wales) Act 2014.** ~~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 or local community, and where there are no other suitable sites or pitches available locally.

**4.6.40** Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites<sup>46</sup> and should also satisfy the criteria of Policy DM1 and Policy DM2 to ensure acceptable design, security, landscaping, and screening to limit any adverse visual impact.

**4.6.41** The Gypsy and Traveller Accommodation Needs Assessment 2007<sup>47</sup> 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. The 2007 Assessment was updated in 2015 and further assessments will be prepared in accordance with the requirements of the Housing (Wales) Act 2014. The updated Assessment 2015 led to the need being identified for a permanent site in Machynlleth and a site has been allocated as allocation P42 HA4 on the inset map to meet this need in accordance with statutory requirements. Please note that the precise location of the site within the allocation is to be determined.

#### **Policy H14 - Open Space Provision in Housing Development**

Housing development proposals for ten dwellings or more, subject to viability, 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.

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

**4.6.43** 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.

**4.6.44** 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.

<sup>46</sup> <http://wales.gov.uk/topics/people-and-communities/communitycohesion/publications/goodpractice/?lang=en>

<sup>47</sup> Deposit Plan Note June 2014 – An update to the 2007 study is in preparation and its findings when available will be taken into account within the LDP at the earliest available opportunity.

**4.6.45** 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 paid 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 a residents association with the Community Council's backing should be explored.

**4.6.46** 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.

**4.6.47** In some instances there may be opportunities to combine areas required for open space with other planning requirements such as for biodiversity or 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.

**4.6.48** 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:

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

<b>Wells and Montgomery</b>
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**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 guidance<sup>48</sup> 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 Study<sup>49</sup> 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 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 and 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 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**

<sup>48</sup> Planning Policy Wales (Edition 6), Chapter 10 (para. 10.2.1)  
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

<sup>49</sup> Powys Retail Study (September 2012), para. 5.36-5.38`

**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, (commercial) A3 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 travel<sup>50</sup>.

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 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 Areas without any detriment to the shopping function.

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<sup>50</sup> Planning Policy Wales, (Edition 6), Chapter 10 (para. 10.1.2)  
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

**4.7.14** 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.

**4.7.15** 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 more or 280sqm or more in Local Retail 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 or District or Local Retail Centre and if 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.**

**4.7.16** 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.

**4.7.17** 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 area. 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.

4.7.18 National policy<sup>51</sup> 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 Study<sup>52</sup> 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).

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<sup>51</sup> Technical Advice Note 4: Retailing and Town Centres, 1996 (para. 6)

<http://wales.gov.uk/topics/planning/policy/tans/tan4/?lang=en>

<sup>52</sup> Powys Retail Study (September 2012), para. 5.48



## **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 Small Village; and
2. Serve the needs of the 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.

**4.7.19** 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 280sqm<sup>53</sup>. 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 **development or** asset, without causing unacceptable adverse harm to the enjoyment of that **development or** asset.
3. Accommodation shall not be used for permanent residential accommodation.

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

4.8.2 New tourist development is encouraged because of its contribution to the 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.

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<sup>53</sup> Powys Retail Study (September 2012), para. 5.48-5.49

4.8.3 Developments that include year-round facilities, such as all weather recreation facilities, that can be utilised by local people are encouraged. Tourism developments in a Town or Large Village can support the settlement's role, function and character. Tourists can use existing facilities and services within the settlement which supports the local economy through spending and employment. Development that utilises existing buildings and/or brownfield sites is also encouraged.

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 sympathetic additions or alterations to accommodation or facilities that seek to enhance quality, or developments on or adjoining tourist assets such as established walking routes and national trails provided the enjoyment of the asset is not harmed. development 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 also generally be supported provided they are acceptably located and screened and provide adequate access and servicing. Sporadic tourist development that does not relate to a tourist purpose will not be supported.

4.8.5 Proposals for minor or incidental tourism developments such as small laybys, picnic sites, viewpoints, interpretive facilities, nature trails that would enhance access or usage of tourism facilities, attractions or assets will generally be supported.

4.8.6 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 or caravans to permanent residential accommodation will be refused.**

4.8.6 4.8.7 Existing tourist accommodation, facilities and attractions in Powys make an important contribution to the local tourism and business economies. Proposals for the redevelopment or change of use from a tourist use to an alternative use need careful consideration to ensure there are no detrimental impacts on the tourism economy, local employment, provision of local services and the local natural and built environments. can be detrimental not only to the tourism economy but to local employment, provision of local services and the local natural and built environments. This policy supports the appropriate change of use from tourism to an alternative use where it does not detrimentally affect its location.

4.8.7 4.8.8 In this regard The Council will need to be satisfied that all practical and reasonable attempts should be made have been made to secure a development's

future as a tourism business 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. Development that, for example will result in the loss of important local facilities, and in particular all weather facilities such as indoor sport or recreational facilities will not generally be supported as it would not support a sustainable and year round tourism sector.

~~4.8.8~~ 4.8.9 Finally, tourist accommodation is generally not appropriate for permanent residential use, particularly where located in 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.**

4.8.10 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.

4.8.11 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 have listed building status. To comply with the requirements of the Conservation of Habitat and Species Regulations 2010 as amended, a Habitat Regulations Assessment of development proposals will be required to be undertaken to ensure there is no adverse effect on the integrity of the SAC.

4.8.12 The canal represents a multifunctional resource as a multi-user route and a community heritage asset that provides many opportunities for tourism, leisure and nature conservation. 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.

4.8.13 The restoration partnership group, The Montgomery Canal Partnership, have has 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 the community aspirations of restoring the canal will be balanced with the necessary environmental and ecological mitigation and enhancement. 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.

**4.8.14** 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 developments are uses that can demonstrate that they are associated with, and justify locations 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.
- Visitor accommodation: may be proposed in association with canal side moorings. Proposals of this kind will be supported in line with Policy TD1.

**4.8.15** 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~~ appropriate 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 / bulking stations 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 could 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. Proposals for AD requiring planning permission will be considered against Policies in the Development Management section of this plan, and Policy RE1 if relevant.

4.9.5 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.

4.9.6 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.

4.9.7 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 Plans.

4.9.8 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.

#### 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) where they:
 
  - ~~i. Serve and are in reasonable proportion to the energy needs of the planning unit / holding on which it is sited; or~~
  - ~~ii. Support a community-led energy project or district-level scheme; or~~
  - ~~iii. Are a proposal for hydro power.~~~~
- ~~2. Proposals for between 5 MW (5,000kW) and 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.~~

Proposals to generate energy from renewable and low carbon sources and associated infrastructure will be supported for up to 5MW (5,000kW), subject to criterion 1 and 2 below and all other relevant LDP policies.

Proposals for between 5 MW (5,000kW) and 50MW (50,000kW) will be determined in accordance with National Policy / Guidance, subject to criterion 1 and 2 below and all other relevant LDP policies.

1. All proposals must be incidental to existing visual and sensory landscape characteristics (as defined by LANDMAP).
2. All proposals must demonstrate efficiency, effectiveness and economy to minimise individual or cumulative adverse impacts, in particular where located in the open countryside, by:
  - i. Being carefully sited having regard to climatic factors, alternative sites, the prevailing landscape / skyline character and views, topography, soils and vegetation, land allocated and or safeguarded for other purposes and the proximity to and potential impact on receptors; and
  - ii. Having appropriate design on matters of scale (numbers, massing and height), density, appearance (details e.g. lighting, colour / shape of structure, angles and materials); and
  - iii. Incorporating measures which mitigate adverse impacts on receptors, and ensure future maintenance and decommissioning where appropriate.

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 infraction fines. Welsh Ministers have powers to pass on to Welsh public authorities EU infraction 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 Act 2013 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. Policy DM1, criterion 7 safeguards important material assets including windfarms in Strategic Search Areas from incompatible development. The County Council has not refined Strategic Search Areas in the LDP because the Mid-Wales conjoined windfarm inquiry has provided a comprehensive assessment of the proposals in and around the SSA.<sup>54</sup>

4.10.6 To inform policy development, the Council commissioned AECOM to prepared a renewable energy assessment (REA) 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 1.7% 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 infraction fines.~~

<sup>54</sup> Further information is provided in the LDP Renewable and Low Carbon Energy Topic Paper, paragraphs 4-11.

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 in LDP Objective 5 is set. of 50,000kW installed capacity in LDP Objective 5 relates (assuming a 20% capacity factor this would generate an additional 87GWh). The targets 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 30,100,000Kw 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 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 Policy RE1 supports all sub local authority and micro scale renewable and low carbon energy projects, subject to landscape impact being incidental to existing landscape character and other material planning considerations. 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 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 (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:
  - i) In the case of non-energy minerals help to maintain the required rate of supply; or
  - ii) In the case of non-energy minerals address a shortage of high quality material that is of limited availability nationally; or
  - iii) For all minerals - bring clear environmental benefits without significant increase in supply.



**2. Proposals that enable a higher proportion of secondary aggregate or 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 8/ 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	2042	200
Nant Helen Extension Surface Coal Mine	Nant Helen Surface Coal Mine	Coal, Surface Mined	Active	2018	500
Pen-y-Pare	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 Ree Sandstone	Sandstone	Active	2026	200
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Site Name	Mineral Type	Mineral Extraction End Date	Review of Mineral Permission (ROMP) Date	Buffer Zone (m)
Cribarth	Sandstone	20 May 2023	N/A	200
Gore	Sandstone	21 Feb 2042	31 Mar 2024	200
Dolyhir / Strinds	Sandstone /Limestone	21 Feb 2042	20 Mar 2027	200
Tan y Foel	Sandstone	31 Dec 2063	16 Sep 2028	200
Tredomen	Sandstone	30 Sept 2026	N/A - missed	200
Rhayader	Sandstone	21 Feb 2042	29 Nov 2029	200
Criggion	Igneous	21 Feb 2042	31 Jan 2027	200
Llanelwedd	Igneous	21 Feb 2042	N/A - Missed	200
Little Wernwilla	Sandstone	02 Dec 2018	N/A	200
Buttington Brickworks	Sandstone	22 Feb 2042	19 Apr 2026	200
Middletown	Igneous	21 Feb 2042	22 Aug 2030	200
Berwyn Granite	Igneous	21 Feb 2042	Dormant - Prohibition order being progressed	200
Garreg	Igneous	21 Feb 2042	Dormant – N/A	200
Caerfagu	Sand & Gravel	21 Feb 2042	20 June 2013	100
Nant Helen Extension	Coal	31 Dec 2018	N/A	500

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 unless they are:

1. Very small workings for locally distinct stone or sand and gravel for a local market; or
2. For coal where it would:
  - i. remove a mining legacy; or

**ii. prepare land for future development of employment and economic benefit; or**

**3. A borrow pit under Policy M3 below.**

4.11.6 Given the Regional Technical Statement requirement for hard rock, sand and gravel and constraints around the remaining coal resource in Ystradgynlais (explained below), it is not considered necessary to allocate ~~no~~ new sites for coal, hard rock or sand ~~and gravel~~. ~~are considered necessary.~~

~~4.11.7 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.~~

4.11.7 The main coal resource in the planning area is in the Upper Swansea Valley around Ystradgynlais. All primary and secondary coal resources are safeguarded outside built up areas. After considering the extent of settlements in the area and the proximity of the Brecon Beacons National Park, three areas with potential resources remain.<sup>55</sup> 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 high ground between Ystradgynlais and Seven Sisters. A small area of tertiary Coal lies near Coedway in Montgomeryshire. Given this situation it is considered unnecessary to identify areas in which coal working will not be acceptable in the planning area. That which is accessible and commercially viable has been, or is in the process or being won.

**Policy M3 – Borrow Pits Temporary Mineral Workings**

**Temporary mineral workings to supply a particular construction projects, remote from an authorised quarry, will be permitted where they meet the requirements set out in National Policy / Guidance.**

4.11.8 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.

<sup>55</sup> Further information is provided in the LDP Minerals Topic Paper

## 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 an important component of multiple 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. Accessibility of 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 good access to services across the Central Wales area is a key determinant of quality of life, particularly in 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 and 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 appropriateness and 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, theatres, places of worship, 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. It is acknowledged that multi-use of facilities may not always be appropriate (for example, many faith groups require dedicated facilities). However, where multi-use is appropriate consideration should be given to the use of the facility for other types of community use 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 permission<sup>56</sup> 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.**

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<sup>56</sup> 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

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 31/12/2013)
Builth Wells & Llanelwedd	P08	HC1	The Old Skin Warehouse Site, Brecon Rd, Builth.	0.3	7	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC
Builth Wells & Llanelwedd		HC2	Hay Road Garage	0.2	11	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Builth Wells archaeological intervention maybe required.
Builth Wells & Llanelwedd		HA1	Builth Wells Cottage Hospital	0.5	17	100	17.0	N/A	100% Affordable Housing Allocation. Planning application for 17 affordable units pending. Ecology and Land Contamination surveys required. There are isolated incidents of flooding in the public sewerage system that need to be resolved. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. *Project level HRA screening required - River Wye SAC.
Builth Wells & Llanelwedd		HA2	Land west of primary school, Builth Wells	2.2	56	20	11.2	N/A	Transport Assessment required. Refer also to sewerage system requirements in P08 HA1 above. *Project level HRA screening required - River Wye SAC.
Builth Wells & Llanelwedd		HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	1.6	40	20	8.0	N/A	Transport Assessment, Land Contamination and ecology surveys required. Refer also to sewerage system requirements in P08 HA1 above. *HRA screening required - River Wye SAC.

Builth Wells & Llanellwedd		EA1	Land at Wyeside Enterprise Park, Llanellwedd	1.2	N/A	N/A	N/A	1.2	Badger Survey required. The local sewerage network can accommodate foul flows from the proposed site, however off site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening required - River Wye SAC.
Knighton	P24	HC1	Former clothing factory, West Street.	0.5	21	N/A	7.0	N/A	Commitment. Ref: (P/2010/0798) (PR73301). Site overlies the Offa's Dyke Scheduled Ancient Monument therefore further consents and archaeological intervention may be required.
Knighton		HA1	Adj 'Shirley' Ludlow Road.	1.4	24	N/A	8.0	N/A	Site awaiting signing of s106 (P/2009/0038).
Knighton		HA2	Site of former Motorway mouldings factory	0.5	18	10	1.8	N/A	Site part in Shropshire - Full site previously pp 36. (PR3227/05) (P/2010/0115, P/2013/0504 ). Part of site in DAM C2 flood zone. If any further planning application is submitted the developer will need to revisit the FCA to ensure flood risk is up to date. Contains the site of a historic asset, any proposed development here may require archaeological intervention as part of any planning application.
Knighton		HA3	Presteigne Road	3.5	70	10	7.0	N/A	New allocation. Potential need for traffic calming measures. Hydraulic modelling required as upstream of a small diameter pipe (Waste Water), potential need for improvements. Off site water mains may be required, and could be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Other site specific issues include the fact that the site is sloping and is near a farming enterprise. Power lines cross site. Ecological Survey advised to inform enhancement, retain hedgerows and trees where possible. Pond close to NW corner of site.
Llandrindod Wells	P28	HC1	Land at Gate Farm	0.2	10	N/A	0.0	N/A	Commitment (P/2009/0186, P/2013/0923). *Project level HRA screening required - River Wye SAC.

Llandrindod Wells		HC2	Highland Moors	1.3	16	N/A	16.0	N/A	Commitment. PR475404. 100% Affordable Housing Allocation. *Project level HRA screening required - River Wye SAC. Trunk road improvements (in the form of right turn lanes, roundabouts or possibly traffic lights) may be required if any further planning applications submitted.
Llandrindod Wells		HC3	Site adj, Autopalace	0.2	22	N/A	0.0	N/A	Commitment. Series PR458300. *Project level HRA screening required - River Wye SAC.
Llandrindod Wells		HA1	Land adj. Crabtree Green	2.2	50	20	15.0	N/A	Pending (P/2013/0444). Planning Committee resolved to permit subject to a legal agreement being completed. *Project level HRA screening required - River Wye SAC. Site lies adjacent to a SSSI / SAC any planning application submitted will be required to demonstrate that development does not have an adverse effect on these designations. Eastern edge of the site is within TAN 15 C2 zone, this area will not be able to be developed.
Llandrindod Wells		HA2	Tremont Park extension	4.5	100	20	20.0	N/A	New allocation. Ecological / Botanical Survey advised to inform enhancement. Off site works to connect with public sewer may be required and could be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991*Project level HRA screening required - River Wye SAC.



Llandrindod Wells		HA3	Ithon Road	4.5	100	20	20.0	N/A	New allocation. Ithon Road near to proposed line of roman road, Cardiff to Castell Collen. Off site works may be required to connect with water mains and could be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve flooding, subject to funding being approved by our Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) is required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Extension to the speed limit and possible footway improvements. Development must consider relationship with cemetery, all weather pitch, school and existing housing development. *Project level HRA screening required - River Wye SAC.
Llandrindod Wells		HA4	Land at Ridgebourne Drive,	7.6	100	20	20.0	N/A	Transport Assessment and provision of a 'ghost' island right turning lane in the trunk road. Right turn lane required at the junction with the trunk road. Site lies near the Lake Park Local Nature Reserve, ecology survey required to demonstrate no adverse impact from development and to inform enhancements. Local sewerage network can accommodate foul flows from the site however off site sewers may be required and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. Contaminated land survey required. *Project level HRA screening required - River Wye SAC.

Llandrindod Wells		EA1	Heart of Wales Business Park	4.3	N/A	N/A	N/A	4.3	Only part developable. Drainage pond on part of allocation. This is a biodiversity rich site supporting Great Crested Newts. An ecological survey is required to inform enhancement through development. Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe may be required, and may impact upon the density achievable on site. Off-site water connection required. *Project level HRA screening required - River Wye SAC.
Llanfair Caereinion	P30	HA1	Land at Tanyfron, Llanfair Caereinion	2.4	30	10	3.0	N/A	New access to be created through the garage (further residential units to the 30 may be built here on brownfield land). Concerns from the community regarding highways issues will need to be resolved through highways alterations including the closure of existing access points, and traffic management / pedestrian access to be detailed in a development brief. The whole site to be developed together as one. However the steep middle part of the site is not to be developed and is for access only. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfair Caereinion		HA2	UDP Allocation M154 HA3	1.1	20	10	2.0	N/A	Highway improvements along Watergate Street, awaiting the signing of a S106 agreement for P/2009/0484. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin	P32	HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	0.4	14	N/A	5.0	N/A	Commitment. Ref: M/2007/1043. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA1	Land opposite Maesydre, Llanfyllin	0.5	12	10	1.2	N/A	*Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA2	Maesydre Field, Llanfyllin	2.3	55	10	5.5	N/A	Two sites need to be developed together as highways access needs to come from site furthest from the settlement. It is imperative that this scheme is of good sensitive design as it is near a Y Dolydd Listed Building

Llanfyllin		HA2	Field 7674, South of Maesydre, Llanfyllin	3.8	90	10	9.0	N/A	and will be creating a new gateway into Llanfyllin (this can be done through a development brief). *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanidloes	P35	HC1	Lower Green, Victoria Avenue	0.8	31	N/A	9.0	N/A	Commitment. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.
Llanidloes		HC2	Land at Hafren Furnishers	0.5	23	N/A	0.0	N/A	Commitment. Site lies within the historic settlement core of Llanidloes therefore archaeological intervention may be required.
Llanidloes		HC3	Land adjacent Dolhafren Cemetery, Llanidloes	1.1	31	N/A	31.0	N/A	Commitment. 100% Affordable Housing. Ref: P/2014/0188 for 31 dwellings.
Llanidloes		HA1	Land at Penyborfa, Llanidloes	1	25	10	2.5	N/A	Sewerage connection and hydraulic modelling required. Access through Pen-y-brofa only. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2. Ecology mitigation required.
Llanidloes		HA2	Chapel Farm, Gorn Road, Llanidloes	1.7	42	10	4.2	N/A	Access improvements and pedestrian facilities required. Within the Clywedog Valley Registered Historic Landscape therefore landscape impact mitigation will be required together with the potential visual amenity effects on the Glyndwr's Way national trail which will need to be considered in a project assessment. Ecology survey and mitigation required.
Llanidloes		EA1	Land at Parc Derwen Fawr, Llanidloes	0.8	N/A	N/A	N/A	0.75	Brownfield site. Ecology mitigation required for loss of extended phase 1 habitat. Land contamination survey required.

Llanidloes		EA2	Land at Parc Hafren, Llanidloes	1.7	N/A	N/A	N/A	1.67	Ecology survey and mitigation required for loss of extended phase 1 habitat.
Llanwrtyd Wells	P39	HC1	The Vicarage Field, Beulah Road, Llanwrtyd	0.5	7	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.
Llanwrtyd Wells		HC2	OS 2664 Caemawr, off Ffos Road	1.9	47	N/A	6.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.
Llanwrtyd Wells		HC3	OS 1451 Meadow View, Station Road	0.8	19	N/A	6.0	N/A	Commitment. S106. *Project level HRA screening required - River Wye SAC.
Machynlleth	P42	HA1	OS1546, Aberystwyth Road	1.4	29	10	4.0	N/A	Site awaiting signing of s106 (P/2013/0144). Off site sewers would be required to connect to the public sewerage network and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Machynlleth		HA2	Land Adjacent HA1, Aberystwyth Rd	0.5	13	10	1.3	N/A	Ecological Survey will be required to inform enhancements. Road access via adjoining site allocation to the east on to roundabout. Off site sewers would be required to connect to the public sewerage network and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites.

Machynlleth	P42	HA3	Mid Wales Storage Depot	0.4	15	10	1.5	N/A	Ecological survey will be required to inform enhancements. Transport assessment will be required to support any development proposals. Site is a brownfield site and may therefore require land contamination investigation and remediation. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. Existing building on site contributes to character and appearance of Conservation Area. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites. The boundary of the site abuts the flood zone - a FCA will be required to demonstrate that the consequences of flooding on access / egress can be managed.
Machynlleth		HA4	Newtown Road	0.3	5	0	0.0	N/A	Proposed permanent site to accommodate a gypsy family residing in the local area. Please note that the precise location of the site within the allocation is to be determined. Alterations to the local highway network will be required to enable a satisfactory access to be achieved. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Machynlleth		EA1	Land at Treowain	1.7	N/A	N/A	N/A	1.7	*Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Montgomery	P45	HC1	Land at New Road	2.6	18	N/A	6.0	N/A	Commitment (final phase). Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

Montgomery		HA1	Land at Verlon, Forden Road	12	50	20	10.0	N/A	Sensitive site re: heritage and landscape. Approx 2 ha required in this Plan period, allocation dependant on provision of link road. Plan for phasing and potential future phasing, buffer required for Sewage Treatment Works. Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape - so will require assessing under ASIDOHL2. Site lies immediately close to three Scheduled Ancient Monuments, 'Montgomery Castle', 'Montgomery Town Walls' and and 'Ffridd Faldwyn hillfort' development adjacent to these sites may come within the terms of 1979 Scheduled Ancient Monuments and Archaeological Areas Act and would require consultation with Cadw and CPAT to ascertain the effects that it might have on the setting of this historic asset. Any development here may also require archaeological intervention as part of any planning application. As part of any development proposal the existing junction of the B4385/B4388 will need to be permanently closed up to all vehicular traffic. Site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown	P48	HC1	Heol Pengwern	2	50	100	50.0	N/A	Commitment - Affordable Housing Site (P/2010/0199). *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections).
Newtown		HC2	Bryn Lane	3.3	65	N/A	12.0	N/A	Commitment (M/2005/1154). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC3	Ffordd Croesawdy	0.5	29	100	29.0	N/A	Commitment - Affordable Housing Site (P/2009/0521). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

Newtown		HC4	Land at Severn Hts, (Brimmon Close)	5.4	23	N/A	0.0	N/A	Commitment (P/2008/1620). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC5	Rock Farm	8.5	96	N/A	17.0	N/A	Commitment (Series of Permissions). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Site impinges on the historic settlement core of Llanllwchaearn therefore any proposed development here may require archaeological intervention as part of any planning application.
Newtown		HC6	Rear of Pentecostal Church	1	27	100	27.0	N/A	Commitment - Affordable Housing Site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC7	South of Heol Treowen / Great Brimmon	6.8	135	20	27.0	N/A	Pending Section 73 Application (P/2014/0227) to allow extension of time to submit Reserved Matters. Density of site may be affected by utility corridors.*Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HA1	Sevenside Yard, Commercial Street, Newtown	0.5	48	N/A	48.0	N/A	Subject of planning application (P/2013/1185). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HA2	Hendidley	3.8	14	20	2.8	N/A	Part of residential site remaining undeveloped. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HA3	South of Heol Treowen Extension	2.6	65	20	13.0	N/A	An ecological survey will be required to inform enhancements. The topography of the site and utility corridors will be significant considerations when drawing up development proposals for this site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

Newtown		MUA 1	St. Giles Golf Course	8.3	88	20	17.6	4	Existing golf course with a developable area of approx. 8 Ha. It is anticipated that the site will contribute approx. 3.5ha towards residential & 4ha towards employment. However, the form of development and precise mix/amount of uses on site will be identified through the preparation of a development brief that takes account of issues such as viability, the setting of a Scheduled Ancient Monument (and associated archaeology (discussions will also need to take place with CADW and CPAT) and ecology (an ecological survey will be required). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Small area the north eastern corner of the site falls with the TAN 15 C2 zone, measures will need to be taken to ensure this area is left as open space. In addition to the SAM this site includes 5 historic assets therefore any proposed development may require archaeological intervention as part of a planning application.
Newtown		EA1	Llanidloes Road	5.6	N/A	N/A	N/A	2	Only 2ha. of the allocated site lies outside of the C2 zone of the Development Advice Mapping accompanying TAN15. Therefore, development of this site will be subject to a satisfactory Flood Consequences Assessment being submitted prior to permission being granted. Land within Zone C2 will only be appropriate for informal gravel surfaced car parking, open space and landscaping. An ecological survey will be required to inform enhancements. *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections). The site overlies the line of the Roman Road, therefore proposed development here will require archaeological intervention as part of any planning application



Presteigne	P51	MUA 1	Former Kaye Foundry Site	2.4	50	20	10.0	0.4 (Retail)	The Strategic Flood Consequences Assessment has identified that 6% of the site is in flood zone 2 this area will need to be left as open space / avoided. Ecological Survey required to inform enhancement. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. A public right of way crosses the site (156/1807/1). Impact on Town Centre and historic environment to be demonstrated. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. The delivery of affordable housing and other developer contributions in respect of this site will depend on the financial viability of the site and that this is particularly affected by the contamination on-site.
Presteigne		HA1	Knighton Road Site.	0.6	12	20	2.4	N/A	100% AH - P/2013/1026 pending decision on part of site. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. Evidence of MG5/6 Grassland Priority Habitat - Ecological Survey required to inform enhancement. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required.

Presteigne		HA2	Joe Deakins Road Site	1.3	30	20	6.0	N/A	<p>Off site works required to connect with the water main which is approx 160m away. Off site works may be required to connect with the public sewer and can be provided through the sewer requisition scheme under sections 98-101 of the Water Industry Act 1991. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements.</p> <p>*Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. Highways improvements required include the re-configuration of the junction of Broadaxe Lane with the Presteigne By Pass B4355.</p>
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Presteigne		EA1	Broadaxe Ind. Estate	2.4	N/A	N/A	N/A	2.4	Ecological Survey required to inform enhancement. Offsite works may be required to connect to the public sewers can be provided through the sewer requisition scheme under sections 98-101 of the Water Industry Act 1991. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. Site contains a historic asset therefore any proposed development here may require archaeological intervention as part of any planning application. Flood risk at the site is considered manageable. However, demonstration that access / egress to the site can be achieved in line with guidance set out in TAN15 should be provided in a site specific FCA. Recommend consultation with Emergency Services / Emergency Planners re access / egress. The site specific FCA would need to consider the overland flow routes from the Clatter Brook and the un-named brook forming the western boundary of the site, in addition to considering the impact of the development on third-parties. Infrastructure design will be key for this site. Note: the developable area of the site may be constrained as a result of the mitigation required.
Rhayader	P52	HC1	Nant Rhyd-Hir	1	18	N/A	0.0	N/A	Commitment P/2010/0524. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		HC2	Old Builders Supply Depot	0.2	10	N/A	3.0	N/A	Commitment P/2009/0321. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.

Rhayader		HA1	Tir Gia	3.5	70	20	14.0	N/A	Pending planning application P/2010/1383. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		HA2	Land off East Street	0.6	15	20	3.0	N/A	Part of site (along the south east boundary) is within the flood zone and will need to be left as open space, developable area is reduced accordingly although whole site is allocated. Ecological Survey required to inform enhancements, retention of substantial buffer along watercourse is desirable. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		EA1	Brynberth Ind. Estate	3.7	N/A	N/A	N/A	3.7	Ecological Survey Required to inform enhancements, retention of a substantial buffer along the watercourse is desirable. the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon density achievable on site. Offsite works are required to connect the whole area to the water mains. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Access is affected by flooding - a FCA will be required at the planning application stage which will need to demonstrate that flood risks and consequences to the access can be managed acceptably (see Powys SFCA).
Welshpool	P57	HC1	Burgess Land, Welshpool	5	73	N/A	22.0	N/A	Commitment. Under construction. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool		HC2	Land r/o High Street, Park Lane	0.1	6	N/A	0.0	N/A	Commitment (2 previously built). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Site lies within the historic settlement core of Welshpool, any proposed development here may require archaeological intervention as part of any planning application.

Welshpool		HA1	Land off Gallowstree Bank	1.5	30	20	6.0	N/A	Adj to Montgomery Canal (SAC), expect lower density (20/ha) to provide canal buffer. Transport assessment required. Investigate need for new sewerage infrastructure. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool		HA2	Land at Greenfields, Caeglas	0.4	10	20	2.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool		HA3	Land at Red Bank	5.5	138	20	27.6	N/A	Transport assessment required, investigate sewerage infrastructure requirements; contaminated land survey. Significant highway improvements will need to be undertaken to the highway leading to the site from the town end, together with new footway links to the existing infrastructure. The junction of the U2212/U2208 would need to be permanently closed up and re-routed to the new access point that would serve the development. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability.
Welshpool		EC1	Land at Buttington Cross Enterprise Park	1.2	N/A	N/A	N/A	1.23	Commitment. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.

Ystradgynlais Area	P58	HA1	Land off Brecon Road, Ystradgynlais	2.2	56	10	5.6	N/A	Highway access solution required. Ecology survey required to identify extent of habitat and impact on protected species including Marsh Fritillary Butterflies. Land contamination / methane gas surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HC1	Land R/O Jeffrey's Arms, Brecon Road	1	18	N/A	6.0	N/A	Commitment. Ecology, contamination.
Ystradgynlais Area		HA2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	1.1	28	100	28.0	N/A	100% Affordable Housing Allocation. Heritage issues and ecology survey required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Ystradgynlais Area		HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	1.5	38	10	3.8	N/A	Highway access improvements. Ecology and contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA4	Penrhos playing field, Brecon Road, Ystradgynlais	0.3	8	10	0.8	N/A	A public Right of Way crosses the site. Ecology survey and enhancements required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Ystradgynlais Area		HA5	Glanrhyd Farm, Ystradgynlais	0.3	8	10	0.8	N/A	Ecology and land contamination surveys required. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of pipe would be required, which may impact upon the density achievable on site. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA6	Maes Y Dderwen Comp School, Ystradgynlais Areas A	0.7	18	10	1.8	N/A	Highways access solution and improvements required. Ecology and land contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.



Ystradgynlais Area		HA7	Maes Y Dderwen Comp School, Ystradgynlais Areas B	1.6	39	10	3.9	N/A	Highways access solution and improvements required. Development of this site will require major alteration works to the school access onto Glanrhyd Road whilst the resulting access will have to be shared with the school. Ecology and land contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA8	Ynysbydfe Farm	1	24	10	2.4	N/A	Highways improvements and ecology survey required. Off site mains may be required to serve the site and can be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

Ystradgynlais Area		EA1	Land at Woodlands Business Park, Ystradgynlais	2.3	N/A	N/A	N/A	2.31	Highways improvements required. Due to the amount and close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Hay-on-Wye	P21	MUA 1	Land at Gypsy Castle Lane	4.2	45	20	9.0	2.4	Mixed use site - development brief required. Highways, new junction with the county class II road will be required along with the stopping up for vehicular use of sections of the existing Gypsy Castle Lane. Surface water flooding issue with culvert improvements required, ecology survey. Recreation space provision to be included on site. The foul flows from this development would pass through two Welsh Water Sewerage Pumping Stations and the cumulative effect of flows from the site would require an assessment of the sewerage pumping stations to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply. Hay on Wye Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC. Site lies within the Glasbury character area of the Middle Wye Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 31/12/2013)
Abercrave	P01	HA1	Land to East of Maesycribarth	0.5	13	10	1.3	N/A	Drainage improvements and ecology survey required. Two separate landowners, agree access to whole of site. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Abermule	P02	HA1	Land adjoining Abermule House	0.2	10	20	2.0	N/A	Ecological Survey may be required to inform enhancements. Utility corridors adjoin site and will need to be considered in drawing up development proposals for the site. Offsite works will be required to achieve an appropriate Highways access (e.g. visibility splays and pedestrian links). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Abermule		HA2	Land adjacent The Meadows & Land adjacent Parkside	1.1	30	20	6.0	N/A	Site comprises 3 distinct parts that are subject of a number of constraints relating to issues such as highways access, utility corridors and flooding. A comprehensive scheme for the development of the entire allocation shall be identified through the preparation of a development brief that takes account of all constraints, viability and phasing (with no more than 30 dwellings within the Plan period). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Abermule		EC1	Land south of Maesderwen	2.6	N/A	N/A	N/A	2.6	Commitment (P/2009/1353) *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Flood risk - at risk in the 0.1% annual probability fluvial flood event and falls within DAM C2

Arddleen	P03	HA1	Land West of Trederwen House	1.7	16	20	3.2		Part site required in this Plan period. Plan for potential future phasing. Allocation dependant on provision of community car park. Sensitive heritage - listed Trederwen House nearby. Sympathetically designed car park could usefully buffer listed building. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Berriew	P04	N/A	Settlement Note	N/A	N/A	20	N/A	N/A	No allocations in this settlement, however an area of suitable land to the rear of Glan Yr Afon has been retained within the development boundary to facilitate housing provision. *Project level (planning application stage) HRA screening required for sites in this settlement due to Montgomery Canal SAC (hydrological connections).
Bettws Cedewain	P05	HC1	Bryn Bechan	0.4	10	N/A	4.0	N/A	Commitment (Series - incl. P/2008/0167). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Boughrood & Llyswen	P06	HC1	The Depot Boughrood	0.3	12	N/A	4.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Boughrood & Llyswen		HC2	Beeches Park , Boughrood	0.3	5	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.
Boughrood & Llyswen		HA1	Land at Llyswen adj B24 HA3	1.1	29	20	5.8	N/A	LNG pipeline 250 protected area. Access must be onto adjoining estate road of Llys Meilion. Middle Wye Valley Historic Landscape (proposed development may require assessing under ASIDOHL2) and within the setting of 2 listed buildings. Improvements to Talgarth Waste Water Treatment Works may be required. Ecology Survey required. Play space provision required. *Project level HRA screening required - River Wye SAC.

Boughrood & Llysven		HA2	Land adjoining Beeches Park, Boughrood	1.2	30	20	6.0	N/A	Transport Assessment & Ecology Survey Required. Pedestrian facilities required. Llysven Village Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements*Project level HRA screening required - River Wye SAC.
Bronllys	P07	HC1	Land adjacent to Bronllys Court	1.5	32	N/A	8.0	N/A	Commitment (including conversion). Outline permission for main part of site. Highways & pedestrian facilities improvements. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Site lies within the Llynfi character area of the Middle Wye Registered Historic Landscape proposed development may require assessing under ASIDOHL2. Site contains two historic assets and partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any planning application.
Bronllys		HC2	Land to rear of Greenfields Bronllys	0.3	6	N/A	2.0	N/A	Commitment. Highways & pedestrian facilities improvements. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Site contains a historic asset and partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any planning application.

Bronllys		HA1	Land adj Bronllys CP School, Neuadd Terrace	1.4	36	20	7.2	N/A	Access from Bronllys hospital roundabout or Class 111 road. No access from bypass. Ecology Survey required. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 . Site contains three historic assets therefore any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - River Wye SAC.
Bronllys		HA2	Land at Bronllys to the west of Hen Ysgubor	0.6	15	20	3.0	N/A	There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Bronllys any proposed development here may require archaeological intervention as part of any planning application

Caersws	P09	HA1	Land north of Carno Road	1.6	40	10	4.0	N/A	Area of site subject to flooding has been excluded from the allocation. Surface and foul drainage, landscape setting, archaeology and trunk road access will be significant considerations when drawing up development proposals for the site. Site lies partly within the Caersws character area of the Caersws Basin Registered Historic Landscape and partly within the Maesmawr character area of the Caersws Basin Registered Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2. Site contains a historic asset therefore any proposed development here may require archaeological intervention as part of any planning application.
Carno	P10	HA1	Land off Ffordd Dol-Llin	0.5	13	10	1.3	N/A	Ecological Survey will be required to inform enhancements. Achieving an appropriate standard of trunk road access will be a significant consideration when drawing up development proposals for this site.
Carno		HA2	Land north of Gerddi Cledan	1	25	10	2.5	N/A	Ecological Survey may be required to inform enhancements. Surface water drainage and achieving an appropriate standard of trunk road access (which may require off-site works) will be significant considerations when drawing up development proposals for this site.
Castle Caereinion	P11	HC1	Land at Swallows Meadow	2.3	25	N/A	6.0	N/A	Commitment. Partly developed, partly under construction. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC and Montgomery Canal SAC (hydrological connections).
Churchstoke	P12	HC1	Land at Maes Neuadd (rear of Village Hall)	0.6	16	N/A	0.0	N/A	Commitment (site partially completed).
Churchstoke		HC2	Land at the Garage	0.3	6	N/A	0.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.

Churchstoke		HC3	Land at the Hatchery	0.5	12	N/A	5.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Churchstoke		HC4	Land adjacent The View	0.4	11	N/A	0.0	N/A	Commitment. Under construction. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Churchstoke		EA1	Land adj Tuffins Supermarket	1.5	N/A	N/A	N/A	1.54	This allocation takes forward into the LDP the same parcel of land previously allocated in the past plan. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Further loading of phosphates in this catchment through inappropriate drainage could prevent achieving WFD objectives. All trade and foul water effluent should be disposed via mains public sewer in the first instance. If not, an assessment is required at planning application stage to show development is not adding to phosphate levels.
Clyro	P13	HC1	Land South east of Clyro (A)	0.6	15	N/A	6.0	N/A	Planning permission for 21 units lapsed in 2011 however, technical start made on part of site for 6 local needs on 04.01.2011. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.



Clyro		HA1	Land South east of Clyro (B)	0.5	13	20	2.6	N/A	Highways & access improvements. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. The proposed growth being promoted for this settlement would require improvements to Clyro Wastewater treatment works which would need to be funded through Welsh Water's Asset Management Plan or potentially earlier through developer contributions. Land contamination and ecology surveys required. *Project level HRA screening required - River Wye SAC.
Coelbren	P14	HA1	Land adjacent to Festry Fach, Dol Henrhyd	0.9	22	10	2.2	N/A	Ecology, drainage. Off site mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening maybe required - Blaen Cynon SAC.
Crewgreen	P15	HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	1.5	21	20	4.2	N/A	Expect reduced density and careful design to protect/enhance existing ecological features, including pond - sensitive landscape - development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. Investigation required to satisfy highways requirements and also investigate capacity of sewerage infrastructure. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Crossgates	P16	HC1	Oaktree Meadows	1.4	15	N/A	3.0	N/A	Commitment. Ref: P/2009/1043. *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.

Crossgates		HA1	Land South of Studio Cottage	0.7	15	20	3.0	N/A	Ecological Survey to inform enhancement. Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. The proposed growth being promoted for this settlement would require improvements at Crossgates Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. *Project level HRA screening required - River Wye SAC.
Forden / Kingswood	P17		Settlement Note	N/A	N/A	20	N/A	N/A	No allocations in the main part of the village (old Forden) due to sewerage and highways constraints, however suitable land has been retained within the development boundary to facilitate smaller scale housing development. Allocations have been identified at Kingswood.
Forden / Kingswood		HA1	Land off Heritage Green	0.8	15	20	3.0	N/A	Sensitive heritage. Expect lower density (15-20/ha) as requires open space/buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT). Development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels), so foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.

Forden / Kingswood		HA2	Land between Heatherwood & Kingswood Lane	0.5	10	20	2.0	N/A	Up to 10 dwellings reliant on addressing highways concerns - access is permitted off the adjacent housing estate (Heatherwood) or significant highway improvements are undertaken on the U2487. Sensitive heritage - Requires buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT, development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Four Crosses	P18	HA1	Land at Oldfield (including land rear of School)	3.4	30	10	3.0	N/A	Part site required in this Plan period (1.2 ha), potential future phasing, allocation dependant on provision of community space to be agreed (adj school?) for expansion/sports facilities. Possible mixed use opportunities, phasing plan required. Care re: heritage constraints, retain disused railway as potential transport corridor. Whole site would require archaeological evaluation as part of any planning application and appropriate archaeological mitigation as part of any development thereafter (consult and involve CPAT). Mix/amount of uses on site must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Four Crosses		EC1	Employment Land at Four Crosses Business Park	0.8	N/A	N/A	N/A	0.75	Commitment - employment land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

Glasbury	P19	HA1	Treble Hill Stables, Glasbury	0.3	9	20	1.8	N/A	Highways improvements. Glasbury Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC. Site lies within the Glasbury character area of the Middle Wye Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Guilfield	P20	HC1	Land at Sarn Meadows	3.3	46	N/A	14.0	N/A	Commitment. Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.
Guilfield		HA1	Land adj Celyn Lane	0.9	20	20	4.0	N/A	Highways Improvement/local link road required, closure of existing junction. Development must avoid flood risk areas. *Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Proximity of Granllyn SAC - Great Crested Newts may be present - development proposals will require appropriate surveys/action plan. Lower density reflects potential mitigation measures/buffers for protected species and land required for link road. Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence may be required.
Guilfield		HA2	Land to East of Groes-lwyd, Guilfield	0.8	19	20	3.8	N/A	The flood zone has been excluded from the allocation. Part of field nearest existing built form is allocated so that a green buffer is retained to nearby Groes-lwyd. Access point to be determined with highways including relocation of existing 30mph speed limit, footways to link up with the existing infrastructure. *Project level HRA screening required - Granllyn SAC & Montgomery Canal

									SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Howey	P22	HC1	Land adjacent Goylands Estate	0.8	11	N/A	0.0	N/A	Commitment. Reserved Matters application P/2011/1538. *Project level HRA screening required - River Wye SAC.
Howey		HA1	Land at Crossways Court.	1.4	30	20	6.0	N/A	Ecology Survey to inform enhancement, include a 10m buffer along the boundary with the railway. Requires significant works to the trunk road junction with class III road. Nearby Tree Preservation Order. Potential developers need to be aware that the site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. *Project level HRA screening required - River Wye SAC.
Kerry	P23	HA1	Dolforgan View, Kerry	2.1	62	N/A	0.0	N/A	Site awaiting signing of s106 (P/2009/0106). If the current proposal (P/2009/0106) is not implemented affordable housing contribution will be sought on future proposals for this site. Site contains two historic assets, any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Knucklas	P25	HA1	Land at Castle Green	0.4	17	10	1.7	N/A	Site awaiting signing of s106 (P/2012/0272).
Llanbrynmair	P26	HC1	Bryncoch	1	5	N/A	2.0	N/A	Partially Committed (Series - incl. P/2012/0357). Ecological Survey will be required to inform enhancements. Single road access required to serve this site and adjoining allocation. Transport assessment may be required to ascertain impacts on Trunk Road. Off-site highway infrastructure improvements required.
Llanbrynmair		HA1	Land west of Bryncoch	0.7	17	10	2.0	N/A	Ecological Survey will be required to inform enhancements. Road access via committed site to the north. Transport assessment may be required to ascertain impacts on Trunk Road. Off-site highway infrastructure improvements required.

Llandinam	P27	HA1	Land opposite Old Barn Close, Llandinam	0.3	8	20	1.6	N/A	Highways improvements, ecology.
Llandrinio	P29	HA1	Gwernybatto Land off Orchard Croft	1.1	20	20	4.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Llanfechain	P31	HA1	Land north of Church, Llanfechain	1	25	10	2.5	N/A	Flood zone excluded. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Site lies within the historic settlement core of Llanfechain, any proposed development here may require archaeological intervention as part of any planning application. Highways access will need to be obtained via the adjacent housing estate Phasell Maes Dinas (U4978). The existing unadopted highway would need to be upgraded and offered for adoption in order to serve the allocation.
Llangurig	P33	HC1	9180 Adj Penybont Farm & Maescurig (A/27/001)	0.4	9	N/A	2.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Majority of the site is in TAN 15 C2.
Llangurig		HA1	Land adj. Maesllan, Llangurig	0.7	18	10	1.8	N/A	Highways improvements, Ecology, Heritage, Drainage. Llangurig Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC.

Llangynog	P34	HA1	Llangynog Glebe	0.3	8	10	0.8	N/A	Needs to be accessed from the road to the south east. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC, the Berwyn and South Clwyd Mountains SAC and Berwyn SPA. Site impinges on the historic settlement core of Llangynog, any proposed development here may require archaeological intervention as part of any planning application. The site also lies within the Llangynog character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Llanrhaeadr-ym-Mochnant	P36	HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	0.7	19	10	1.9	N/A	*Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Site lies within the Llanrhaeadr-ym-Mochnant character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Llansantffraid-ym-Mechain	P37	HC1	Land off Fford Spooney, Llansantffraid	0.4	12	N/A	3.0	N/A	Commitment. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Llansantffraid-ym-Mechain		HA1	Land at Spoonley Farm, Llansantffraid	0.8	20	10	2.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Tanat and Vwrnwy Bat sites SAC.
Llansantffraid-ym-Mechain		HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	0.6	13	10	1.3	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Llansilin	P38	HC1	Land Opposite the Wynnstay Inn, Llansilin	0.7	23	N/A	8.0	N/A	Commitment. Ref: P/2012/1144 - Section 73 on Outline. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanymynech	P40	HC1	UDP allocation M170 HA1 (Parc Llwyfen)	0.4	10	N/A	0.0	N/A	Commitment, site partially complete. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

Llanymynech		HA1	Land adj Parc Llwyfen	0.4	10	10	1.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech		HA2	Land off Carreghofa Lane	1.6	15	10	1.5	N/A	Part site required for this Plan period (provide for potential future phasing). Up to 0.75 ha required for 15 dwellings. Ensure any new works/infrastructure etc. does not compromise proposals for restoration of canal. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanyre	P41	HA1	Land at Llanyre Farm	0.7	12	20	3.6	N/A	Requires third party land for access (PCC owned). There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. The proposed growth being promoted for this settlement would require improvements at Llanyre Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. Offsite works required to connect with the water main and public sewers. Llanyre Village Tree Preservation Order and village green nearby. Ecological Survey required to inform enhancement. *Project level HRA screening required - River Wye SAC. Site impinges on the historic settlement core of Llanyre any proposed development here may require archaeological intervention as part of any planning application.
Meifod	P43	HA1	Pentre works and adjacent land, Meifod	1.9	13	10	1.3	N/A	Majority of site falls into DAM C1. Site benefits from NRW maintained defences at present. FCA prepared and reviewed by NRW (reference SE/2014/117751/01). FCA has demonstrated that consequences of flooding can be managed acceptably. Further FCA will be required at planning application stage to inform design



									and layout of site required. Highways improvements needed include a pedestrian link to rest of settlement. Close working with CADW and CPAT will be required to ensure the protection of the SAM, development here may also require archaeological intervention as part of any planning application. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Contaminated land survey will be required.
Middletown	P44	HA1	Land west of Golfa Close	0.7	18	20	3.6	N/A	Highways stipulation that access should be taken off Golfa Close. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
New Radnor	P46	HC1	Water Street Farm	0.6	14	N/A	5.0	N/A	Commitment. (Ref: P2008/1685). The site contains a historic asset and lies within the historic settlement core of New Radnor any proposed development here may require archaeological intervention as part of any planning application.
Newbridge on Wye	P47	HC1	The Orchard	0.3	5	100	5.0	N/A	Commitment. 100% Affordable. (Application P2008/1151). *Project level HRA screening required - River Wye SAC.
Penybontfawr	P49	HA1	Land east of Ysgol Pennant, Penybontfawr	0.4	10	10	1.0	N/A	Highways Alterations. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC, the Berwyn and South Clwyd Mountains SAC and the Berwyn SPA.
Pontrobert	P50	HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	1.5	6	10	0.6	N/A	Highways improvements required as per the lapsed planning permission M/2007/0324. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.

Three Cocks	P53	MUA 1	Land between/adj Gwernyfed Avenue, Three Cocks	4	15	20	4.5	3.4	Mixed use - Development Brief required. Ecology Survey. Foul flows from this development would pass through the Welsh Water terminal Sewerage Pumping Station and would require an assessment of the sewerage pumping station to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply. The proposed growth being promoted for this settlement would require improvements at Aberllyfni Wastewater Treatment Works which would need to be funded through DCWW's asset management plan or potentially earlier through developer contributions. HER site. Part of site has existing employment use by agricultural contractor / machinery sales business. Part of site has permission for Laura Ashley factory & office accommodation. *Project level HRA screening required - River Wye SAC. Site contains a historic asset. Any proposed development here may require archaeological intervention as part of any planning application.
Trefeglwys	P54	HC1	Land to West of Llwyncelyn (Phase 2)	0.9	17	N/A	8.0	N/A	Commitment - flooding constraint. Ongoing planning application to provide a flood protection bund to development site. Yet to be determined. (P/2014/0669). If permission is granted, the flood bund will provide flood protection to the consented site making the development safe and resistant.
Tregynon	P55	HA1	Rear of Bethany Chapel	0.9	22	20	4.4	N/A	An ecological survey will be required to inform enhancements. Appropriate arrangements for highway access and chapel parking will need to form part of any development proposals for this site.

Trewern	P56	HA1	Land east of Trewern School	4.1	24	20	4.8	N/A	Highways improvement required, allocation dependant on working with school/landowner(s) to create acceptable joint access and improved parking arrangements (PCC own the third party land). 1 ha housing land required in this Plan period, phasing plan (plan for potential future growth). Development must avoid flood risk areas. Investigate suitable community/ecological uses for flood plain area adj. to site. Sewerage infrastructure will need investigation. Protect/enhance ecology including existing mature trees and watercourses. Development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Employment Sites outside settlements	P59	EA1	Buttington Brickworks, Nr Welshpool	6	N/A	N/A	N/A	6	Brownfield site, partly in employment use, allocated for further expansion for General Industrial Uses. Expansion dependant on new access (extant p.p.). Heritage/Ecology Value. Development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
	P60	EC1	Land at Offas Dyke Business Park, Welshpool	7.3	N/A	N/A	N/A	7.31	Commitment. Employment Land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

## Notes:

\* 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 on European Sites. 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. Where sites are shown as committed (have planning permission), screening of any fresh applications will be necessary.

## 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.

<b>Landscapes</b>	Use and application of Landmap in informing applications in Powys' landscape.
<b>Open Space</b>	Guidance on provision, protection and sufficiency of open space.
<b>Affordable Housing</b>	Guidance on the application of the affordable housing policies.
<b>Biodiversity</b>	Guidance on the protection of biodiversity
<b>Archaeology</b>	Guidance on the protection and evaluation of archaeology.
<b>Planning Obligations</b>	Guidance to support policy DM3, and Welsh language mitigation.
<b>Sustainable Urban Drainage Schemes (SUDS)</b>	Guidance to support policy DM2.
<b>Listed Buildings</b>	Generic guidance on the protection of listed buildings.
<b>Conservation Areas</b>	Generic guidance on assessing character within conservation areas and appropriate forms of development where a specific conservation area appraisal is not in place.
<b>Buildings and Structures of local importance</b>	Guidance on locally listed buildings and structures.
<b>Historic Environment including the Historic Environment Records</b>	guidance on wider designated areas and non designated sites not subject to individual SPG's and how to access and evaluate data on historic assets

#### 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 and 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

This appendix sets out the information that will be reported in the LDP's Annual Monitoring report (AMR) based on the period 1<sup>st</sup> April to 31<sup>st</sup> 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

The monitoring framework identifies the topic area and reference number, the relevant plan objectives, the target, relevant local and national policies, indicators of whether the target has been met, the source of monitoring information required. The monitoring will identify triggers for appropriate actions in terms of severity.

#### Monitoring

##### Spatial Strategy

Topic & Reference	Distribution of housing growth - AMR 1
<b>LDP Objective</b>	1 – Meeting future needs 2 – Sustainable settlements and communities That development is permitted in accordance with the sustainable settlement hierarchy.
<b>Target</b>	% of net residential development permitted by tier of hierarchy per annum as follows: Towns – 53% of total (T, LV, SV, R/O) Large Villages – 26% of total (T, LV, SV, R/O). Small Villages – 5% of total (T, LV, SV, R/O).
<b>Policies</b>	H1 (H7, H11 & TAN6)
<b>Local Indicator</b>	Number of net residential development permitted per annum: Towns – 53% of total (T, LV, SV, R/O) Large Villages – 26% of total (T, LV, SV, R/O). Small Villages – 5% of total (T, LV, SV, R/O). Number of dwellings in Rural Settlements and the Open Countryside
<b>Source</b>	Annual Joint Housing Land Availability Study for Powys, Powys County Council Development management information.
<b>Triggers and Actions</b>	If the balance is wrong (e.g. little difference between the tiers) then undertake research to establish reasons and dependent on findings consider whether actions are necessary. If an unbalanced approach (e.g. greater proportion of development occurring in small villages than large villages, or large villages than towns, consider revising / reviewing Plan).

Topic & Reference	Housing Development in Small Villages - AMR 2
<b>LDP Objective</b>	1 – Meeting future needs 2 – Sustainable settlements and communities

<b>Target</b>	That no sites of 3+ dwellings are developed in Small Villages without adopted SPG. That all sites forming minor logical extensions to villages are for affordable housing only. That development is permitted in accordance with the sustainable settlement hierarchy.
<b>Policies</b>	H1, Criterion 2.
<b>Local Indicator</b>	Net houses permitted in Small Villages not in accordance with the Policy.
<b>Source</b>	Development management information.
<b>Triggers and Actions</b>	0 permissions which are not in accordance with the Policy – Continue to monitor. 1 or more permissions which are not in accordance with the Policy – Investigation / internal audit and recommendations (e.g. policy review and modification).

<b>Topic &amp; Reference</b>	<b>Role &amp; Function of Settlements – AMR 3</b>
<b>LDP Objective</b>	1 – Meeting future needs 2 – Sustainable settlements and communities
<b>Target</b>	Changes in the role and function of settlements in the sustainable settlement hierarchy throughout the lifetime of the LDP.
<b>Policies</b>	Chapter 3 & Appendices.
<b>Local Indicator</b>	Loss of services and facilities, de-population, demand for additional growth, major development impact. *To coincide with full review of the plan.
<b>Source</b>	Community feedback, development management information.
<b>Triggers and Actions</b>	Any significant change to the role or function of a settlement and its subsequent consistency with the sustainable settlement hierarchy should be considered at the full plan review stage.

<b>Topic &amp; Reference</b>	<b>Previously Developed Land – AMR 4</b>
<b>LDP Objective</b>	3 - Efficient Use of Land
<b>Target</b>	To achieve at least 40% of development on previously developed sites.
<b>Policies</b>	PPW
<b>Core Indicator</b>	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a percentage of all development permitted.
<b>Source</b>	Northgate. Development management information
<b>Triggers and Actions</b>	Less than 40% of development to take place on previously developed land will trigger a review of the policy and, dependant upon the review, actions may include policy review and modification.

## Development Management / Environment

Topic & Reference	Environmental Quality – Water – AMR 5
<b>LDP Objective</b>	5 – Energy & Water To contribute to meeting the Water Framework Directive targets.
<b>Target</b>	By 2027 for all surface waters to meet good status / potential or better and for all groundwater bodies to meet good status. *Plan contributes to meeting this target. Other non-planning factors influence whether it will be met. This is also monitored as an environmental indicator through the Strategic Environmental Assessment.
<b>Policies</b>	DM1 Criterion 10. DM2 Criterion 5, 6, 7 & 14 III).
<b>Local Indicators</b>	By River Basin Management Plan Area: % of surface waters meet good status /potential or better; and % of groundwater bodies are at good status.
<b>Source</b>	Western Wales River Basin Management Plan 2009 & 2012 stats: <a href="http://naturalresourceswales.gov.uk/content/docs/pdfs/consultation-pdfs/western-wales-river-basin-facts-and-statistics?lang=en">http://naturalresourceswales.gov.uk/content/docs/pdfs/consultation-pdfs/western-wales-river-basin-facts-and-statistics?lang=en</a> e-mail - <a href="mailto:westernwalesrbd@naturalresourceswales.gov.uk">westernwalesrbd@naturalresourceswales.gov.uk</a> Severn River Basin Management Plan 2009 stats: <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291442/gemi0910bssk-e-e.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/291442/gemi0910bssk-e-e.pdf</a> e-mail - <a href="mailto:severnrbd@environment-agency.gov.uk">severnrbd@environment-agency.gov.uk</a>
<b>Triggers and Actions</b>	Deterioration (0 – 10%)– Investigation / internal audit and recommendations. Significant deterioration (>10%) – Consider policy review and modification.

Topic & Reference	Open Space – AMR 6
<b>LDP Objective</b>	14 - Healthy Lifestyles
<b>Target</b>	For each settlement to have the required amount of each of the open space typologies identified in the Open Space Assessment.
<b>Policies</b>	DM1, H14
<b>Local Indicator</b>	Amount of open space in each typology per settlement against agreed standards.
<b>Source</b>	Planning Applications informing Open Space Assessment
<b>Triggers and Actions</b>	No overall increase in the amount of open space as required through the Open Space Assessment, proportionate to the amount of development that has taken place per settlement – Investigation / internal

	audit and recommendations. An overall loss below what is required through the standards set out in the Open Space Assessment – Consider policy review and modification.
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<b>Topic &amp; Reference</b>	<b>Greenfield Sites / Loss of Open Space – AMR 7</b>
<b>LDP Objective</b>	14 - Healthy Lifestyles
<b>Target</b>	For the amount of development, that is not taking place on allocated sites, to result in a minimal loss of greenfield land and open space.
<b>Policies</b>	DM1, H14
<b>Core Indicator</b>	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan.
<b>Source</b>	Planning Applications and Sustainable Development Indicators.
<b>Triggers and Actions</b>	More than 10% of development, not on an allocated site, takes place on greenfield land or results in a loss of open space – Investigation / internal audit and recommendations. More than 20% of development, not on an allocated site, takes place on greenfield land or results in a loss of open space – Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Flood Risk – AMR 8</b>
<b>LDP Objective</b>	4 - Climate Change and Flooding
<b>Target</b>	No loss of flood plain
<b>Policies</b>	DM1, DM2
<b>Core Indicator</b>	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v).
<b>Source</b>	Northgate, Planning application files – Development management information
<b>Triggers and Actions</b>	Between 5 and 10 % planning applications in the flood plain in any given year are approved contrary to NRW advice – Investigation / internal audit and recommendations. More than 10% planning applications in the flood plain in any given year are approved contrary to NRW advice – Consider policy review and modification. Number of applications permitted with FCA's not meeting tests i-iii in TAN 15, 6.2. Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>SuDS – AMR 9</b>
<b>LDP Objective</b>	4 - Climate Change and Flooding
<b>Target</b>	For all developments to incorporate SuDS



<b>Policies</b>	DM2
<b>Local Indicator</b>	All developments to include SuDS where appropriate (Excluding developments that have provided a full justification why SuDS cannot be incorporated).
<b>Source</b>	Northgate, Planning application files Development management information
<b>Triggers and Actions</b>	If less than 95% of developments have incorporated SuDS where appropriate – Investigation / internal audit and recommendations. If less than 90% of developments have incorporated SuDS where appropriate – Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Welsh Language – AMR 10</b>
<b>LDP Objective</b>	15 – Welsh Language and Culture
<b>Targets</b>	Where Planning applications are received triggering the need for mitigation measures identified by Policy DM2(15) that mitigation is implemented and enforced in accordance with Planning Obligations - SPG requirements. No decrease or an increase in the percentage of Welsh speakers in Powys.
<b>Policies</b>	DM2 (15)
<b>Local Indicator</b>	If any planning applications are received within Welsh Speaking Strongholds where mitigation measures have been required in accordance with the requirements of Policy DM2 (15). If the percentage of Welsh speakers in Powys decreases or increases. Timeframe - Annual 2021 (Next Census)
<b>Source</b>	Annual review of Planning Applications (Northgate) and development management information. Review of the 2021 census (percentage of Welsh speakers in Powys - has the number increased or decreased?)
<b>Triggers and Actions</b>	Any Planning Applications received within Welsh Speaking Strongholds where mitigation measures have been required in accordance with the requirements of Policy DM2 (15). A significant decrease in the percentage of Welsh Speakers in Powys.

<b>Topic &amp; Reference</b>	<b>Planning Obligations – AMR 11</b>
<b>LDP Objective</b>	1 – Meeting Future Needs 2 – Sustainable Settlements and Communities 8 – Regeneration 9 – Infrastructure and Services
<b>Target</b>	Amount of planning gain achieved.

<b>Policies</b>	DM3
<b>Local Indicator</b>	Total amount of developer contributions (£) received for/towards: <ul style="list-style-type: none"> <li>a. Transport infrastructure or improvements</li> <li>b. Utility infrastructure</li> <li>c. Affordable housing provision</li> <li>d. Community facilities</li> <li>e. Health facilities</li> <li>f. Recreation and open space facilities</li> <li>g. Education/Welsh language</li> </ul>
<b>Source</b>	Development Management/ Section 106 monitoring officer Information
<b>Triggers and Actions</b>	Monitoring for information and to ensure S106 contributions aren't pooled more than 4 times.

<b>Topic &amp; Reference</b>	<b>Environmental Quality - Built Heritage – AMR 12A</b>
<b>LDP Objective</b>	13 – Built Heritage To reduce the number and proportion of listed buildings in risk categories 1- 4 on the Buildings at Risk database.
<b>Target</b>	Reduction in number - 861 of 3916. Reduction in proportion - 22% *Plan contributes to meeting this target. Other non-planning factors influence whether it will be met.
<b>Policies</b>	L1
<b>Local Indicator</b>	Number of listed buildings in risk categories 1- 4 on the Buildings at Risk database. Proportion of listed buildings in risk categories 1- 4 on the Buildings at Risk database.
<b>Source</b>	Buildings at Risk database based on Development management information (ongoing, reported yearly) and Cadw update (every five years).
<b>Triggers and Actions</b>	Increase in number of listed buildings in risk categories 1- 4 on the Buildings at Risk database (Increase of 0 – 194) – Investigation / internal audit and recommendations. Significant increase in number of listed buildings in risk categories 1- 4 on the Buildings at Risk database (Increase of 195 or above) - Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Environmental Quality - Built Heritage – AMR 12B</b>
<b>LDP Objective</b>	13 – Built Heritage To protect, preserve and/or enhance the built heritage, landscape and cultural assets
<b>Target</b>	To protect, preserve and/or enhance heritage assets in accordance with national legislation and guidance

<b>Policies</b>	DM1 - criteria 8 DM2 – criteria 4
<b>Local Indicator</b>	Development being constructed that cumulatively or individually would have an adverse impact on a designated heritage asset within Powys.
<b>Source</b>	Development management case officer reports Planning appeals
<b>Triggers and Actions</b>	Monitor applications that are required to be advertised as affecting the setting of a heritage asset. Where a planning permission is approved which the recommendation recognises would have an adverse impact, individually or cumulatively, on a heritage asset. Investigation / internal audit and recommendations which may require policy / SPG modification.

### Economy

<b>Topic &amp; Reference</b>	<b>Distribution of Economic Development – AMR 13</b>
<b>LDP Objective</b>	1 – Meeting Future needs 6 – Vibrant Economy 7 – Key Economic Sectors 8 - Regeneration
<b>Target</b>	That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the LDP's Spatial Strategy.
<b>Policies</b>	E1 & E2
<b>Core Indicator</b>	Amount of employment development permitted on allocated sites in the Development Plan as a % of Development Plan allocations and as a % of total employment development permitted (ha and units) per annum
<b>Source</b>	Powys County Council planning consents.
<b>Triggers and Actions</b>	The development of non-allocated sites for employment purposes will trigger an investigation into the causes for its location including whether allocated employment sites are meeting the needs of the Powys economy. Where considered appropriate investigative work and subsequent action will be undertaken in collaboration with representatives from the Welsh Government, Commercial Agents and relevant private sector representative organisations.

<b>Topic &amp; Reference</b>	<b>Supply of Employment Land/Development – AMR 14</b>
<b>LDP Objective</b>	1 – Meeting Future needs 6 – Vibrant Economy 7 – Key Economic Sectors

	8 - Regeneration
<b>Target</b>	No net loss of employment land/development.
<b>Policies</b>	DM1(3), E1, E2 & E3
<b>Core Indicator</b>	Net employment land supply/development (ha.) per annum
<b>Source</b>	Powys County Council planning consents and Employment Land Assessments/Studies
<b>Triggers and Actions</b>	If there is a net loss in premises or land within use classes B1, B2 or B8 then an investigation into the causes for the loss will take place and, if considered necessary, action undertaken. Where considered appropriate investigative work and subsequent action will be undertaken in collaboration with representatives from the Welsh Government, Commercial Agents and relevant private sector representative organisations.

### Transport

<b>Topic &amp; Reference</b>	<b>Transport Infrastructure Provision– AMR 15</b>
<b>LDP Objective</b>	1 – Meeting future needs 9 – Infrastructure and Services
<b>Target</b>	To secure additional and improvements to transport infrastructure.
<b>Policies</b>	T1
<b>Local Indicator</b>	No. of planning permissions for transport infrastructure or improvements per annum
<b>Source</b>	Development management information
<b>Triggers and Actions</b>	Monitoring for information and policy usage to inform plan review.

### Housing

<b>Topic &amp; Reference</b>	<b>Housing Supply – AMR 16</b>
<b>LDP Objective</b>	1 – Meeting Future Needs
<b>Target</b>	Maintain a minimum 5 year supply of land for housing (as required by TAN1)
<b>Policies</b>	H1 & H4
<b>Core Indicator</b>	Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study
<b>Source</b>	Annual Joint Housing Land Availability Study for Powys, Powys County Council
<b>Triggers and Actions</b>	Supply between 5-6 years – undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply. Supply less than 5 years – determine actions to increase supply, including consideration of additional housing land allocations.

<b>Topic &amp; Reference</b>	<b>Housing Completions (Market &amp; Affordable) – AMR 17</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	To provide 4,500 5,519 (368 per annum) dwellings over the period 2011-2026, comprising: A. 3,600 4,475 general market dwellings (240 298 per annum) and B. 900 1,044 affordable dwellings (60 70 per annum)
<b>Policies</b>	H1, H4, H5, H6, & H7.
<b>Core Indicator</b>	Number of: a) open market dwellings built per annum & since LDP adoption b) affordable dwellings built per annum & since LDP adoption
<b>Source</b>	Annual Joint Housing Land Availability Study for Powys, Powys County Council Development management information
<b>Triggers and Actions</b>	Completions 10% less than targets – undertake research to establish reasons and dependent on findings consider whether actions are necessary to increase supply. Completions 25% less than targets – determine actions to increase supply, including consideration of additional housing land allocations.

<b>Topic &amp; Reference</b>	<b>Commitments – AMR 18</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	To identify the number of dwellings with planning permission (committed)
<b>Policies</b>	H1, H5, H6 & H7.
<b>Core/Local Indicator</b>	Amount of housing development permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units) No. of dwellings granted planning permission annually (commitments) on: b. Large Sites (5+Units) c. Small Sites ( 4 or less units)
<b>Source</b>	Large Sites - Annual Joint Housing Land Availability Study for Powys, Powys County Council Small Sites - Development Management Information
<b>Triggers and Actions</b>	Monitoring for information the number of dwellings with planning permission and likely contribution towards meeting the dwelling requirement over the plan period.

<b>Topic &amp; Reference</b>	<b>Windfall Contribution– AMR 19</b>
<b>LDP Objective</b>	1 – Meeting future needs

<b>Target</b>	To identify number of dwellings granted planning permission on windfall sites (non-allocated sites)
<b>Policies</b>	H1 & H4
<b>Local Indicator</b>	No. of market and affordable dwellings granted permission on windfall sites (non-allocated sites) per annum
<b>Source</b>	JHLAS Development management information
<b>Triggers and Actions</b>	To be monitored for information and to assess housing supply additional to the dwelling requirement. Information will be used to calculate potential future windfall contributions.

<b>Topic &amp; Reference</b>	<b>Conversions– AMR 20</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	The number of conversions to residential use & no. of affordable dwellings secured.
<b>Policies</b>	H1, H4, TAN 6 & TAN 23
<b>Local Indicator</b>	No of market & affordable dwellings from conversions per annum.
<b>Source</b>	Development management information
<b>Triggers and Actions</b>	To identify the contribution the conversion of buildings to dwellings makes to the overall dwelling requirement. If no affordable dwellings secured from conversions to 5 or more dwellings, consider reviewing policy H4 thresholds for conversions.

<b>Topic &amp; Reference</b>	<b>Rural Enterprise Worker Dwellings – AMR 21</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	To identify Rural Enterprise Worker Dwelling provision in the county.
<b>Policies</b>	H1 & TAN6
<b>Local Indicator</b>	No. of Rural enterprise dwellings granted planning permission per annum and the type of enterprise they support
<b>Source</b>	Development management information
<b>Triggers and Actions</b>	Monitoring for information To identify no. of permissions for 2 <sup>nd</sup> or 3 <sup>rd</sup> rural enterprise worker dwellings tied to the same enterprise / holding. To identify if permission is granted for a rural enterprise work dwelling for an enterprise which is not land-based. Consider inclusion of a specific policy in the LDP or preparation of an SPG.

<b>Topic &amp; Reference</b>	<b>Housing Development Density – AMR 22</b>
<b>LDP Objective</b>	1 – Meeting future needs

<b>Target</b>	Housing Development density to meet the following guide ranges: Towns & Large Villages – 25+ dwellings per ha Small Villages – 20-25 dwellings per ha Rural Settlements / Single dwellings – 10-25 dwellings per ha
<b>Policies</b>	H3
<b>Core Indicator</b>	Average density of housing development permitted on allocated development plan sites and in small villages and rural settlements
<b>Source</b>	Development management information
<b>Triggers and Actions</b>	On or above density guide ranges – continue to monitor. Below density guide ranges – consider evidence, reasons and local circumstances why lower density was approved and consider reviewing guide ranges if not considered realistic or achievable. More or less than density guide ranges on allocated sites – consider impact on delivery of dwelling requirement for the remainder of the plan period.

<b>Topic &amp; Reference</b>	<b>Affordable Housing Delivery– AMR 23</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	To identify the amount and % of affordable housing secured in accordance with price area targets as follows: 20% in Central Powys & Severn Valley Price Areas 10% in Rural North & South West Price Areas To identify the tenure mix secured in accordance with evidence of housing needs.
<b>Policies</b>	H4, H5, H6 & H7
<b>Local Indicator</b>	No. of affordable units granted planning permission No. of affordable units completed No. of Social rent / Intermediate rent / Low Cost Home Ownership / Affordable Dwellings in Rural Settlement units as a % of total affordable units.
<b>Source</b>	JHLAS Development management information LHMA Update
<b>Triggers and Actions</b>	Within 5% of target % for price area – consider reviewing development viability and targets in policy H4. Tenure mix part or non-reflective of evidence of need - consider reviewing development viability, targets in policy H4, LHMA and Affordable Housing SPG. No affordable housing secured – re-assess impact of all policy requirements on development viability, full-plan review.

<b>Topic &amp; Reference</b>	<b>Exception Sites – AMR 24</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	100 80 affordable dwellings permitted over the plan period (5.3 per annum)
<b>Policies</b>	H5, H6 & H7
<b>Local Indicator</b>	No. of affordable units granted permission per annum in accordance with: <ol style="list-style-type: none"> <li>1. H5</li> <li>2. H6</li> <li>3. H7</li> </ol>
<b>Source</b>	Development Management Information Powys Joint Housing Land Availability Study
<b>Triggers and Actions</b>	Less than 33 permitted in 1 <sup>st</sup> 5 years of plan period – consider reviewing exception sites contribution to target. 0 permitted – consider policy review.

<b>Topic &amp; Reference</b>	<b>Householder Development AMR 25</b>
<b>LDP Objective</b>	LDP Objective 2 – Sustainable Settlements and Communities. To ensure that householder development remains proportionate so that the sustainable settlement hierarchy is not undermined. This also supports the objectives of design quality, the efficient use of land and the conservation, protection and enhancement of the built heritage and landscape.
<b>Target</b>	90% of approved ancillary developments are extensions.
<b>Policies</b>	H9.
<b>Local Indicator</b>	% of ancillary developments approved which are not extensions.
<b>Source</b>	Development Management information.
<b>Triggers and Actions</b>	60 – 90% of approved ancillary developments are extensions – Investigation / internal audit and recommendations. <60% of approved ancillary developments are extensions– Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Removal of Conditions– AMR 26</b>
<b>LDP Objective</b>	1 – Meeting future needs
<b>Target</b>	To levy financial contribution toward provision of affordable housing to mitigate the loss of existing affordable or rural enterprise worker dwellings.
<b>Policies</b>	H1, H10
<b>Local Indicator</b>	Permission to discharge conditions Permissions to vary conditions Total Amount of financial contributions received Amount of financial contribution received as a % of the



	sold price of the property on the open market.
<b>Source</b>	Development management information Land Registry Price Paid dataset
<b>Triggers and Actions</b>	Monitoring for information. Consider reviewing policy % claw back if unachievable or consider removing policy if not used.

<b>Topic &amp; Reference</b>	<b>Gypsy Travellers Accomodation– AMR 27</b>
<b>LDP Objective</b>	1 – meeting future needs
<b>Target</b>	No. of Gypsy Traveller Site Permissions (permanent & temporary) according to the need identified in the latest Gypsy & Traveller Accomodatons Needs Assessment (GTANA) <b>Update</b>
<b>Policies</b>	H13
<b>Local Indicator</b>	No. of gypsy traveller sites and no. of pitches granted planning permission.
<b>Source</b>	Development Management Information GTANA updates
<b>Triggers and Actions</b>	Monitoring for information to ensure identified need is satisfied. If those in need not permitted planning permission for a site, consider the need to identify an allocation in the plan <b>revision / review</b> .

### Retail & Town Centres

<b>Topic &amp; Reference</b>	<b>Retail Development – AMR 28</b>
<b>LDP Objective</b>	6 – Vibrant Economy 8 – Regeneration
<b>Target</b>	That development is located in accordance with the LDP's Spatial Strategy & Retail Hierarchy, ensuring vital and viable town centres.
<b>Policies</b>	R1, R2, R3 & R4
<b>Core Indicators</b>	Amount of major retail, office and leisure development (sq.m.) permitted in town centres expressed as a percentage of all major development permitted per annum.
<b>Source</b>	Powys County Council planning consents and Retail Studies/Surveys.
<b>Triggers and Actions</b>	1 major retail, office or leisure development permitted outside of designated town centre boundaries contrary to LDP policies will trigger an investigation into the causes for its location. Resultant actions may include the reassessment of town centre policies and proposals. Where considered appropriate investigative work and subsequent action will be undertaken in collaboration with representatives from the Welsh Government, Commercial Agents and relevant private sector representative organisations.

<b>Topic &amp; Reference</b>	<b>Town Centres – AMR 29</b>
<b>LDP Objective</b>	6 – Vibrant Economy 8 – Regeneration
<b>Target</b>	Town centre frontages that contribute to vital, viable and attractive town centres.
<b>Policies</b>	E2
<b>Local Indicator</b>	Unacceptable concentrations of non A1 and A3 uses within Primary Frontages. Unacceptable concentrations of non A1, A2 and A3 uses within Secondary Frontages. Increases in the number of vacant units in Primary and Secondary Frontages. Annual
<b>Source</b>	Powys County Council planning consents and Retail Studies/Surveys.
<b>Triggers and Actions</b>	Unacceptable concentrations of non-conforming uses or increases in vacancy rates in Primary or Secondary Frontages will trigger an investigation. Where considered appropriate investigative work and subsequent action will be undertaken in collaboration with representatives from the local Town Council, Property Owners, Developers and relevant private sector representative organisations.

<b>Topic &amp; Reference</b>	<b>Neighbourhood Retail – AMR 30</b>
<b>LDP Objective</b>	6 – Vibrant Economy 9 – Infrastructure and Services 16 – Community Well-Being
<b>Target</b>	Retain and improve the provision of neighbourhood and village shops and services.
<b>Policies</b>	DM1(6) and R4
<b>Local Indicator</b>	Loss of a neighbourhood /village shop or service through change of use per annum
<b>Source</b>	Powys County Council planning consents.
<b>Triggers and Actions</b>	The loss of any neighbourhood/village shop or service contrary to LDP policies will be investigated to determine whether it has resulted in a net loss of shop or service provision to that neighbourhood or village. Subsequent action may occur if a net loss has been identified. Where considered appropriate investigative work and subsequent action will be undertaken in collaboration with representatives from the local Town or Community Council, Property Owners, Developers and relevant private sector representative organisations.

## Tourism

<b>Topic &amp; Reference</b>	<b>Tourism Development – AMR 31</b>
<b>LDP Objective</b>	7 – Key Economic Sectors
<b>Target</b>	No specific target. Permitted developments should be in accordance with the requirements of Policies TD1, TD2 and TD3. Amount & Type of Tourism Development including: <ul style="list-style-type: none"> <li>• Holiday accommodation development</li> <li>• Chalet/Caravan park development</li> <li>• Camping sites</li> <li>• Tourism Diversification</li> </ul>
<b>Policies</b>	TD1, TD2 and TD3
<b>Local Indicator</b>	The number and tourism development type of Planning Applications received for: TD1 - Tourist accommodation, facilities and attractions: (a) Within Settlements (b) In the Open Countryside TD2 - Changes of use from Tourism to an Alternative Use TD3 – Montgomery Canal and Associated Development And The number of Planning Applications received for TD1, TD2 and TD3 refused. Annually
<b>Source</b>	Review of Planning Applications and development management information (Northgate)
<b>Triggers and Actions</b>	If there is a large amount of refusals consider a review of policies.

## Waste

<b>Topic &amp; Reference</b>	<b>Waste – AMR 32</b>
<b>LDP Objective</b>	4 – Climate Change & Flooding To contribute to meeting the Powys Waste Strategy targets for recycling.
<b>Target</b>	By 2015/16: <ul style="list-style-type: none"> <li>• 58% of all waste produced in the County to be recycled or composted;</li> <li>• Maximum of 42% all waste produced in the County to be diverted to energy from waste facilities.</li> </ul> By 2019/20 <ul style="list-style-type: none"> <li>• 64% of all waste produced in the County to be recycled or composted;</li> <li>• Maximum 10% of all waste produced in the County to be sent to landfill;</li> <li>• Maximum of 36% all waste produced in the</li> </ul>

	<p>County to be diverted to energy from waste facilities.</p> <p>By 2024/25:</p> <ul style="list-style-type: none"> <li>• 70% of all waste produced in the County to be recycled or composted;</li> <li>• Maximum 5% of all waste produced in the County to be sent to landfill;</li> <li>• Maximum of 30% all waste produced in the County to be diverted to energy from waste facilities.</li> </ul> <p>*Plan contributes to meeting this target. Other non-planning factors influence whether it will be met.</p>
<b>Policies</b>	DM2, Criterion 14 IV) & W1.
<b>Core/Local Indicator</b>	<ul style="list-style-type: none"> <li>• % of waste recycled or composted;</li> <li>• % of waste sent to landfill;</li> <li>• % all waste diverted to energy from waste</li> </ul> <p>Number of waste management facilities permitted. Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21);</p>
<b>Source</b>	Powys Waste Strategy monitoring. Development management information.
<b>Triggers and Actions</b>	<p>Decrease in recycling and composting / Increase in Waste sent to landfill (0 – 5 variation) – Investigation / internal audit and recommendations. Significant decrease in recycling and composting. Increase in Waste sent to landfill (5%+ variation) - Consider policy review and modification.</p>

### Sustainable Energy

<b>Topic &amp; Reference</b>	<b>Renewable and Low Carbon Energy – AMR 33</b>
<b>LDP Objective</b>	<p>5 – Energy &amp; Water To facilitate the installation of:</p> <ul style="list-style-type: none"> <li>• 50,000kW of renewable electricity.</li> <li>• 30,000kW of biomass heat.</li> <li>• 16,000kW Building Integrated Renewable heat.</li> </ul> <p>This will help to achieve 100% renewable electricity production and 12% renewable heat production compared to that which is used domestically in the County by the end of the Plan period.</p>
<b>Target</b>	<p>5,000kW of renewable electricity per annum (2016 – 2026).</p> <p>3,000kW of renewable biomass heat per annum (2016 – 2026).</p> <p>1,600kW of renewable BIR heat per annum (2016 – 2026).</p>
<b>Policies</b>	DM2, Criterion 14 II) & RE1

<b>Core/Local Indicator</b>	Number of kW renewable electricity facilitated per annum. Number of kW of renewable heat facilitated per annum. The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN 8).
<b>Source</b>	Development management information: <ul style="list-style-type: none"> <li>• Number of kW renewable electricity facilitated per annum.</li> <li>• Number of kW of renewable heat facilitated per annum.</li> </ul> This information will be collected from each application permitted. This will enable the capacity of Renewable Energy development permitted within Strategic Search Areas to be collated.
<b>Triggers and Actions</b>	Target p.a. +/- 25 to 75% – Investigation / internal audit and recommendations. Target p.a. +/- >75% - Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Solar Energy – AMR 34</b>
<b>LDP Objective</b>	5 – Energy & Water To resist the installation of =>5.000kW solar installations as they are not considered necessary to meet the objective of achieving 100% renewable electricity production compared to that which is used domestically in the County by the end of the Plan period.
<b>Target</b>	That none are permitted.
<b>Policies</b>	RE1 Criterion 2.
<b>Local Indicator</b>	Number of =>5.000kW solar installations permitted.
<b>Source</b>	Development management information: <ul style="list-style-type: none"> <li>• Number of =&gt;5.000kW solar installations permitted.</li> </ul>
<b>Triggers and Actions</b>	1 – 4 permissions p.a. – Investigation / internal audit and recommendations. 5+ permissions p.a. – Consider policy review and modification.

## Minerals

<b>Topic &amp; Reference</b>	<b>Crushed Rock Aggregates AMR 34</b>
<b>LDP Objective</b>	12 – Resources. To facilitate the contribution of 2.51 million tonnes of maintain at least a 25 year landbank of crushed rock aggregates to the South Wales regional supply per annum.
<b>Target</b>	To facilitate the contribution of 2.51 million tonnes of

	maintain at least a 25 year landbank of crushed rock aggregates to the South Wales regional supply per annum.*Plan contributes to meeting this target. Other non-planning factors influence whether it will be met.
<b>Policies</b>	M1 & M2.
<b>Local Indicator</b>	Amount of crushed rock aggregates contributed to the South Wales regional supply per annum.
<b>Source</b>	Annual monitoring returns. Regional Aggregates Working Party.
<b>Triggers and Actions</b>	0.6 million tonnes of crushed rock aggregates per annum (25 -75% of target) – Investigation / internal audit and recommendations. <0.6 million tonnes of crushed rock aggregates per annum (less than 25% of target) – Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Sterilisation of Mineral Resources - AMR 35</b>
<b>LDP Objective</b>	3 – Efficient use of land. To safeguard non sterilised mineral resources of commercial interest.
<b>Target</b>	To protect non sterilised mineral resources of commercial interest from sterilisation by other development.
<b>Policies</b>	DM1 Criterion 13.
<b>Local Indicator</b>	Amount of land - non sterilised mineral resources of commercial interest sterilised by other development.
<b>Source</b>	Development management information. Ha. of land sterilised.
<b>Triggers and Actions</b>	0 – 25Ha. per annum sterilised by approved development – Investigation / internal audit and recommendations. 25Ha.+ per annum sterilised by approved development – Consider policy review and modification.

<b>Topic &amp; Reference</b>	<b>Future extraction from Dormant Minerals Sites AMR 36</b>
<b>LDP Objective</b>	12 – Resources. To facilitate a sustainable pattern of supply across the South Wales Region.
<b>Target</b>	To review the likelihood of future extraction from long time inactive reserves identified in table 1 annually. *Plan contributes to meeting this target. Other non-planning factors influence whether it will be met.
<b>Policies</b>	M1 and Table M1. Paragraph 21 of Minerals Technical Advice Note 1.
<b>Local Indicator</b>	Number of dormant sites where extraction is not, in the opinion of the Authority, likely to begin again.
<b>Source</b>	Lists explaining:

	<ol style="list-style-type: none"> <li>1. Dormant sites where extraction is, in the opinion of the Authority, likely to begin again.</li> <li>2. Dormant sites where extraction is not, in the opinion of the Authority, likely to begin again.</li> </ol>
<b>Triggers and Actions</b>	<p>Number of sites on list 2 remains constant – Investigation / internal audit and recommendations.</p> <p>Number of sites on list 2 increases – Consider policy review and modification.</p>

<b>Topic &amp; Reference</b>	<b>Resources - Minerals AMR 37</b>
<b>LDP Objective</b>	10 – Important assets. To protect against bad neighbour development.
<b>Target</b>	That no incompatible development is approved in the buffer zones identified on the proposals maps.
<b>Policies</b>	DM2 criterion 12.
<b>Local Indicator</b>	Number of applications approved in buffer zones.
<b>Source</b>	Development management information.
<b>Triggers and Actions</b>	One or more applications approved – Investigation / internal audit and recommendations.

<b>Topic &amp; Reference</b>	<b>Aggregates Capacity AMR 38</b>
<b>LDP Objective</b>	10 – Important assets. 12 - Resources
<b>Target</b>	To comply with the Aggregates Regional Technical Statement (MTAN);
<b>Policies</b>	M1 & M2
<b>Core Indicator</b>	<p>The landbank as reported in RAWP AMR based on 10 year sales trend info.</p> <p>The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN);</p>
<b>Source</b>	Development management information.
<b>Triggers and Actions</b>	Significant increase will lead to (+10%) in any one year One or more applications approved – Investigation / internal audit and recommendations.

### Military Operations (MOD)

<b>Topic &amp; Reference</b>	<b>Material Assets – Sennybridge Training Area - AMR 39</b>
<b>LDP Objective</b>	LDP Objective 10 – Important Assets. To safeguard and support the continued operational use of the Sennybridge Training Area.
<b>Target</b>	For the Sennybridge Training Area to continue as a nationally significant training facility. *Plan contributes to meeting this target. Other non-

	planning factors influence whether it will be met.
<b>Policies</b>	Policies DM1 Criterion 7, i, c. and MD1.
<b>Local Indicator</b>	The continued operation of the Sennybridge Training Area.
<b>Source</b>	Development management information.
<b>Triggers and Actions</b>	Number of relevant applications per annum for development of the range approved <100% – Investigation / internal audit and recommendations. Indication of the significant decline in use of the Sennybridge Training Area – Consider policy review and modification.



## 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"> <li>Policy E1 – Employment Proposals on Allocated Employment Sites</li> <li>Policy R1 - New Retail Development</li> <li>Policy R2 - Development Within Town Centre Areas</li> <li>Policy R3 - Large Out-of-Centre Retail Developments</li> </ul>	Granllyn Montgomery Canal Dyfi Estuary Llyn Peninsulat and Sarnau River Wye Tanat and Vyrnwy Bat Sites Cors Fochno Berwyn and South Clwyd Mountains
<ul style="list-style-type: none"> <li>Policy E4 – Bronllys Health Park</li> </ul>	River Wye
<ul style="list-style-type: none"> <li>Policy H5 - Affordable Housing Exception Sites</li> <li>Policy H6 - Affordable Housing on Enabled Exception Sites</li> <li>Policy C1 – Community Facilities and Indoor Recreation</li> </ul>	Granllyn Llangorse Lake Montgomery Canal Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains River Wye Tanat and Vyrnwy Bat Sites Blaen Cynon Cors Fochno River Usk
<ul style="list-style-type: none"> <li>Policy E2 – Employment Proposals on Non-allocated Employment Sites</li> <li>Policy T1 – Transport Infrastructure</li> <li>Policy H1 - Housing Provision</li> <li>Policy H7 - Rural Affordable Homes</li> <li>Policy H11 - Renovation of Abandoned Dwellings</li> <li>Policy H12- Replacement Dwellings</li> <li>Policy H13 - Gypsy and Traveller Sites and Caravans</li> <li>Policy L1 – Works to a Listed Building</li> <li>Policy TD1 – Tourism Development</li> <li>Policy W1 – Waste</li> <li>Policy M1 - Existing Sites</li> <li>Policy M3 - Temporary Minerals</li> </ul>	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"> <li>• Policy RE1 – Renewable Energy</li> </ul>	<p>Blaen Cynon Cors Fochno</p>
<ul style="list-style-type: none"> <li>• Policy R4 - Neighbourhood and Village Shops and Services</li> </ul>	<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 Cors Fochno Blaen Cynon</p>
<ul style="list-style-type: none"> <li>• Policy TD3 – Montgomery Canal and Associated Development</li> </ul>	<p>Tanat and Vyrnwy Bat Sites Montgomery Canal</p>
<ul style="list-style-type: none"> <li>• Policy MD1 – Development proposals by the MOD</li> </ul>	<p>Mynydd Epynt River Usk</p>

## Appendix 5 - Glossary

<b>Definition</b>	<b>Meaning</b>
<b>Aggregates</b>	A material or rock which is mined or processed to be used for construction purposes, for example crushed rock, sand and gravel.
<b>Allocation</b>	Area of land identified within the LDP which is reserved for a specific use such as housing or employment.
<b>Amenity</b>	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and its enjoyment by residents or visitors.
<b>Anaerobic Digestion (AD)</b>	Processing biodegradable waste which produces biogas (mainly methane and carbon dioxide) which can be used as a fuel for heating and power generation, plus digestate (fertiliser).
<b>Annual Monitoring Report (AMR)</b>	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.
<b>Baseline</b>	A description of the present state of an area against which to measure change.
<b>Biodiversity</b>	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.
<b>Brecon Beacons National Park Authority (BBNPA)</b>	National Park covering part of south Powys. The BBNPA is the Local Planning Authority for the National Park.
<b>Brownfield Site</b>	Land which is or was previously developed with a permanent structure (excluding agricultural or forestry buildings) and associated infrastructure.
<b>Buffer Zone</b>	An area retained between two types of development to protect each from likely conflicts.
<b>Built Heritage</b>	Architecture and archaeology of historic importance.
<b>Chalet</b>	A building, generally of wood construction, normally used for temporary or holiday purposes.
<b>Change of Use</b>	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.
<b>Circular</b>	Advice on planning issued by the Welsh Government.
<b>Community</b>	People living in a defined geographical area, or who share interests and thereby form communities of interest.
<b>Community Infrastructure Levy (CIL)</b>	An optional levy that Local Authorities may charge on development to help fund essential infrastructure.
<b>Community Involvement scheme (CIS)</b>	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

<b>Definition</b>	<b>Meaning</b>
	of the Delivery Agreement
<b>Community Strategy</b>	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.
<b>Conservation Area</b>	Area designated by the Local Planning Authority to conserve or enhance buildings, trees or open spaces.
<b>Consultation</b>	A formal process in which comments are invited on a particular a draft document or proposal.
<b>Contaminated Land</b>	Land that has been polluted or harmed in some way rendering it unusable without remedial work.
<b>Consultation Report</b>	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).
<b>Development</b>	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.
<b>Development Boundary</b>	A boundary drawn around towns and large villages to control development.
<b>Development Brief</b>	A statement outlining the general proposals and requirements for the development of a specific site including detailed design.
<b>Development Management</b>	The process a Local Planning Authority uses to determine a planning application.
<b>Diversification</b>	The introduction of a new enterprise to support the financial viability of an existing business. It is often awchich associated with farming.
<b>Ecosystem</b>	All the plants and animals of a particular area and how they interact with their environment and each other.
<b>Engagement</b>	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people or section of the community.
<b>Environmental Impact Assessment (EIA)</b>	An assessment of the impact, whether beneficial or adverse, of a development proposal upon the environment, produced in the form of an Environmental Statement.
<b>Environmental Report</b>	Document required by the Strategic Envionmental Assessment (SEA) Regulations which identifies, describes and appraises the likely significant effects on the environment of implementing a Plan.
<b>Greenfield land</b>	Land that has never been built on.
<b>Habitats Regulatory Assessment (HRA)</b>	An assessment of a Plan's impact on European protected habitats.
<b>Indicator</b>	A measure of variables over time, often used to a

<b>Definition</b>	<b>Meaning</b>
	measure achievement of objectives.
<b>Infill</b>	Development within an otherwise built-up frontage
<b>Involvement</b>	Generic term to include both participation and consultation techniques.
<b>Inset Maps</b>	Plans of the towns and large villages which illustrate in greater detail policies and proposals not able to be shown on the Proposals Map
<b>Listed Building</b>	A building included on the List of Buildings of Special Architectural or Historic Interest prepared by the Secretary of State.
<b>Local Development Plan (LDP)</b>	The required statutory development plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.
<b>Local Planning Authority (LPA)</b>	A planning authority responsible for the preparation of an LDP and development management.
<b>Material consideration</b>	Relevant additional documents or information that must be taken in to account in relation to a planning application or plan representation.
<b>Mineral Safeguarding</b>	The protection or safeguarding of important mineral resources from development.
<b>Mitigation</b>	Measures to avoid, reduce or offset significant adverse effects.
<b>National Nature Reserve (NNR)</b>	Area designated by Natural Resources Wales to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>Objective</b>	A statement of what is intended, specifying the desired direction of change in trends.
<b>Open Countryside</b>	Land outside the (development) boundaries of defined settlements.
<b>Phasing</b>	The development of a site in gradual stages over a period of time rather than all at once.
<b>Planning Condition</b>	Planning permission can be granted subject to planning conditions to ensure that development is or is not carried out in a certain way.
<b>Planning Gain</b>	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.
<b>Planning Obligation</b>	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)
<b>Planning Policy Wales (PPW)</b>	Welsh Government's principle policy document on planning. Minerals policy is contained in MPPW.

<b>Definition</b>	<b>Meaning</b>
<b>Policies</b>	Land use policies which describe the Council's approach for the development and use of land.
<b>Proposals</b>	Land use and development proposed by the LPA.
<b>Proposals Map</b>	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.
<b>Protected species</b>	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.
<b>Public Open Space (POS)</b>	Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.
<b>Ramsar Site</b>	Wetland 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.
<b>Registered Social Landlord (RSL)</b>	A not-for-profit housing provider, typically a housing association, which provides affordable or specialist needs housing.
<b>Renewable Energy</b>	Energy that comes from resources that are naturally replenished on a human timescale such as sunlight, wind, rain and biomass.
<b>Renewable Energy Assessment (REA)</b>	An assessment by a LPA of the capacity to accommodate renewable energy within its area.
<b>Reserved Matters</b>	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.
<b>Scheduled Ancient Monument (SAM)</b>	A structure scheduled by Cadw (part of Welsh Government) for protection under the Ancient Monuments and Archaeological Areas Act
<b>Sensitive Development</b>	Development sensitive to noise, hours of operation, and other disturbance.
<b>Significant effect</b>	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).
<b>Soundness</b>	An LDP is examined for soundness – against tests - at examination under section 64 (5)(b) of the 2004 Act.
<b>Stakeholders</b>	Groups or individuals whose interests are directly affected by the LDP with involvement generally through representative bodies.

<b>Definition</b>	<b>Meaning</b>
<b>Statutory</b>	Required by law e.g. Act of Parliament.
<b>Strategic Environmental Assessment (SEA)</b>	Generic term used internationally to describe an environmental assessment applied to policies, plans and programmes. The SEA Regulations require an LDP to be assessed.
<b>Supplementary Planning Guidance (SPG)</b>	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.
<b>Sustainability Appraisal (SA)</b>	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 Planning and Compulsory Purchase Act 2004 to undertake SA of the LDP.
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Sustainable Drainage System (SuDS)</b>	Drainage system designed within new development to accommodate surface water drainage discharges.
<b>Technical Advice Notes (TAN's)</b>	Topic-based guidance published by Welsh Government to supplement PPW.
<b>Unitary Development Plan (UDP)</b>	The required statutory development plan for each Welsh LPA under the Town and Country Planning Act (1990).
<b>Viability Assessment</b>	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.
<b>Wales Spatial Plan (WSP)</b>	A plan prepared and approved by the National Assembly for Wales under S60 of the Planning and Compulsory Purchase Act 2004, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control.
<b>Windfall Site</b>	A site for new development that was unallocated by an LDP but has come forward for development during the plan period.
<b>Wind Farms</b>	Sites upon which wind turbines collectively generate electricity.