

# **SCHEDULE OF FOCUSSED CHANGES**

(Document **number x**)

**An Addendum  
to the  
Powys Local Development Plan,  
Deposit Draft  
2011 – 2026**



**January 2016**

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### To do –

1. insert changes from Deposit Plan appendices,
2. insert map changes – need maps + description
3. Make sure each has an FC number

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## **1.0 Introduction**

1.1 The Powys Deposit Local Development Plan (LDP) was made available for public consultation from 8<sup>th</sup> June to 20<sup>th</sup> July 2015. Following consultation, the Council received a total of 884 representations/comments from 254 different individuals or organisations. The representations related to the written statement of the LDP, the proposals and inset maps and a small number to the informing assessments. Having considered these representations, the Council has decided that a small number of Focussed Changes should be proposed to the LDP

### **1.2 What is a Focussed Change?**

1.3 Having considered the representations made on the Deposit Plan, it is considered that some changes to the Plan would address some of the matters and issues raised by representors. These proposed changes are referred to as Focussed Changes, and have been published in this document for public consultation. It should be noted that the Council has also responded to every representation which provides comment, support or objection to the Deposit LDP. These responses are presented as part of the LDP Consultation Report, which will be submitted as part of the documentation required for Examination.

1.4 Advice on Focussed Changes is provided by Welsh Government's LDP Manual, 2015. The Manual advises that changes to the LDP after deposit should be avoided wherever possible, but exceptionally it may prove necessary to consider proposing changes to ensure the plan is sound, for example where there has been a sudden, major change in local circumstances, new national planning policy has been introduced or deposit plan representations identify an unforeseen soundness issue. Further, it advises that this should be one set of an extremely limited number of focussed changes that reflect key pieces of evidence but do not go to the heart of the plan. It advises that consultation on these proposed changes should take place at the earliest opportunity to avoid delaying the examination process. It advises that immediately preceding submission of its LDP for examination, the LPA should commence advertising through public consultation (6 week period) an addendum to the deposit plan. This addendum should set out the focussed changes it wishes to be made, showing the new / revised policies and text, and supported by reasoning and robust evidence for the changes. It is clear that representations may only be made on the Focussed Changes.

1.5 The purpose of the consultation is to enable:

- The general public and interested parties to submit comments to the proposed Focussed Changes; and
- The Planning Inspector appointed to conduct the Examination of the LDP to be confident that everyone affected has had the opportunity to comment before he/she makes any recommended change to the LDP.

1.6 The Focussed Changes have been informed by the following supporting assessments:

- Strategic Environmental Assessment (Environmental Report)

- Sustainability Appraisal
- Habitats Regulatory Assessment.

## 1.7 How to Comment

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

1.8 When making a comment or representation, it is important you tell us which part of the document you are commenting on. Please ensure that you quote the relevant Focussed Change (FC) number, and relevant site reference number if applicable. **It is important to note that comments made at this stage can only address and relate to the proposed Focussed Changes.** This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Deposit LDP not subject to change.

### 1.9 The Deadline for Comments: 4.30pm, Monday 7<sup>th</sup> March 2016 tbc.

Comments received after the deadline will not be accepted. Comments received during the consultation period will be collated and forwarded to the Planning Inspector appointed to conduct an Examination into the soundness of the Plan.

**Making comments in writing or by e-mail:** Please complete and return the standard comments form which can be downloaded from the Council's LDP webpages. This can be returned via email or by post.

It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website.

## 1.10 Explanation of Focussed Changes

1.11 Section 2 of this report presents the proposed Focussed Changes in page order of the Deposit Local Development Plan. The Focussed Changes have been shown in the following two ways:

- New text: Where there is new text to be included this is shown **highlighted as green**.
- Deleted text: Where there has been a change to the wording of a paragraph or policy, a deletion is shown by a **strike-through**.
- Any changes to Proposals / Inset Maps are specifically marked.

1.12 For each Focussed Change, the document sets out the following:

- **Focussed Change(FC) Reference:** a unique reference number for the Focussed Change;
- **Section:** a reference to the Policy, Paragraph or Section of the Deposit Plan where the proposed change is to occur;
- **Proposed Focussed Change:** detailing the change that is to occur, and

- **Reason:** providing a reasoned justification for the proposed change and identifying which representation(s) or new evidence the change addresses.

1.13 In addition to the Focussed Changes, a number of minor editing changes have been included as an appendix to this document. These are included for information purposes only, not for consultation.

#### 1.14 **What happens next?**

1.15 The Deposit LDP and supporting documents, along with all comments received during the Deposit and Focussed Changes consultation periods will be submitted to the Welsh Government and an independent Planning Inspector will be appointed to carry out an Examination of the Plan in public during 2016.

## 2. Proposed Focussed Changes

<b>Focussed Change: FC1</b>	<b>Section: Front Cover of Plan</b>
<b>Reason</b> - To comply with the LDP (Wales) Amendment Regulations, 2015	

Insert Plan start and end dates on the cover of Plan: **1/4/2011 to 31/3/2026**

<b>Focussed Change: FC2</b>	<b>Section: Executive Summary</b>
<b>Reason:</b> Consequential changes reflecting additional evidence and focussed changes proposed elsewhere in the LDP.	

Amend fourth paragraph with updated figures:

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 meet the dwelling requirement **of 5,519 dwellings**, including **1,044 affordable homes**. It also provides **49 45 hectares** of employment land and includes policies to meet the needs of the economy.

<b>Focussed Change: FC3</b>	<b>Section: Executive Summary</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representations (27.V5) (27.V24) (6235.V2), in order to reflect a more holistic approach to the protection of the historic environment and to ensure the LDP meets the soundness tests.	

Amend terminology in the final paragraph as follows:

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

<b>Focussed Change: FC4</b>	<b>Section: Paragraph 2.2.4</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representation (6235.V2), to reflect the historic environment of Powys beyond that of built heritage designations, and to ensure the LDP meets the soundness tests.	

Amend terminology in the final sentence of paragraph 2.2.4 as follows

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. The quality of the historic environment and architecture is reflected in the large number of **historic and** built heritage designations within Powys.

<b>Focussed Change: FC5</b>	<b>Section: Paragraph 2.2.8a</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representations (1084.V12 and others) relating to Welsh language.	

Insert new paragraph 2.2.8a after paragraph 2.2.8 as follows

**2.2.8.a** Welsh Language and Culture are important planning considerations in Powys. Levels of Welsh language use vary across the county with higher usage found in the north-west and south-west. These Welsh Speaking strongholds have shown the most significant decreases in the number of Welsh speakers in recent decades.

<b>Focussed Change: FC6</b>	<b>Section: Vision, Paragraph 3.2.1</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representations 3822.V1, 4349.V1 and 6235.V1 (to reflect the importance of the Powys landscape as a topic in its own right), in order to ensure the LDP meets the soundness tests.	

Insert additional words in the Vision as follows:

**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 sustainably managing its natural resources, native wildlife and habitats, heritage, **outstanding landscapes** 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.**

<b>Focussed Change: FC7</b>	<b>Section: LDP Objective 1</b>
<b>Reason:</b> Consequential change to reflect amended dwellings requirement, dwelling	

provision, and employment land provision.

Amend LDP Objective 1 as follows:

### 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. 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. 49.45 hectares of employment and economic development uses.
- iii. Retail, tourism, recreation, infrastructure, services and other needs.

<b>Focussed Change: FC8</b>	<b>Section: LDP Objective 5</b>
<b>Reason:</b> To remove confusion in the wording and clarify how Policy RE1 relates to the Objective more clearly by responding to Representations 6322.V1, 6323.V1.	

Amend LDP Objective 5 as follows:

#### 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~~ 50MW installed capacity of renewable electricity generating technology (outside the Strategic Search Areas), ~~30,000kW~~ 30MW renewable biomass and ~~16,000kW~~ 16MW building integrated heat generating technology.

<b>Focussed Change: FC9</b>	<b>Section: LDP Objective 13</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representations 27.V5, 27.V24, 4349.V2, 6235.V2, 6235.V7 in order to reflect a more holistic approach to the protection of the landscape and historic environment, whilst recognising landscape as a topic in its own right, and to ensure the LDP meets the soundness tests.	

Amend LDP Objective 13 as follows:

#### LDP Objective 13 – ~~The~~ Landscape and the Historic Environment



To 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.

**i. Landscape**

To protect, preserve and/or enhance the distinctive landscapes of Powys and adjoining areas, including protected landscapes.

**ii. The Historic Environment**

To protect, preserve and/or enhance the distinctive historic environment, heritage and cultural assets of Powys and adjoining areas, and to facilitate the reduction of the number of listed buildings at risk.

<b>Focussed Change: FC10</b>	<b>Section: Employment Land Growth, Paragraphs 3.3.1 – 3.3.8</b>
<p><b>Reason:</b> Consequential change to reflect the revised allocation of employment land provision in light of further evidence (refer to FC19).</p> <p>Paragraph 3.3.8 is amended to highlight the role of supported regeneration initiatives to support jobs and encourage growth and indicate that such strategies have value across the County. To provide counter argument to <b>Rep 6235.V6</b> that reference to LGZs should be removed.</p>	

Amend paragraphs 3.3.1 – 3.3.8 as follows:

- **LDP employment land requirement 2011-2026 = 49 45 ha**

3.3.6 It is concluded that the LDP should allocate 49 45 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.

3.3.8 Local Growth Zones (LGZs), supported by Welsh Government, are also regeneration initiatives 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, and Brecon \* / Bronllys / Talgarth \* (\* Brecon and Talgarth are within the BBNPA and outside the scope of the Plan), and Ystradgynlais is within the Communities First programme area, Welsh Government’s flagship to improve the living conditions and prospects of people in the most disadvantaged communities across Wales.

<b>Focussed Change: FC11</b>	<b>Section: Housing Growth,</b>
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	<b>Paragraphs 3.3.12 – 3.3.16,</b>
<b>Reason:</b>	
To reflect in light of further evidence the revised: <ul style="list-style-type: none"> <li>• dwelling requirement</li> <li>• dwelling land provision</li> <li>• updated information on completions and commitments</li> </ul>	
<b>Further explanation required</b>	

To amend paragraphs 3.3.12 – 3.3.16 as follows:

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

3.3.12 Welsh Government’s Local Authority Household Projections were used as the starting point to identify the housing requirement for the LDP<sup>1</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. 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.

**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% Conversion rate</b>
<b>Dwelling Requirement</b>	4,600	3,784	4,087

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**.

<sup>1</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.

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.)**.

3.3.16 Table H2 below shows how the housing provision is to be met.<sup>2</sup>

**Table H2 – LDP Housing Provision**

	Towns	Large Villages	Small Villages	Rural / Other	Total
Completions to 31/12/13 (a)	138	112	34	132	416
Commitments not started (b)	878	401	165	239	1683
Commitments U/C (c)	184	67	30	60	341
New Allocations (d)	1790	833	Not applicable	Not applicable	2623
Windfall projection (e)	224	188	68	528	1008
<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.

<b>Focussed Change: FC12</b>	<b>Section: LDP Affordable Housing Target, Paragraphs 3.3.17 – 3.3.18,</b>
<b>Reason:</b>	
To reflect, in light of further evidence, the revised:	
<ul style="list-style-type: none"> <li>• dwelling requirement</li> <li>• the Affordable Housing requirements / contribution expected in the Central Powys area (30%).</li> <li>• dwelling land provision</li> <li>• updated information on completions and commitments</li> </ul>	
<b>Further explanation required</b>	

<sup>2</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.

To amend paragraphs 3.3.17 – 3.3.18 as follows:

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

3.3.17 An affordable housing target of 1,044 dwellings is set for the LDP<sup>3</sup>. This is 19% of the LDP dwelling requirement and has had regard to the findings of the Local Housing Market Assessment<sup>4</sup>. The Viability Assessment / Study of the LDP took into consideration the prevailing economic climate, land values and house prices in Powys, a range of 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. 867 affordable homes from allocated sites as set out in Appendix 1 and other sites in accordance with policy H4;
3. 64 affordable homes on windfall sites (non-allocated sites), based on an assessment of completions over the period 1/1/2011 to 31/12/2013.

<b>Focussed Change: FC13</b>	<b>Section: Insert new Strategic Policies section after paragraph 3.4.24.</b>
<b>Reason:</b> Introductory text and insertion of new strategic policies SP1 and SP2 and reasoned justification to provide certainty on the LDP's strategy. Also to ensure the LDP addresses matters raised by LDP representation 1084.V2.	

Insert strategic policies section as follows:

### **3.5 Strategic Policies**

3.5.1 The spatial element of the LDP Strategy identifies where development should be located during the Plan period, with the aim of ensuring that development meets the needs of Powys' communities and is directed to locations that are sustainable in terms of their size, function, character, facilities, transport linkages, social and environmental capacity.

3.5.2 The spatial strategy is based upon the sustainable settlement hierarchy and aims to disperse development proportionately around the Plan area in order to meet the needs of Powys' communities. Development outside of the main towns and large villages is closely controlled. This ensures that the higher tier settlements within the County remain as foci for housing, employment and services, contributing to their vitality and promoting vibrant and sustainable communities. This approach reinforces

<sup>3</sup> Further information is provided in the LDP Affordable Housing Topic Paper

<sup>4</sup> An update to the LHMA was undertaken in 2014 and published in 2015.

infrastructure provision (both social and physical) so as to reduce the need to travel. The Plan supports the use of policies that encourage the level of development most appropriate to each settlement. The strategy therefore ensures that an appropriate balance is struck between sustaining our more rural communities, meeting needs locally, whilst protecting the County's natural assets

### **Strategic Policy SP1 - Settlement Strategy**

Housing and employment development is distributed in accordance with the following settlement strategy based on a settlement's levels of service provision and size (households) and subject to its capacity to accommodate sustainable growth:

Category	Type of Development
<p><b>Towns: At least 50% of the Plan's housing growth and at least 50% of the Plan's employment land within:</b></p>	
<p><b>1. Towns</b></p>	<p><b>Housing and Employment:</b></p> <p>A higher proportion of new development required will be directed to Towns. This will be through commitments and new allocations and on suitable sites within the development boundary.</p> <p>In addition windfall sites within the development boundary will be permitted.</p> <p>Additionally affordable housing can will be permitted on exception sites.</p>
<p><b>Large Villages: At least 20% of the Plan's housing growth and up to at least 15% of the Plan's employment land within:</b></p>	
<p><b>2. Large Villages</b></p>	<p><b>Housing:</b></p> <p>A significant proportion of new housing development required will be directed to Large Villages. This will be through commitments and new allocations and on suitable sites within the development boundary.</p> <p>In addition windfall sites within the development boundary can be permitted.</p> <p>Additionally affordable housing can will be permitted on exception sites.</p> <p><b>Employment:</b></p> <p>Employment land allocations have been made in the</p>

	<p>following Large Villages: Abermule, Churchstoke, Four Crosses and Three Cocks (Mixed Use Site).</p>
<p><b>Small Villages: No more than (10%) of the Plan's housing growth within:</b></p>	
<p><b>3. Small Villages</b></p>	<p><b>Housing and Employment:</b></p> <p>The LDP does not identify development boundaries for Small Villages and there are no allocations for development within this tier.</p> <p><b>Housing:</b></p> <p>Open Market housing development will be restricted to small infill plots (suitable to accommodate one or two dwellings) unless larger scale infill development is identified in a community-led Village Action Plan.</p> <p>Additionally affordable housing be permitted on exception sites.</p> <p>Single Rural Affordable Homes to meet local need <del>can</del> will be permitted on suitable sites where well-integrated into the settlement.</p> <p><b>Employment:</b></p> <p>Proposals may be acceptable where they are justified and comply with Policy.</p>
<p><b>Rural Settlements and Countryside: No more than (20%) of the Plan's Housing Growth within:</b></p>	
<p><b>4. Rural Settlements</b></p> <p><b>and</b></p> <p><b>5. Open Countryside:</b></p>	<p><b>Housing and Employment:</b></p> <p>The LDP defines Rural Settlements but does not identify development boundaries for them and there are no allocations for development within this tier.</p> <p><b>Housing:</b></p> <p>Open market housing development will not be permitted in Rural Settlements.</p> <p>Single rural affordable homes to meet local need in perpetuity <del>can</del> will be permitted on suitable sites where well-integrated into a rural settlement.</p> <p>Only housing development that complies with Planning</p>

	<p><b>Policy Wales and TAN6 will be permitted in the Open Countryside.</b></p> <p><b>Employment:</b></p> <p><b>There are no allocations for employment development within these tiers. Proposals may be acceptable where they are justified and comply with Policy.</b></p>
<p><b>No more than 30% of the Plan's employment land Growth on LDP Allocated sites located outside of the settlement hierarchy:</b></p>	
<p><b>Allocated Sites outside of the settlement hierarchy</b></p>	<p><b>Housing: Not Applicable</b></p> <p><b>Employment:</b></p> <p><b>Land has been allocated at :</b></p> <p><b>Buttington Quarry and Brickworks to assist in the redevelopment of this existing brownfield site. The land is already partially developed with employment uses – For B1, B2 B8 and other appropriate economic uses.</b></p> <p><b>Offas Dyke Business park, Buttington – this is an existing Employment Site which lies outside of an identified settlement. For B1 Uses.</b></p>

**3.5.3 The spatial strategy and the sustainable settlement hierarchy seek to:**

- Provide the framework for distributing development proposals to meet the planned growth in housing and employment in the County;
- Provide a focus for service provision and investment plans / opportunities;
- Support the appropriate co-location of different land uses; and to
- Carefully control development in the less sustainable areas so as to address the problems associated with rural dispersal, encourage the take up of urban brownfield sites and move towards a more sustainable overall development pattern for the future.

**3.5.4 The purpose of SP1 is to ensure that growth is appropriately apportioned and controlled between the hierarchy tiers so that the location of new development does not undermine the LDP Strategy and contributes to a sustainable pattern of development in Powys.**

**3.5.5 It is important that new development does not adversely affect the integrity or role of a settlement in a manner which would contradict the aims and objectives of the LDP sustainable settlement hierarchy. Proposals for development should be of a scale, use and design that complement the position of a settlement in the 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.

### **Strategic Policy SP2 - Safeguarding of Material Assets**

Developments which impact on the following material assets will only be permitted where they will have no unacceptable adverse impact on the asset and its operation: Any development proposal must not unacceptably adversely affect, either on its own or in combination with existing or approved development important material assets and their operation including:

**i. Strategic infrastructure such as:**

- a. Transport routes including disused transport infrastructure that offers potential for future transport re-use, 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.
- f. Utilities infrastructure including pipelines, electricity transmission connections and hazardous installations

**ii. Major tourism assets and visitor attractions including but not limited to:**

- a. Royal Welsh Agricultural Society showground.
- b. Welshpool and Llanfair Light Railway.
- c. Elan Valley and Vrynwy Estates.
- d. Powis Castle.

**iii. Green tourism assets and infrastructure including but not limited to:**

- a. National Cycle Network routes.
- b. National Trails and National Bridlepath Network
- c. Local Trails and Public Rights of Way.
- d. Canals and Waterways.
- e. Open access land and common land.
- f. Potential future routes along linear features (such as disused railways).

**iv. Land Allocations in the Local Development Plan where the development proposal frustrates or may frustrate the identified use and/or capacity of the site thereby compromising it's contribution to the overall aims and objectives of the Plan.**

3.5.6 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.

3.5.7 The extent of buffer zones around hazardous installations is determined by the Health and Safety Executive

3.5.8 Allocated sites are protected for the purposes and uses for which they are allocated.

<b>Focussed Change: FC14</b>	<b>Section: Paragraphs 4.1.1 – 4.1.2, Table DM1</b>
<b>Reason:</b> <ul style="list-style-type: none"> <li>• Paragraph 4.1.1 – Delete superfluous text.</li> <li>• Table DM1 – Text inserted to refer to the introduction of the proposed two strategic policies and the disaggregation of the development management policies in order to better articulate the Plan’s strategy and development management policies. Re-numbering of table steps as necessary.</li> <li>• Paragraph 4.1.2 – as above. Inclusion of reference to agricultural development for clarity.</li> </ul>	

Amend paragraphs 4.1.1-4.1.2 and table DM1 as follows:

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 DM2 – DM17 and the Strategic policies SP1-2</b> Strategic Planning Matters	If the development is supported by the development type policy, or there is no relevant development type policy, it should then be considered against <b>the strategic planning matters set out in Policy DM1. E.g. impact on protected sites.</b> <b>the Development Management policies (DM2 – DM17)</b> and the Strategic Policies SP1-2.
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 3	<b>DM1 – Planning Obligations</b>	Depending on <b>the</b> proposal, a Planning Obligation may be required in line with Policy <b>DM1.</b>

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4.1.2 The LDP does not include policies for every type of development, but Policies DM1 and DM2 to DM17 will be used to determine all applications.

4.1.3 No specific policy is included on the re-use / adaptation of rural buildings, or on agricultural development, 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.

<b>Focussed Change: FC15</b>	<b>Section: Section 4.2, Development Management Policies</b>
<b>Reasons:</b>	
<p>It is proposed that Section 4.2 of the LDP is re-written to disaggregate the three previous Development Management policies (DM1-DM3) into specific policies in order to better articulate these policies and provide greater legibility. The policies and supporting text in the Deposit Draft June 2015 have been retained and re-used wherever possible and, where considered appropriate, to address comments made on the Deposit Draft LDP 2015.</p> <p>The references below setting out the reasons refer to proposed numbering of the proposed Focussed Changes rather than to the Deposit Plan policy and paragraph numbers.</p> <p><b>Policy DM3 Planning Obligations</b> – renumbered as DM1 to reflect amended section 4.2 .</p> <p><b>Policy DM2 The Natural Environment</b> – Stand-alone policy proposed to provide clarity and to ensure the LDP addresses matters raised by LDP representations 542.V4, 1084.V11, 1084.V12, 1612.V3, 4177.V1, 5197.V13, 6160.V1, 6235.V12 and 6235.V16, and in order to ensure the LDP meets the soundness tests.</p> <p><b>Policy DM3 Landscape</b> - Stand-alone policy and supporting justification text to provide clarity and to ensure the LDP addresses matters raised by LDP representations 27.V22, 1084.V12, 3822.V1, 4349.V3, 5197.V13, 6235.V1, 6235.V13, and in order to ensure the LDP meets the soundness tests.</p> <p><b>Policy DM4 Development and Flood Risk</b> - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12 and 1084.V15 and in order to ensure the LDP meets the soundness tests.</p> <p><b>Policy DM5 Flood Prevention Measures and Land Drainage</b> - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12, 1084.V15, 1084.V18, 5197.V15 and in order to ensure the LDP meets the soundness tests.</p> <p><b>Policy DM6 Dark Skies</b> - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 27.V5, 27.V24, 1084.V12, 5197.V15,</p>	

5197.V16 and 6235.V2, and in order to ensure the LDP meets the soundness tests.

**Policy DM7 Minerals Safeguarding and Policy DM8 Existing Mineral Workings** - To ensure clarity by having separate policies and reasoned justifications on safeguarding and buffer zones for minerals and to ensure the LDP addresses matters raised by LDP representations 1084.V12, 1481.V1, 1481.V5, 4765.V2, 4765.V3, 5100.V1. Also to ensure alignment with national policy MPPW and MTAN2 in order to ensure the LDP meets the soundness tests.

**Policy DM9 Contaminated and Unstable Land** - To provide clarity and address representation 4765.V4

**Policy DM10 Amenities** - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12. and to ensure the LDP meets the soundness tests.

**Policy DM11 Community Facilities** - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12 and 6253.V1 in order to ensure the LDP meets the soundness tests.

**Policy DM12 Transport** - To ensure clarity and to ensure the LDP addresses matters raised by LDP representation 1084.V12 in order to ensure the LDP meets the soundness tests.

**Policy DM13 Utility requirements for new development** - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations 1084.V12 & 5197.V15 in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.

**Policy DM14 Development in Welsh Speaking Strongholds** - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (1084.V12, and various representations raising issues about Welsh Language and Culture) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.

**Policy DM15 Design and Resources** - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (1084.V12) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.

**Policy DM16 - Protection and Enhancement of the Historic Environment**

- To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (27.V22, 1084.V12, 5197.V16) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.
- Addition of 'Historic' before 'Battlefields' and re-description of iv. Registered Parks and Gardens To ensure clarity and consistency with the Topic Paper and in order to ensure the LDP meets the soundness tests.
- To include reference to locally listed buildings and other non-designated heritage assets To ensure the LDP addresses matters raised by LDP representations (27.V5, 27.V24, 6235.V2), in order to reflect a more holistic approach to the

protection of the historic environment and to ensure the LDP meets the soundness tests.

- Include views both 'into' and 'out of' in the policy - to ensure the LDP addresses matters raised by LDP representation (6235.V14), to ensure that the effect of the proposal on both views into and out of a site or feature is taken into account, in order to ensure the LDP meets the soundness tests.
- Change reference to heritage assets as non-renewable resources 'important' to 'essential'. Reason - To ensure the LDP addresses matters raised by LDP representation (6235.V14), to recognise heritage assets as non-renewable resources that are essential for education, leisure and the economy, in order to ensure the LDP meets the soundness tests.
- Amended Supporting Text Reason - To provide a clearer justification to ensure the LDP addresses matters raised by LDP representations (27.V5) (27.V24) (6235.V2), reflecting a wider range of heritage assets, in order to ensure the LDP meets the soundness tests.
- To ensure the LDP addresses matters raised by LDP representation (27.V22), in order to recognise the importance of the HER as a heritage information tool

**Policy DM17 Protection of Existing Employment Sites** – Policy carried forward and retained from the Deposit Draft LDP 2015.

Replace all of section 4.2 Development Management Policies with the following text as follows. (Note the original text that it is proposed to delete is not shown because the section is being replaced in whole).

### **Policy DM1 – Planning Obligations**

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

- 1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance 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.**

4.2.1 The Council will only look to use planning obligations where planning conditions are considered inappropriate.<sup>5</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.

<sup>5</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>

- 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.

4.2.2 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.

4.2.3 The Planning Act 2008 made provision for Councils to seek contributions from development for infrastructure through a Community Infrastructure Levy (CIL)<sup>6</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).

4.2.4 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.

## **Policy DM2 – The Natural Environment**

**Development proposals which impact on the following natural environment features will only be permitted where they do not unacceptably adversely affect or compromise:**

**All Proposals for development must protect, manage and enhance the natural environment and open space to avoid compromising, or unacceptably adversely affecting, either on their own or in combination with existing or approved development, the following:**

### **1. Site Designations, Habitats and Species**

**The important habitats, species and site designations listed below from i. to vi. are afforded the highest levels of protection and will be protected from any development that would harm their distinctive features or characteristics.**

- i. European Protected Sites (SAC, SPA and Ramsar).**
- ii European Protected Habitats (Natura 2000 Annex 1 habitats).**

- iii. National Nature Reserves and Sites of Special Scientific Interest.
- iv. Protected Species including those listed in the Habitats Directive (Natura 2000 Annex 2 Species) and the Wildlife and Countryside Act.
- v. Habitats and Species of principal importance for biodiversity conservation in Wales.
- vi. National and Local Biodiversity Action Plan Habitats and species.

In relation to site designations vii. to ix. below, development will only be permitted where:

- (a) They conserve and where possible enhance the natural heritage importance of the site; or
- (b) The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site; and
- (c) Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.

- vii. Local Nature Reserves.
- viii. Wildlife Trust Reserves and Sites.
- ix. Regionally Important Geological Sites and Geological Conservation Review Sites.

- 2. The achievement of the Water Framework Directive's overarching objectives.
- 3. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.
- 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

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.

At the site level, proposals for development shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests to produce a net gain both at the particular site, including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

**4.2.5 Site Designations.** This policy addresses LDP Key Issue 12 and Objective 11. Powys contains important natural and semi natural environments which are protected through designations made at European, National and local levels. Many of these natural and semi natural environments are sensitive to air and water pollution from developments, including agricultural developments. These natural and semi natural environments are valuable non-renewable resources which are also essential for education, leisure, and the economy. Guidance on the protection of these resources, the criteria against which development that may affect them and the relative weight attached to the different designations is contained in PPW, TAN5 - Nature Conservation and Planning and Circulars.

4.2.6 For the River Wye SAC the primary mechanism for achieving its conservation targets is through the Nutrient Management Plan (NMP). This is overseen by a Board and a Technical Group which Powys County Council supports and participates in.

4.2.7 In order to assess the acceptability of a development proposal against the criteria of Policy DM2, proposals which would be likely to result in increased nutrient loading to the environment, such as intensive livestock units, will be required to assess the potential impacts in respect of water and air quality, to ensure that they do not adversely affect these natural and semi natural environments.

4.2.8 In addition to the designated sites listed above there are also areas that are, or are being, designated as Local Wildlife Sites (LWS) across the county. These locally important sites have passed, and are being protected by, a standard set of criteria justifying their importance for wildlife and are identified and monitored by the Wildlife Trusts (Brecknockshire, Montgomeryshire and Radnorshire). LWS are under continual review and not all qualifying sites have been identified or designated. Developers and applicants are therefore encouraged to contact the Local Records Centre to determine how their proposal might relate to or impact upon any LWS.

**4.2.9 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'.

4.2.10 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.

4.2.11 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 sustainable 'pollution and flow neutral' position represent a means through which growth may be allowed whilst ensuring that WFD objectives can be met, prevent deterioration and ensure pollution does not damage the integrity of designated sites and their ability to support internationally important features.

**4.2.12 Trees, Woodlands and Hedgerows of Significant Public Amenity, Natural or Cultural Heritage.** Trees are the largest and longest living organisms in Powys. Trees, woodlands and hedgerows offer multiple benefits, including visual amenity, defining a sense of place, providing places for relaxation and recreation, habitats for wildlife, improved health and wellbeing and mitigating the effects of climate change. To maintain these benefits, the protection and enhancement of existing tree and woodland cover is essential. Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value.

4.2.13 Ancient woodlands and hedgerows and veteran trees are irreplaceable habitats of high biodiversity value that cannot be recreated once lost. This policy will protect them from development that would result in significant damage and developments will be expected to retain them. Where appropriate, Tree Preservation Orders will be served to protect significant trees from removal or harm. The amenity value of trees will be assessed in accordance with government guidance and nationally recognised systems of amenity evaluation.

**4.2.14 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.

4.2.15 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.

4.2.16 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.



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

4.2.18 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.

4.2.19 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.

Type	Per 1000 of population
Pitch Sports	1.72ha
All Sports	1.76ha
Designated Equipped Playing Space	0.25ha
Accessible Natural Green Space (CCW toolkit standard)	2ha

Type of Space	Walking Distance (metres)	Straight Line Distance (metres)
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

4.2.20 **Protection, Management and Enhancement of Biodiversity and Geodiversity at the Site Level.** Proposals will be required to demonstrate how they intend to protect, manage or enhance biodiversity interests on a particular site. In most cases this will involve gathering and presenting supporting evidence for the proposal. The requirements for this evidence will vary depending on the likely impacts of the proposals. Where impacts to biodiversity are likely a full Ecological Survey will be required. Where potential impacts to European designated sites are likely sufficient information to enable a Habitats Regulation Assessment may be necessary.

4.2.21 Connectivity is concerned with enabling biodiversity to spread to, or be connected with appropriate habitats or similar ecosystems. This avoids 'islands' of habitats or populations from developing and being isolated from others and improves the resilience of populations and habitats to withstand the effects of climate change, development pressures and changes to wider landscape management. Many

measures which protect, manage and enhance biodiversity can also be instrumental in delivering greater connectivity.

4.2.22 Further information on how to protect, manage and enhance biodiversity and geodiversity will be detailed in the Biodiversity SPG.

### **Policy DM3 – Landscape**

**All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with proposed, approved or existing development, the key characteristics of the Powys landscape, as defined in the LANDMAP aspect areas for which the development is located, including:**

- 1. The development pattern of the area, its historical and ecological qualities, open views, tranquillity and sensitivity to change;**
- 2. The topography and patterns of features such as broad, open uplands, peat moors, small hills and valleys, traditional field boundaries, woodlands, rivers and streams.**

**All proposals will also need to have regard to adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.**

4.2.23 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 social, cultural and 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 of the adjoining National Parks, and Areas of Outstanding Natural Beauty.

4.2.24 LANDMAP is a standardised 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. Developers are advised to refer to LANDMAP to determine how development proposals can be integrated into the landscape whilst incorporating measures for its protection and/or conservation and/or enhancement.

4.2.25 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 and historic environment of the Brecon Beacons and Snowdonia National Parks. 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>7</sup>.

4.2.26 Eleven of the fifty eight Registered Landscapes of Historic Interest in Wales are either partially or entirely within Powys. The impact of development affecting these landscapes may require assessment under the 'Assessment of the Impact of Development on Historic Landscapes' (ASIDOHL2) process.

#### **Policy DM4 – Development and Flood Risk**

**All development proposals must be located away from tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to alleviate the threat and consequences of flooding over its lifetime. In addition the development must not increase flood risk elsewhere, and shall where possible allow floodplains to provide water storage to reduce flooding in the catchment, unless:**

- 1. The development is of a very minor nature such as an extension to a dwelling; or**
- 2. There is an overriding need in the public interest for the development.**

4.2.27 Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk. In accordance with TAN15: Development and Flood Risk no highly vulnerable development will be permitted in Development advice zone C2. Development will only be considered in other areas at high risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements of TAN15.

4.2.28 TAN15 states that the Development Advice Maps are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development. Development advice zones C1 and C2 of the maps show high flood risk areas and are based on Natural Resources Wales' extreme flood outlines for tidal and fluvial flooding.

4.2.29 Applications for the variation or renewal of planning permission will only be approved, in line with Policy H2, where it can be demonstrated that the development complies with the current Development Plan policies. This means that where planning permission lapses an application for its renewal will not be granted if it is for

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<sup>7</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/npmp/2010-2015-national-park-management-plan/>

highly vulnerable development within an area of flood risk (Development advice zone C2).

### **Policy DM5 – Flood Prevention Measures and Land Drainage**

In addition to the requirements set out in National Guidance, all proposals for development must avoid unnecessary flood risk by assessing the implications of development proposals within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.

In addition to this:

**A. 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 Systems (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.

**B. Satisfactory provision shall be made for land drainage and Sustainable Drainage Systems (SuDS) in all developments. 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 integrated or 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.**

4.2.30 TAN15: Development and Flood Risk, advises that no highly vulnerable development will be permitted in development advice zone C2; and that development will only be considered in other areas defined to be at high risk of flooding in the Development Advice Maps where it can be demonstrated that the site can comply with the justification and assessment requirements of TAN15. However as the Lead Local Flood Authority - Powys County Council is responsible for managing local flood risk from other sources of flooding such as ordinary watercourses, surface runoff and groundwater. The Council's Local Flood Risk Management Strategy contains measures and objectives, "To ensure that planning decisions are properly informed by flooding issues and the impact future development may have on flood risk management and long term developments". To ensure that the LDP assists the Council in fulfilling this role the Strategic Flood Consequences Assessment (SFCA) advises that "The vulnerability of the development from other sources of flooding should be considered as well as the effect of the new development on surface water runoff."

4.2.31 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).

4.2.32 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" and "The Chief Planning Policy Officers Letter (9th January 2015) - Planning Policy on Flood Risk and Insurance Industry Changes".

**4.2.33 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.

4.2.34 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.

4.2.35 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.

### **Policy DM6 – Dark Skies and External Lighting**

**Proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates 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.**
- iv. A disturbance to protected species.**

4.2.36 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.

4.2.37 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, protected species, 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 the historic environment. Thought needs to be given on how external lighting schemes can avoid potential impacts to nocturnal wildlife, particularly protected species, such as bats, otters and badgers. Dark wildlife movement corridors should be left, e.g. no external lighting of boundary habitat features, wildlife corridors, and watercourses.

4.2.38 Protected species are a material planning consideration. The way in which protected species are considered in the planning process is detailed in TAN5.<sup>8</sup> The LDP does not repeat this guidance on how to deal with protected species and in this instance relies upon national guidance.

### **Policy DM7 - Minerals Safeguarding**

**Reserves of sand and gravel, limestone, sandstone, igneous rocks and coal will be safeguarded as shown on the Proposals Map.**

**The sterilisation of minerals in a safeguarded area by other forms of development will not be permitted unless:**

- i) The development is temporary and restoration to enable future extraction of the mineral is agreed; or**
- ii) The development is of a very minor nature such as an extension to an existing dwelling; or**
- iii) There is an overriding need in the public interest for the development; or**
- iv) The mineral can be extracted satisfactorily prior to the incompatible development taking place**

4.2.39 Policy DM7 is to ensure that mineral resources are not needlessly sterilised by other development, so that they may remain accessible to future generations in accordance with MPPW and MTANs. Defining mineral Safeguarding Areas carries no presumption that the mineral resources will be worked, merely that the location of the mineral is known. Rather, mineral Safeguarding Areas should be considered as a form of constraint area to ensure that the presence of mineral resources is adequately and effectively considered in planning decisions.

4.2.40 The aggregate mineral resources identified for safeguarding on the Proposals Map are the Nationally and Regionally Important primary aggregate mineral resources identified on the Aggregates Safeguarding Map of Wales November 2012. Non-aggregates minerals identified on the National Minerals Map of Wales 2010 have not been safeguarded with the exception of Coal resources.

4.2.41 Coal resources identified for safeguarding on the Proposals Map are the Primary and Secondary Shallow Coal Resources. All primary and secondary coal resources are safeguarded outside built up areas. The main coal resource in the

planning area is in the Upper Swansea Valley around Ystradgynlais. A small area of tertiary Coal lies near Coedway in Montgomeryshire.

4.2.42 Satisfactory prior extraction of a mineral resource before incompatible development occurs should include extraction within a reasonable timescale and without having unacceptable environmental impacts. Proposals to reuse the mineral resource (for example sand and gravel) within the proposed development to minimise the need to import minerals over long distances would be supported.

#### **Policy DM8 - Existing Mineral Workings**

**Buffer zones have been identified around mineral working sites. Within buffer zones proposals for new development will only be permitted where it is demonstrated that:**

- i. The development does not sterilise safeguarded mineral resources;**
- ii. The proposal would not constrain the operations of the mineral site;**
- iii. The proposal would not be unacceptably affected by the mineral extraction operations at the site; and**
- iv. The proposal can demonstrate the appropriate mitigation measures.**

4.2.43 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. The extent of the buffer zone is based on national guidance which is 100m for sand and gravel pits, 200m for hard rock quarries and 500m for coal sites.

#### **Policy DM9 – Contaminated and Unstable Land**

**Proposals on contaminated or unstable land will be permitted where they do 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**

4.2.44 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.

4.2.45 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.

4.2.46 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.

4.2.47 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.

### **Policy DM10 – Amenities**

**All proposals for development will be permitted where 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.**

4.2.48 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. Existing operations and installations should also be protected from incompatible sensitive development. For example, operations from mineral workings produce noise or dust, and these operations would be prejudiced if noise sensitive uses were allowed nearby.

### **Policy DM11 - Protection of Existing Community Facilities and Services**

**The loss of the following existing Community Facilities and Services will only be permitted as follows:**

**(a) An existing community or indoor recreation facility where 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.**

**(b) An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:**

**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. Alternative solutions to support the long-term economic viability of the business have been demonstrated to be adequately explored.**

4.2.49 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.

4.2.50—Given their importance, the Council recognises the need to retain existing neighbourhood and village 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 alternative business models such as community ownership. A prolonged period for marketing purposes is defined as at least 6 months.

#### **Policy DM12 – Transport Requirements for New Development**

**Proposals for new development must meet highway access requirements and vehicular parking standards and must incorporate the access needs of all transport users, especially pedestrians and cyclists and those with disabilities or mobility impairment. Proposals considered to generate significant amounts of travel or traffic will only be considered where they include a satisfactory Transport Assessment and/or a Travel Plan.**

4.2.51 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.

4.2.52 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.

4.2.53 Where considered appropriate planning obligations may be sought in accordance with Policy DM1 – Planning Obligations. 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.

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

#### **Policy DM13 – Utility Requirements for New Development**

**Proposals for development must ensure adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment.**

4.2.55 Utility infrastructure encompasses services such as water supply, sewerage treatment, electricity and gas supplies, and telecommunications. 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 Policy DM1 – Planning Obligations. In these circumstances, satisfactory arrangements should be made between utility companies and the developer for aftercare and maintenance of the works. 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.

4.2.56 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.

4.2.57 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.

4.2.58 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. 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 public water mains are not available, for example in 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.

4.2.59 All new development should be connected to the public foul sewerage system. Development will not be permitted 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. 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 and demonstrates that the quality of surface and ground waters will not be adversely effected (in line with Water Framework Directive objectives).

#### **Policy DM14 - Development in Welsh Speaking Strongholds**

**Planning Applications for 10 or more dwellings within or adjoining in the following settlements (as identified on the proposal maps) will be required to submit a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture:**

<b>Towns</b>	<b>Llanfair Caerieinion, Llanfyllin, Machynlleth and Ystradgynlais</b>
<b>Large Villages</b>	<b>Abercrave, Coelbren, Llanbrynmair, Llangynog, Llansantffraid-ym-Mechain, Llansilin, Pontrobert, Penybontfawr and Trefeglwys</b>

4.2.60 Welsh language and culture are important planning considerations in Powys. The future of Welsh language and culture will depend on a wide range of factors including education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities.

4.2.61 Levels of Welsh language use vary across the county with higher usage found in the north-west and south-west. Community Council Areas where more than 25% of the population speak Welsh (2011 census) are recognised by the plan as areas where the Welsh language is a significant part of the social fabric of some or all of these communities. It is these areas which have shown the most significant decreases in the number of Welsh speakers in recent decades. Welsh language and culture in Powys and how to plan for its protection and enhancement is considered in detail in the Welsh Language and Culture Topic Paper.

4.2.62 The Sustainability appraisal of the plan included an assessment of the likely significant effects of the plan on the use of Welsh language in Powys. In accordance with Technical Advice Note 20, the Sustainability Appraisal of the Plan assessed the impact of the spatial strategy, policies and allocations on the Welsh language and was found to have an overall positive impact.

4.2.63 In conjunction with the Sustainability Appraisal of the plan a Welsh Language Impact Assessment was also undertaken. This assessment forms part of the Sustainability Appraisal and was undertaken to help understand the likely

impacts of new housing development on Welsh speaking communities including impacts on the character and linguistic balance of a community associated with new housing development. Refer to The Powys Local Development Plan – Welsh Language Impact Assessment of Communities in the Upper Swansea Valley (June 2013) for further information. The assessment concluded that should a development proposal be likely to affect a local concentration of Welsh speakers then this would need to be assessed and if necessary mitigated using methods identified in the assessment.

4.2.64 The plan supports Welsh language and culture across the entire County by being centred on a spatial strategy that guides and distributes development to sustainable locations in accordance with its objectives and Strategic Policy SP1 - Settlement Strategy and by providing policy support for building strong local economies, providing appropriate housing provision, distribution and choice including affordable housing, and by protecting built heritage and existing community facilities and services.

4.2.65 In addition to this county wide policy approach evidence suggests that new large housing developments have the potential to affect local concentrations of Welsh speakers. The Council therefore considers that new housing development of 10 or more dwellings in higher tier settlements located within Community Council areas where more than 25% of the population speak Welsh has the potential to have a detrimental impact on Welsh language and culture.

4.2.66 Housing development proposals in these locations will need to be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language. Planning Obligations will be sought by agreement with applicants where necessary in accordance with Policy DM1 – Planning Obligations.

4.2.67 Details of Language Action Plan requirements and appropriate Welsh language and culture mitigation measures will reflect the key findings and recommendations of the Welsh Language Impact Assessment and explained further in Planning Obligations – Supplementary Planning Guidance. Examples of appropriate mitigation measures could include support and funding for Welsh language and culture initiatives and projects or phasing of new housing development.

4.2.68 All advertisements, place names and signage within these settlements must be bilingual in order to protect local linguistic character, tradition and promote cultural distinctiveness.

### **Policy DM15 – Design and Resources**

**The design, layout size, scale, mass and materials of all new development shall:**

**(a) Complement and where possible enhance the character of the surrounding area and support community safety and crime prevention;**

**(b) Include adequate amenity and / or open space, as appropriate; and**

**(c) 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.**

4.2.69 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.

4.2.70 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.

4.2.71 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 biodiversity and 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 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).

4.2.72 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.

### **Policy DM16 - Protection and Enhancement of the Historic Environment**

Development proposals which impact upon the following historic environment features shall protect, preserve and/or enhance those features and contribute to preserving local distinctiveness and sense of place and shall meet the following criteria:

~~All proposals shall protect, preserve and/or enhance the Historic Environment and contribute to preserving local distinctiveness and sense of place.~~

1. Development proposals must not unacceptably adversely affect, either on their own or in combination with existing or approved development, the following sites and features, including their essential settings and significant views into and out from:

- i. Scheduled Ancient Monuments.
- ii. Listed Buildings.
- iii. Conservation Areas.
- iv. Registered Parks and Gardens of Special Historic Interest.
- v. Historic Battlefields.
- vi. Registered Landscapes of Outstanding and Special Historic Interest.

Proposals relating to, or affecting, the above sites and features of the historic environment will be assessed in accordance with national guidance and legislation. Proposals should also have regard to other non-designated heritage assets of significance, including any locally listed buildings, and their settings.

**2. Proposals within or affecting important areas of the historic environment shall be designed to integrate with the surrounding area and shall reflect the locally distinctive architectural and historical identity and qualities of the area.**

4.2.73 This policy addresses LDP Key Issues 14 and 15 and Objective 13. The historic environment forms an important part of the County's unique character. Heritage assets are valuable non-renewable resources which are essential for education, leisure and the economy. As well as adding to the quality of the environment for local people, the historic environment of the County creates a significant attraction for tourists and inward investors and therefore makes a valuable contribution to the local economy.

4.2.74 The Council's objectives in respect of the historic environment are to safeguard the cultural integrity of the historic settlements and buildings within the Plan area and to encourage the enhancement of the historic environment. The County's historic sites, features, townscapes and landscapes should be treated as assets, and should be positively conserved and enhanced for the benefit of residents and visitors alike.

4.2.75 Many elements of the County's historic environment are protected through national legislation and guidance, and as such do not require specific policies in the LDP. The Council expects all development proposals to plan positively for all aspects of the historic environment, whether statutorily protected or not, including non-designated assets such as locally listed buildings, and regard should also be given to the information held on the Historic Environment Record. Supplementary Planning Guidance will be prepared in relation to these non-designated aspects of the historic environment following adoption of the LDP.

4.2.76 The Council also aims to promote and reinforce local distinctiveness within Powys. Proposals will be expected to be designed to respect and enhance the local distinctiveness of the area, particularly within areas recognised for their landscape, townscape or historic value, and areas where there is an established and distinctive design character. This can be achieved through promoting sensitive and innovative design approaches, paying particular attention to local building materials and methods, and to the proportions and layout of historic buildings and features within the local context.

### **Policy DM17 - Protection of Existing Employment Sites**

**The loss of existing sites and buildings in economic use will only be permitted if the proposed use would not:**

- 1. Prejudice the use of surrounding employment sites / buildings; and / or**
- 2. 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.**

4.2.77 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 Technical Advice Note 23, (Para 4.6).

<b>Focussed Change: FC16</b>	<b>Section: Paragraph 4.4.1</b>
<b>Reason:</b> To address poor design which does not reflect Powys historical local design and vernacular especially in small market towns where they need to sensitively blend with their environment. (Rep 5197.V18).	

Amend Paragraph 4.4.1 to include the following additional wording:

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. The LDP provides opportunity for all scales of employment uses. Employment development proposals on all sites should seek to reflect the character of the towns, villages and countryside settings in which they are located and will be considered against the relevant policies in the LDP.

<b>Focussed Change: FC17</b>	<b>Section: Policy E1</b>
<b>Reason:</b> Consequential change to reflect the amended employment land provision.	

To amend Policy E1 as follows:

**Policy E1 - Employment Proposals on Allocated Employment Sites**

**49 45 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.**

<b>Focussed Change: FC18</b>	<b>Section: Paragraphs 4.4.4 - 4.4.5</b>
<b>Reason:</b> To provide greater support for micro and small employment opportunities able to use existing buildings. Rep 482.V1.	

To amend paragraphs 4.4.4 and 4.4.5 as follows:

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, **including the development of new small businesses** 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** **or the reuse of existing buildings**.

<b>Focussed Change: FC19</b>	<b>Section: Table E1</b>
<b>Reason</b>	
<ul style="list-style-type: none"> <li>• <b>Abermule Business Park</b> - To provide greater flexibility for land use at Abermule but maintain preference for higher quality employment use, and to ensure minimal visual impact at local sites within the B1, B2, B8 usages. Rep 542.V6.</li> <li>• <b>Site allocation numbers</b> - Table E1 should include site allocation reference numbers for clarity. Rep 1084.V17.</li> <li>• <b>St Giles Golf Course</b> – Delete as site will not be coming forward in Plan Period.</li> <li>• <b>Total Employment Allocation Ha</b> - Consequential change to reflect the amended employment land provision. Site allocations (ha) have also been re-measured and amended as necessary.</li> </ul>	

To amend Table E1 as follows:

### **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 with **minimised visual impact (for example, screening)** 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	Site Allocation Ref. No.
<b><u>Ystradgynlais</u></b>				
Woodlands Business Park	Ystradgynlais	2.31	High Quality	P58 EA1
		<b>2.31 ha.</b>		
<b><u>Central Powys</u></b>				
Wyeside Enterprise Park	Builth Wells	1.2	High Quality	P08 EA1 / P08 EC1
Gypsy Castle Lane	Hay-on-Wye	2.4	Mixed Use	P21 MUA1
Heart of Wales Business Park	Llandrindod Wells	<del>4.3</del> 3.9	Prestige	P28 EA1
Broadaxe Business Park	Presteigne	2.4	Local	P51 EA1
Brynberth Enterprise Park	Rhayader	3.7	Local	P52 EA1
Land adj. Gwernyfed Avenue	Three Cocks	3.4	Mixed Use	P53 MUA1
		<b>17.4 17 ha.</b>		
<b><u>Severn Valley &amp; North</u></b>				
Great Oaks Business Park	Llanidloes	<del>0.4</del> 1.2	High Quality	P35 EA1
Parc Hafren	Llanidloes	<del>1.68</del> 2.2	Local	P35 EA2 / P35 EC1
Llanidloes Road	Newtown	2	High Quality	P48 EA1
<del>St. Giles Golf Course</del>	<del>Newtown</del>	<del>4</del>	<del>Mixed Use</del>	<del>P48 MUA1</del>
Abermule Business Park	Abermule	2.6	High Quality/Local	P02 EC1 EA1
Churchstoke	Churchstoke	<del>1.54</del> 1.28	Local	P12 EA1
Buttington Cross Enterprise Park	Welshpool	1.5	Prestige	P57 EC1
Buttington Quarry	Trewern	6	Local	P59 EA1
Offa's Dyke Business Park	Welshpool	7.3	Prestige	P60 EC1
Four Crosses	Four Crosses	<del>0.75</del> 0.5	Local	P18 EC1
		<b>27.77 23.58 ha.</b>		
<b><u>Machynlleth</u></b>				
Treowain Enterprise Park	Machynlleth	<del>1.3</del> 1.7	High Quality	P42 EA1
		<b>1.3 1.7 ha.</b>		
<b>Total</b>		<b>48.78 44.59 ha.</b>		

**Focussed Change: FC20**

**Section: Policy E4 and Paragraphs  
4.4.10 - 4.4.11**

**Reason**

- Add “wellbeing” to designation to provide wider scope for the development of the park and bring benefits to the residents of Powys. Rep 6230.V1.
- **Paragraph 4.4.11** - To ensure the LDP addresses matters raised by LDP representations (27.V5, 27.V24, 6235.V2), in order to reflect a more holistic approach to the protection of the historic environment and to ensure the LDP meets the soundness tests. Rep 27.V1
- **Paragraph 4.4.11** - To ensure the LDP addresses any potential effects upon surrounding settlements, infrastructure and designated landscapes. Rep 1034.V7.
- **Paragraph 4.4.12** - To ensure that any proposed development of the Bronllys Hospital Site undertakes the appropriate environmental assessments. Rep 5197.V21.

Amend wording of Policy E4 and paragraphs 4.4.10 & 4.4.11, and insert new text, as follows:

**Policy E4 – Bronllys Health Park**

**Proposals to develop the site of Bronllys Hospital as a Health & Wellbeing 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 & wellbeing 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 assets which should be protected in accordance with Policy DM16 including two listed buildings and a registered historic park and garden. Any development proposal will need to refer to an agreed joint development brief with BBNPA prior to adoption as SPG, which may include limitations or conditions on permissible uses. Applications will need to take account of any potential wider impacts upon the settlements of Bronllys and Talgarth and the surrounding area including the transport network and the Brecon Beacons National Park.

4.4.12 Any potential development as well as taking account of the site heritage, will need to take of any natural heritage and undertake ecological and Habitats regulations Assessments

<b>Focussed Change: FC21</b>	<b>Section: Policy T1 and paragraph 4.5.3</b>
<b>Reason:</b> To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (Repn: 6333.V1 & 6325.V18) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy. Plus minor editing corrections.	

## 4.5 Transport

### Policy T1 – Transport Infrastructure

Transport infrastructure and traffic management improvements will be permitted where they support Welsh Government priorities for promoting growth and sustainable jobs, tackling poverty, and ensuring sustainable rural communities. In particular this would be where such measures:

1. Improve the safety of transport users, especially those making 'active travel' journeys by walking or cycling.
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 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, such as Park and Ride/Share Schemes and Bus Stops that complement the use of local and 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 opportunities will be 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 are addressed in by the Development Management and Strategic Policies DM1 and DM2.

<b>Focussed Change: FC22</b>	<b>Section: Policy H1, Paragraph 4.6.1</b>
<b>Reason:</b>	
<ul style="list-style-type: none"> <li>• To ensure the LDP addresses matters raised by LDP representation 78.V3, to remove detailed reference to affordable housing requirements in respect of open market housing developments which repeats the requirements of policy H4, and to improve clarity and understanding by amending the supporting text to Policy</li> </ul>	

H1 to make clearer cross reference to the allocated housing sites which are shown in the schedule in Appendix 1 and which will deliver much of the housing. Changes proposed in order to ensure the LDP meets the soundness tests.

- “Village plan” in 2. i) has been amended to “village action plan” so that the terminology aligns with that found in national policy (TAN12 -- Design) regarding area specific SPG.
- Consequential changes in opening paragraph of Policy H1 and Paragraph 4.6.1 to reflect the amended housing provision and dwelling requirement figures in light of further evidence and updating.

Amend policy H1 and insert additional paragraph (4.6.1a) after paragraph 4.6.1 in reasoned justification as follows:

### **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 provides land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings.

Housing development will be supported in the following ways:

#### **1. In Towns and Large Villages:**

- 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.**
- On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policies H5 and H6.**

#### **2. In Small Villages:**

- 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 action 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.**
- On sites forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7.**

#### **3. In Rural Settlements and the Open Countryside:**

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

4.6.1 Policy H1 seeks to deliver 5,519 dwellings, the identified dwelling requirement over the plan period 2011-2026. This provision equates to an average completion rate of 368 dwellings per annum.

4.6.1a. The development of allocated housing sites will contribute to the achievement of Policy H1. Housing land allocations have been made for large housing sites (>5 dwellings) in Towns and Large Villages as set out in detail in Appendix 1 (Settlement Allocations Table). Allocated housing sites comprise both new LDP housing sites (referenced HA) and existing committed housing sites with planning permission (referenced HC). Additionally a proportion of new housing will arise on allocated Mixed Use (MUA) sites. Appendix 1 sites are calculated to have capacity to provide 3,767 dwellings. Further detail on the selection of sites can be found in the Topic Paper “Candidate Sites Process and Site Assessment Methodology” (2015).

<b>Focussed Change: FC23</b>	<b>Section: Policy H2</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representations 78.V6, to provide clarity on the requirement for development briefs to be prepared for certain types of sites/certain sites in order to ensure the LDP meets the soundness tests.	

Insertion of additional criterion 4 in Policy H2 as follows:

**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. **Applications for large or mixed use developments or the development of certain sensitive sites may be required to be preceded by a development brief which has been prepared by the developer and agreed by the Council and which establishes how the site is to be developed in accordance with this policy.**

<b>Focussed Change: FC24</b>	<b>Section: Policy H4 Criterion 2</b>
<b>Reason:</b>	
To ensure that the LDP addresses matters raised by LDP representation (78.V4) in	

order to ensure the LDP meets the soundness tests. The target contributions in the first instance should be met as those targets have been derived from the Council's own viability assessment that will be the subject of the Examination.

To ensure that the LDP addresses matters raised by LDP representation (1084.V4). It had been decided at the deposit stage of the LDP to reduce the requirement from 30% to 20% in the Central Powys area on the basis that the Council would adopt CIL. Since the deposit stage the Council has decided not to take the CIL approach at this stage although this position may change in the future. Consequently, the Council is proposing to raise the level of contribution from 20% to 30 % in the Central Powys area in accordance with the findings of the Viability Study.

Amend criterion 2 of Policy H4 as follows:

**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%~~ 30% 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.
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.

<b>Focussed Change: FC25</b>	<b>Section: Policy H6</b>
<b>Reason:</b> To ensure that the LDP addresses matters raised by LDP representations (542.V15, 1034.V4, 6207.V4, 6204.V4, 1084.V6) in order to ensure the LDP meets the soundness tests. It is agreed that the policy is not in conformity with national planning policy as stated in para. TAN 2 and therefore should be deleted to ensure the LDP reflects National Planning Policy / Guidance.	

Delete Policy H6 and paragraphs 4.6.22 – 4.6.25 as follows:

**~~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 Towns and Large Villages on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.

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.
- 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 exceptions 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. 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.

<b>Focussed Change: FC26</b>	<b>Section: Policy H7, Criterion 4</b>
<b>Reason:</b> To ensure that the LDP addresses matters raised by LDP representation (1084.V5) in that only specific permitted development rights relating to floorspace increases should be withdrawn.	

Amend Criterion 4 of Policy H7 as follows.

**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 **for development that would increase the dwelling's floorspace** will be withdrawn.

<b>Focussed Change: FC27</b>	<b>Section: Paragraph 4.6.30</b>
<b>Reason:</b> To ensure that the LDP addresses matters raised by LDP representations (1034.V5) to address concerns that by allowing rural affordable homes that exceed the maximum floorspace set out within the policy, this could undermine the affordability of such dwellings. It is not considered to be necessary to make provision for exceptional circumstances within policy as such departures from adopted policy can be considered where material considerations indicate otherwise. The Council agrees to remove this paragraph from the supporting text of policy H7 in order to ensure the LDP meets the soundness tests.	

Delete Paragraph 4.6.30 as follows:

~~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.~~

<b>Focussed Change: FC28</b>	<b>Section: Policy H11, Criteria 2 &amp; 3</b>
<b>Reason:</b>	
<b>Criterion 2 -</b> To ensure the LDP addresses matters raised by LDP representation	

(27.V28), to ensure that reference is made to the architectural interest of the former dwelling, and to ensure the LDP meets the soundness tests.

**Criterion 3** - For clarity.

Amend criterion 2 and 3 of Policy H11 as follows:

**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 and features used in of the former dwelling. The design of the renovated dwelling shall also take reference from either any recorded evidence of the architectural or archaeological interest of the former dwelling, or shall be reflective of the local vernacular.
3. The proposal shall not be more dominant in the landscape than the former dwelling and shall not have a detrimental effect on the character of the landscape or the open countryside.

<b>Focussed Change: FC29</b>	<b>Section: Paragraph 4.6.37</b>
<b>Reason:</b> To provide additional guidance on interpretation of criterion 2 of policy H12 to ensure the LDP meets the soundness tests. To ensure the LDP addresses matters raised by LDP representation (27.V28), to ensure that reference is made to the architectural interest of the former dwelling, and to ensure the LDP meets the soundness tests.	

Insert additional explanatory text in paragraph 4.6.37 as follows:

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. In order to ensure the sensitive renovation of the former dwelling, it is necessary to ensure that the materials and features of the former dwelling are, as far as possible, incorporated into the renovation. Reference should also be given to any architectural and archaeological interest of the former building in the design of the renovation, for which there may be evidence contained within the Historic Environment Record. Alternatively, and particularly in the absence of any recorded evidence of the design of the former dwelling, the renovated dwelling should be of a design that contributes to preserving local vernacular.

<b>Focussed Change: FC30</b>	<b>Section: Paragraph 4.6.38</b>
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**Reason** - To provide additional guidance on interpretation of criterion 2 of policy H12 to ensure the LDP meets the soundness tests.

Insert additional explanatory text in paragraph 4.6.38 as follows:

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. **Where the dwelling to be replaced is considered to be of architectural, historic or local vernacular interest, there is a presumption against the replacement of such a dwelling, unless it is demonstrated, through the submission of structural and financial evidence, that the building is beyond realistic repair**

<b>Focussed Change: FC31</b>	<b>Section: Paragraphs 4.6.40 &amp; 4.6.41</b>
<b>Reason:</b>  <b>Paragraph 4.6.40</b> - Consequential change to reflect the amendments proposed to Section 4.2 of the LDP.  <b>Paragraph 4.6.41</b> – Updating amendment.	

Amend paragraphs 4.6.40 and 4.6.41 as follows:

4.6.40 Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites<sup>9</sup> and should also satisfy the criteria of **the Development Management Policies 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 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. 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.**

<b>Focussed Change: FC32</b>	<b>Section: Paragraph 4.7.11</b>
<b>Reason:</b> To provide greater clarity and the reason for distinguishing between Primary and Secondary frontages rather than 33% and 3 adjoining units for both categories and ensuring the retail function of town centres is protected and not	

<sup>9</sup> <http://wales.gov.uk/topics/people-and-communities/communitycohesion/publications/goodpractice/?lang=en>

compromised. Rep 439.V9.

Replace paragraph 4.7.11, and insert additional text (paragraphs 4.7.11a-c), as follows:

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.~~ The policy allows and encourages a diversity of uses in Town Centres to increase their overall attractiveness for shopping, leisure and business purposes. The extent of non-retail uses will be controlled to protect the general retail character of central streets and maintain continuity of shopping frontages.

4.7.11a As a guide, at least 75% of units within the Primary Frontage should be retained for retail use (A1 & A3). Primary Frontages form the retail core of the town centre; here the majority of units should be retail. In the Primary Frontage the emphasis is on protecting and enhancing the shopping role. Change of use can result in concentrations of non-retail uses, which in a Primary Frontage can undermine the retail function of the centre. Any new development or change of use should therefore be able to demonstrate a contribution or enhancement to the shopping role. Non-retail uses should not be allowed to become concentrated within individual parts of the Primary Frontage in a way that could undermine the retail function.

4.7.11b Within Secondary Frontages at least 66% of the units should be retained within retail use (A1 & A3). Within Secondary Frontages the aim is to ensure that any change of use from retail does not harm the retail function. It is however recognised that these Frontages will have a greater mix of uses than that of a Primary Frontage and that those other uses provide vital services that have an important contribution to make to the vitality and viability of the town centre. Here the emphasis should be on retaining a balance of appropriate uses whilst maintaining a predominance of retail uses. When determining an application for a change of use from retail, consideration will be given to the cumulative effects of continuous blocks of non-retail within the designated area. Non-retail units should not account for more than 3 adjacent units.

4.7.11c A potential threat to the vitality, viability and attractiveness of town centres is that of 'dead shop frontages' within the main shopping frontages. These occur when uses that may not require an active daytime frontage (e.g. night clubs, restaurants, book keepers) are established. 'Dead shop frontage' can be avoided by incorporating an A1, or other use that requires an active daytime frontage, into the development. There may be a requirement that premises be open during the core retailing times in the interest of the vitality, viability and attractiveness of the affected frontage and town centre.

**Focussed Change: FC33**

**Section: Paragraph 4.7.14**

**Reason:** Allowing residential development above ground floor level is implicit in

Policy R2. The added sentence is to ensure clarity. Rep 542.V20.

Insert additional text in paragraph 4.7.14 as follows:

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. Proposals for residential conversions on first floor level and above will generally be supported in line with the Development Management policies.

<b>Focussed Change: FC34</b>	<b>Section: Paragraph 4.8</b>
<b>Reason:</b>	
<b>Paragraph 4.8</b> - Make heading match that of retail section above.	
<b>Paragraphs 4.8.1A – 4.8.1C</b> - To provide introductory paragraphs to clarify the high value tourism potential of Powys (Rep 6307.V1). Added references to national policy for clarity.	

Amend title of paragraph 4.8 and insert additional introductory text as follows:

#### **4.8 Planning for Tourism**

4.8.1A The high quality, beauty and variety of the Powys landscape, combined with its history and culture, create an area of great attractiveness which has huge potential for high value tourism. Tourism is one of the County's main employment sectors. It is an important component of the rural economy and can help to provide new jobs and it is therefore desirable to support appropriate tourism related developments in principle, whilst sustaining the outstanding natural beauty. One of the Objectives of the LDP is to sustainably develop Powys's tourism economy.

4.8.1B Relevant national guidance relating to tourism proposals include:

- PPW, Chapter 11 Tourism, Sport and Recreation;
- TAN 6: Agriculture and Rural Development ;
- TAN 13: Tourism; and
- TAN 16: Sport, Recreation and Open Space.

4.8.1C TAN 6 includes advice relating to diversification of farms and reuse/adaptation of rural buildings. TAN 16 covers leisure facilities forming part of a tourism development. No LDP policies have been included for off-road recreational vehicles or golf courses as they are adequately covered by the above national guidance. (TAN 16)

<b>Focussed Change: FC35</b>	<b>Section: Policy TD1</b>
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**Reason:** To provide clarity with regards to the term “modest in scale” Replace with “where compatible in terms of location, siting, design and scale.” (Criterion i). Rep 6290.V1. Also to remove sense of being restrictive of permitting new tourism developments and allowing non-permanent developments (criterion iv added). Rep numbers: 542.V24, 6301.V1, 6360.V2.

Amend Policy TD1 as follows:

**Policy TD1 – Tourism Development**

**Development 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 compatible in terms of location, siting, design and scale 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 **in particular** 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; **or**
  - iv. It is not permanent in its nature.**
3. Accommodation shall not be used for permanent residential accommodation.

<b>Focussed Change: FC36</b>	<b>Section: Paragraph 4.8.2.</b>
<b>Reason:</b> To ensure clarity in justification text to remove sense of being restrictive of permitting new tourism developments and allowing non-permanent developments Rep 542.V24, 6301.V1, 6360.V2.	

Amend text of paragraph 4.8.2 as follows:

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** and do not have an unacceptably adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations. Non-permanent developments may, for example, include dark skies observatories or eco-friendly woodland camping sites.

<b>Focussed Change: FC37</b>	<b>Section: Paragraphs 4.8.4 &amp; 4.8.5</b>
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**Reason** - To ensure clarity in justification text to link to DM (SP) policies and strengthen references to other tourism assets and their safeguarding. Rep 542.V22, 6360.V1, 6235.V20, 6360.V3, 6235.V21.

Amend text of paragraph 4.8.4 & 4.8.5 as follows:

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 those listed in Policy SP2, established walking routes and national trails**, provided the enjoyment and **setting** of the asset is **safeguarded not harmed**. 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 **or which may be damaging to rural tranquillity** will not be supported.

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

<b>Focussed Change: FC38</b>	<b>Section: Policy TD3, Paragraphs 4.8.10-4.8.15</b>
<p><b>Reason</b></p> <ul style="list-style-type: none"> <li>• <b>Policy TD3</b> - To ensure clarity with regards the Canal’s environmental status, include references to full length of the canal and its link to the wider inland waterway network and recognise it must link to wider sustainable economic development. Rep 5704.V8, 542.V24, 5201.V7.</li> <li>• <b>Paragraph 4.8.14</b> – To ensure clarity with regards the Canal’s environmental status, and the importance of day visitors compared to navigation for the long term protection of the Environmental designations. Rep 5201.V7</li> <li>• <b>Policy TD3 and 4.8.15</b> - To balance policy and emphasis on Montgomery Canal with other tourism assets across the County. Rep 524.V24, 6360.V1, 6360.V3, 6235.V20, 6235.V21</li> </ul>	

Amend Policy TD3 and its reasoned justification paragraphs as follows:

**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 canal's scientific and conservation designations, the role of the canal or prejudice its sensitive 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, community heritage interpretation and nature conservation. Sympathetic restoration and use of the canal as a high value tourist destination will contribute to sustainable economic development. It also benefits from many important and uniquely preserved structures and buildings, a number of which have listed building status. However, major restoration work is required in order to return the canal to a navigable condition over its entire length to Frankton Locks and the Llangollen Canal in Shropshire. 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, 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.

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. The economic value of day visitors has been shown (analysis by Liverpool University) to have a higher value than any equivalent (to SAC) navigation access. 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 visitor services and accommodation.
- 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 Policies SP2 and TD1 provided they do not impact adversely on the statutory designations, local settings or canal heritage.

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 appropriate access to the road network.

<b>Focussed Change: FC39</b>	<b>Section: Policy W1, Paragraphs 4.9.1 - 4.9.2.</b>
<p><b>Reason:</b></p> <p><b>General</b> - To address references to landfill sites, TAN21 and CIM (Rep 1084.V1, 4565.V12) and include criterion for anaerobic digesters / composters (Rep 4765.V14).</p> <p><b>Paragraph 4.9.2</b> – To provide correct information on sites within the CWWP (Rep 1627.V1).</p> <p><b>Policy W1, criterion 4 &amp; Paragraph 4.9.7</b> – To include ‘other’ waste developments within the Policy and to provide a reasoned justification.</p> <p><b>Paragraph 4.9.8</b> – To correct reference from secondary to recycled aggregates (Rep 1627.V2) and address inert waste recycling sites “urban quarries” (Rep 4765.V13, 4765.V16).</p>	

Amend Policy W1 and paragraphs 4.9.1, 4.9.2, 4.9.7-4.9.8 as follows:

**Policy W1 – Waste**

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

1. In-building waste facilities / bulking stations on:
  - i. **Allocated** high quality, local and mixed use sites in **Table E1**.
  - ii. **Other waste / employment / B2 sites or small extensions of them. Existing B2 sites or small extensions to 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 Regional Plans; or~~
  - ii. ~~To facilitate major construction projects.~~~~
- 3. Sites for the treatment of biodegradable waste by means of composting, including anaerobic digestion and in-vessel composting where related to existing agricultural use.**
- 4. Other waste developments including inert waste temporarily stored for recycling purposes shall be located on:
  - i. Existing B2 sites or small extensions to them.
  - ii. **Allocated high quality, local and mixed use sites in Table E1.****

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 **national policy / guidelines (see Waste Topic Paper)** to meet the needs identified in Regional 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 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 Aberystwyth (Glanyrafon Industrial Estate Extension E0301) could provide sufficient capacity to accept waste for the consortium which cannot be reused, recycled or recovered.~~

**4.9.2 Powys County Council has worked in partnership with Ceredigion County Council as the Central Wales Waste Partnership (CWWP) to explore opportunities for the long term treatment of residual waste. The land requirement for residual waste treatment in the region will be dictated by the outcome of any procurement of the treatment services. Should this lead to the need for a treatment facility in the region, the allocated site in Aberystwyth (Glanyrafon Industrial Estate Extension E0301) is available and may be suitable for this purpose. In the shorter term the remaining landfill void at Bryn Posteg (Llanidloes) could provide sufficient landfill capacity to accommodate Powys' waste which cannot be reused, recycled or composted.**

~~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 Regional Plans.

4.9.7 Temporary inert waste sites will be supported where they serve an identified need to facilitate major construction projects. Any other new waste facilities, including inert waste, will be assessed on their own merit provided that there is a justifiable need for the development. The justifiable need should refer to the local need as specified within the Municipal Sector Plan and Collections Infrastructure and Markets Sector Plan (CIMSP).

4.9.7a Any new waste development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population.

4.9.8 Construction, excavation and demolition waste can often be re-used as secondary recycled aggregates or recycled to become a usable product. Therefore storage and recycling operations (urban quarries) are an appropriate activity, including within active minerals sites or B2 employment sites. This is considered by TAN 21 and Minerals Policy M1 (criterion 2).

<b>Focussed Change: FC40</b>	<b>Section: Policy RE1, Paragraphs 4.10.4 - 4.10.10</b>
<b>Reason:</b> These changes have been carried out to provide greater cohesion between the Objective, the Policy and the Topic Paper and to improve clarity by responding to matters raised by the following Representations: 542.V25, 1084.V9, 4349.V4, 4640.V3, 5197.V32, 5201.V2, 5938.V2 and V3, 6235.V22 and V23, 6264.V1, 6270.V1, 6322.V1 and V4, 6323.V1 and V4.	

Replace Policy RE1 and amend paragraphs 4.10.4 to 4.10.12, including insertion of additional paragraphs 4.10.5a and 4.10.5b, as follows:

#### **Policy RE1 - Renewable Energy**

**Proposals to generate energy from renewable and low carbon sources and associated infrastructure will be supported for up to 5MW (5,000kW), subject to criteria 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 criteria 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 / skyscape 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.

## Policy RE1 – Renewable Energy

Proposals for renewable and low carbon energy development, either on their own or in combination with existing or approved development, will be permitted subject to the following criteria:

1. Large scale wind farm developments (greater than 25MW) will be expected to be located within the boundaries of the Strategic Search Areas (SSA's). Proposals for wind turbines outside these areas will only be permitted where it is demonstrated that there will be no unacceptable impact on visual amenity or landscape character in accordance with Policy DM3 - Landscape, and through the number, scale, size, design and siting of turbines and associated infrastructure.

2. Small scale community-based wind turbine proposals (less than 5MW) will be required to demonstrate that impacts are confined to the local scale.

3. All renewable energy or low carbon energy development proposals will be required to demonstrate that:

- a. Measures have been taken to minimise impacts on visual amenity, biodiversity, and the natural and historic environment;
- b. There will be no unacceptable impacts on residential amenity;
- c. The development will not compromise highway safety;
- d. The development would not interfere with radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services communications; and
- e. There are satisfactory proposals in place for site restoration as appropriate.

4.10.4 PPW categorises four scales of renewable energy development. Policy RE1 sets out criteria against which all proposals for renewable and low carbon energy development, across these four scales, will be assessed. This includes those relating to Strategic (>25MW for wind and >50MW for all other technologies), Local Authority-wide (5-25MW for wind and up to 50MW for all other technologies) and small scale (<5MW)(Sub Local Authority and Micro) proposals where they are not permitted development (EfW, CHP, Biomass, Hydro-Power and Solar technology). The LDP sets policy for the determination of Micro schemes (below 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 Further guidance is set by Planning Policy Wales and Technical Advice Note 8 and National Policy Statements, and Policy RE1 should be read in conjunction with these national documents. Policy for Local Authority Wide onshore wind schemes (5,000kW – 25,000kW) and Strategic onshore wind schemes (25,000kW – 50,000kW) is set by Planning Policy Wales and Technical Advice Note 8 and National Policy Statements which also set the Policy for all renewable energy schemes in excess of 50,000kW.

4.10.5a The Mid Wales Conjoined Public Inquiry into five wind farm proposals delivered its conclusion in September 2015, with the Secretary of State refusing all but one of the proposals. The Council's position at this Inquiry was to oppose the proposals but this position does not prejudice future applications which will be dealt with on their merits according to the criteria laid out in this policy.

4.10.5b Policy DM1 SP2, 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. Previously work was undertaken to refine the SSA's. Although this was not completed, the evidence prepared for this has been used and, coupled with the evidence prepared to inform a large number of applications, including that for the CPI mentioned above, as well as the decisions reached, there is now a large body of evidence in relation to SSA's and no need or intention to refine the SSA boundaries at this point. because the Mid-Wales conjoined windfarm inquiry has provided a comprehensive assessment of the proposals in and around the SSA 42

4.10.6 To inform policy development, the Council 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 the expected consumption for 2020 that consumed, however the total thermal energy (heat) generated from renewable and low carbon energy technologies was just 1.7% of the expected thermal consumption for 2020. The REA identifies spatially areas of the County where there is practical viability for wind and hydro (including potential hydro over 10KWe), as well as an Energy Opportunity Plan for the utilisation of renewable energy and heat. However due to the scale of the County and the likely range of proposals the REA was not able to spatially identify all the possible constraints that would act upon any renewable or low carbon proposal.

4.10.7 Due to the presence of the SSA's in the County Powys is contributing significantly to the UK target for renewable electricity generation. Nevertheless there are significant opportunities for householders, communities, businesses (through co-location) 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. The targets will be monitored to help show how the LDP is delivering them and contributing to the achievement of sustainable development. Meeting these targets would help to ensure that by the end of the plan period, and at the very least, irrespective of any further developments within the SSA's, Powys will

be generating enough renewable electricity will be produced in the county to offset all that which the county is uses.

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 30,000Kw 30MW installed capacity approximately is needed by 2020 to meet the target. The REA demonstrates there is limited scope for viable district heat networks (DHN) in Powys however Policy DM15 provides for future DHN or co-location proposals to exploit any future opportunities. Therefore Policy DM15 plays an important role in 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. This is a very ambitious target, even by the end of the plan period in 2026. Meeting it will ultimately depend on factors (such as wider national political support), and include many activities (such as household behaviour) that are outside the control or monitoring reach of the planning process so this particular target may remain an aspiration.

4.10.9 Policy RE1 will deliver the contribution towards the national targets by supporting supports all sub local authority and micro scale renewable and low carbon energy projects, subject to there being no unacceptable impact on landscape impact being incidental to existing landscape character and other material planning considerations.

4.10.10 Local Authority Wide renewable electricity schemes will be considered in light of the relevant National Policy. Further details will be included within an SPG on Renewable Energy

<b>Focussed Change: FC41</b>	<b>Section: Paragraph 4.11</b>
<b>Reason:</b> To provide clarity to the Minerals policy section and its relationship with DM policies. (Rep 5100.V2).	

Insert introductory paragraph into section on Minerals as follows:

4.11.1a Minerals planning covers all minerals and substances in, on or under land extracted either by underground or surface working. Minerals make a vital contribution to the Welsh economy so it is essential that society has access to the minerals it requires. However, mineral extraction operations and related development can also impact on the environment, landscape, geodiversity and amenities. The Council has a responsibility to safeguard mineral resources in Powys from sterilisation in line with policy DM7, and to contribute to the sustainably managed supply of aggregates. This should be achieved by striking the best balance between environmental, economic and social costs; ensuring the prudent use of finite resources through efficiency of use, re-use and recycling, protecting the environment, reducing the impacts of mineral extraction, and ensuring high standards of restoration and aftercare.

<b>Focussed Change: FC42</b>	<b>Section: Policy M1 &amp; paragraph 4.11.1</b>
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**Reason:**

**Policy M1** – To provide clarity in light of national policy. (Rep 1481.V3, 5100.V2, 4765.V5, 5197.V33).

**Paragraph 4.11.1** - To ensure alignment with national policy. (Rep 5100.V2).

Amend policy M1 and paragraph 4.11.1 as follows:

**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 crushed rock aggregate minerals help to maintain a steady and adequate supply the required rate of supply; or
- ii) In the case of all types of non-energy minerals address a shortage of high quality specification material that is of limited availability nationally; or
- iii) For all minerals - bring clear environmental, economic or social 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 The policy provides the extended landbank necessary to ensure that throughout the plan period Powys can contribute to the regional supply of aggregates in accordance with the level of apportionment set out in the SWRAWP, RTS. To meet LDP objective 12, the Council as Minerals Planning Authority (MPA) must maintain a minimum landbank (permitted reserves) of 10 years for crushed rock aggregates throughout the Plan Period at the agreed rate of contribute 2.51 million tonnes per annum of hard rock for its contribution to the South Wales regional aggregate supply. The MPA has no requirement to contribute sand and gravel to the regional supply.

<b>Focussed Change: FC43</b>	<b>Section: Table M1 &amp; paragraphs 4.11.3, 4.11.5</b>
<b>Reason:</b>	
<b>Table M1:</b>	
<ul style="list-style-type: none"><li>• To highlight sites in proximity to designated areas. (Rep 5197.V33).</li><li>• To correct errors re Buttington and Middletown. (Rep 5939.V1)</li></ul>	
<b>Paragraph 4.11.3:</b> Moved to DM section and proposed new policy DM8. (Rep 4765.V4).	
<b>Paragraph 4.11.5:</b> Expanded for clarity.	

To amend Table M1 and justification paragraphs as follows:



## M1 - Minerals Operations in Powys

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 Clay and Shale	22 Feb 2042	19 Apr 2026	200
Middletown	Igneous	21 Feb 2042 22 Aug 2060	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

Sites marked \*\* in Table M1 contain or are in close proximity to SSSI or SAC environmental designations and may require consents for any potentially damaging operations.

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 proposed operations are mitigated. Operations and development, after care and restoration schemes are acceptable. Proposals for mineral extraction will not be permitted unless accompanied by a comprehensive scheme showing how the site will be restored to agriculture, forestry, woodland, conservation or amenity after-uses; and such schemes must show progressive working and restoration, unless it can be demonstrated that this is not practicable without sterilising permitted reserves.

Focussed Change: FC44

Section: Policy M2 & Paragraphs

**Reason:**

**Policy M2** – To ensure alignment with national policy and not overly restrictive. Rep 1481.V4, 4765.V6, 5100.V3.

**Paragraph 4.11.6** - To align with national policy. Rep 1481.V4

**Paragraph 4.11.7** - To ensure clarity with regards onshore oil and gas. Rep 1481.V6, 4765.V8.

Amend Policy M2 and Paragraphs 4.11.6 - 4.11.7 as follows:

### **Policy M2 – New Minerals Sites**

~~No new 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 unless they are:~~

**New permanent sites for the winning of hard rock, sand and gravel, or coal will be permitted where these meet the requirements of National Policy, and in particular:**

- ~~1. Very small workings for locally distinct stone or sand and gravel for a local market; or To provide a supply of distinct building stone or dimension stone to fulfil a recognised local need/requirement; 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 new sites for coal, hard rock or sand and gravel. **Other than where development accords with either of criterion 1 or 3, no new hard rock quarries or new sand and gravel sites will be permitted. Proposals for the development of new coal working sites will be considered in accordance with the two stage approach as described by national policy in MTAN2 (paragraph 46). Conditions for all new applications will be considered as described in paragraph 4.11.5 above.**

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>10</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.~~

<sup>10</sup> Further information is provided in the LDP Minerals Topic Paper

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 of being won. The extraction of minerals in Powys is mainly for construction purposes providing for aggregate products. Whilst there are currently no proven unconventional hydrocarbon energy sources within Powys, any future development proposals will be considered in accordance with National Policy (MPPW paragraphs 64 & 65) and also against the Plan's relevant design and environmental protection policies. However, if future exploration were to lead to the discovery of different mineral energy sources, the acceptability of working them may well depend on other issues associated with the development.

**Appendix 1 – Settlement Allocations** [® 34.104](#)

<b>Focussed Change: FC45</b>	<b>Section: Appendix 1</b>
<p><b>General Reasons:</b></p> <ul style="list-style-type: none"> <li>• Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015</li> <li>• To address changes proposed to the site allocations / commitments, in response to representations received and further evidence</li> <li>• To identify site allocations where development briefs will be required.</li> </ul> <p>Additional site specific reasons are listed below.</p>	
<b>Towns</b>	
<b>Builth Wells P08 HA1</b> - Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015	
<b>Builth Wells P08 HA2</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Affordable Housing Target)	
<b>Builth Wells P08 HA3</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Affordable Housing Target).	
<b>Builth Wells P08 EC1</b> - To identify new planning permission commitment within employment site and attached conditions.	
<b>Builth Wells P08 EA1</b> - Update site allocation to reflect position at 1/4/2015	
<b>Knighton P24 HC1</b> - To provide updated information relating to conditions for planning consent.	
<b>Knighton P24 HA1</b> - To provide updated information on the allocated site to accord with planning application.	
<b>Knighton P24 HA2 – (now P24 HC2)</b> To change the status of this site from an Allocation to a Commitment, to reflect the fact that the outline planning permission granted on this site To update text relating to conditions for planning consent and site condition.	

<p><b>Knighton P24 HA3</b> - To provide updated site information relating to the allocated site in response to referral responses and Representations received. (Rep 6152.V2).</p>
<p><b>Llandrindod Wells P28 HC1</b> - To clarify that the first reference number relates to the outline planning permission and that the second reference number relates to the reserved matters application, and to update the planning status of the site to reflect the fact that the reserved matters application is pending.</p>
<p><b>Llandrindod Wells P28 HC2</b> - To clarify that the reference number relates to a full planning permission.</p>
<p><b>Llandrindod Wells P28 HC3</b> - To correct the reference number referred to and to clarify that the correct reference number relates to a full planning permission.</p>
<p><b>Llandrindod Wells P28 HA1</b> - To clarify that the reference number relates to an application for outline planning permission.</p>
<p><b>Llandrindod Wells P28 HA1</b> - To reflect the HRA and the assessment of the impact on the SSSI/SAC carried out as part of the current planning application (P/2013/0444), to ensure the LDP addresses matters raised by Representations (1612.V5) and (6204.V6).</p>
<p><b>Llandrindod Wells P28 HA1</b> - To correct the description of the area of the site within the floodplain, to ensure the LDP address matters raised by Representation (5197.V36).</p>
<p><b>Llandrindod Wells P28 HA2</b> - To amend the Affordable Housing Target (%) to 30 and the number Affordable Housing Target (No.) to 30 to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.</p>
<p><b>Llandrindod Wells P28 HA3</b> - To amend the Affordable Housing Target (%) to 30 and the number Affordable Housing Target (No.) to 30 to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.</p>
<p><b>Llandrindod Wells P28 HA3</b> - To remove reference to Ithon Road as CPAT have subsequently advised that there is now evidence to suggest that the Roman Road lies 200 metres to the east of the site, and therefore it does not run along Ithon Road.</p>

<b>Llandrindod Wells P28 HA3</b> - To add further detailed information provided by CPAT as to the potential archaeology within the site and survey requirements.
<b>Llandrindod Wells P28 HA3</b> - To identify site allocations where development briefs are likely to be required to provide a degree of certainty, and to ensure that the LDP addresses representations (78.V2 and 78.V6).
<b>Llandrindod Wells P28 HA3</b> - To include reference to the sewer that crosses the site, in order to ensure that the LDP addresses Representations by 6348.V22.
<b>Llandrindod Wells P28 HA4</b> - To amend the Affordable Housing Target (%) to 30 and the number Affordable Housing Target (No.) to 30 to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.
<b>Llandrindod Wells P28 HA4</b> - To clarify that ecological surveys are also required for the purpose of informing any necessary mitigation.
<b>Llanfyllin P32 HA2</b> - Minor Change – for clarity
<b>Llanidloes P35 HC1</b> - Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015
<b>Llanidloes P35 HC2</b> - Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015
<b>Llanidloes P35 HA1</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V37).
<b>Llanidloes P35 EC1</b> - To identify new planning permission commitment on part of site and update site map.
<b>Llanidloes P35 EA2</b> - To update allocated area as a result of new planning permission on part of site.
<b>Machynlleth P42 HA1</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V45)

<b>Machynlleth P42 HA2</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V46)
<b>Machynlleth P42 HA3</b> - Minor Change – for clarity
<b>Machynlleth P42 HA4</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V48 & 6348.V.31). Plus an updating amendment.
<b>Machynlleth P42 EA1</b> - To take note of setting of allocated site within registered park and garden (Rep 1084.V20) and minor edits.
<b>Newtown P48 HC1</b> - To clarify that the reference number relates to a full planning permission and that development of the site has been completed.
<b>Newtown HC2</b> - To clarify that the reference number relates to a full planning permission
<b>Newtown P48 HC3</b> - To add reference to the outline planning permission and to clarify that the reference number given relates to reserved matters, and that development of the site has been completed.
<b>Newtown P48 HC4</b> – To include reference to the outline planning permission, and to clarify that the reference number given relates to reserved matters.
<b>Newtown P48 HC6</b> - To add reference to the full planning permission relating to the site and that an overflow car park to serve the Pentecostal Church has been built on part of this site.
<b>Newtown P48 HC7, renamed as P48HA4</b> - To change the status of this site from a Commitment to an Allocation, to reflect the fact that the outline planning permission granted on this site has lapsed as the application to extend the time limit to submit reserved matters that was pending was subsequently refused. To ensure that the LDP addresses matters raised by Representation 6130.V2. To reflect additional information submitted as part of Representation (6130.V1) in relation to ecology and to note that updated surveys may be required to form part of any further planning application.
<b>Newtown P48 HC8</b> - To add a committed site that benefits from full planning permission.
<b>Newtown P48 HC10</b> - To add a committed site that benefits from full planning permission.

<b>Newtown P48 HA1 – To rename as P48HC9</b> - To change the status of this site from an Allocation to a Commitment, to reflect the fact that the full planning permission applied for has been granted (P/2013/1185) and the development is under construction. Consequential change of the site reference to P48 HC9.
<b>Newtown P48 HA3</b> – To clarify that ecological surveys will be required at the planning application stage and are also required for the purpose of informing any necessary mitigation.
<b>Newtown P48 MUA1</b> – To remove this site proposed for allocation for mixed use development from the LDP due to deliverability issues.
<b>Newtown P48 EA1</b> – To omit reference to the area of the site within the floodplain being appropriate for informal gravel surfaced car parking, in order to ensure that the LPD addresses representations by 5197.V51.
<b>Presteigne P51 HA1 – (now P51 HC1)</b> To change the status of this site from an Allocation to a Commitment to, to reflect the fact that the outline planning permission granted on this site 18/06/2014 for 11 affordable housing units.
<b>Presteigne P51 HA2</b> – To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update information provided by DCWW and minor change for clarity.
<b>Presteigne P51 MUA1</b> – To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information and Minor edits to correct spelling mistake and update information provided by DCWW.
<b>Presteigne P51 EA1</b> – To update information provided by DCWW and minor changes for clarity.
<b>Rhayader P52 HC1</b> – Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015
<b>Rhayader P52 HC2</b> – Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015
<b>Rhayader P52 HA1</b> – Minor Change – for clarity
<b>Rhayader P52 HA1</b> – To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No1084.V4)



<b>Rhayader P52 HA2</b> – To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No1084.V4)
<b>Rhayader P52 EA1</b> – Minor Change – for clarity
<b>Welshpool P57 HC2</b> – This small housing site has been removed from the Plan as it no longer has a current planning permission.
<b>Welshpool P57 HA1</b> – Additional informative text in response to representations received (Rep. No 5704.V5)
<b>Welshpool P57 EC1</b> – To provide updated information relating to new planning permissions within employment site and attached conditions and correct SAC information.
<b>Ystradgynlais P58 HC1</b> – Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015.
<b>Ystradgynlais P58 HA1</b> – To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6176.V2).
<b>Ystradgynlais P58 HA2</b> – Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015.
<b>Ystradgynlais P58 HA4</b> – To delete site allocation in light of further evidence received (covenant).
<b>Ystradgynlais P58 HA6</b> – To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 540.V1, 541.V1, 1413.V2, 6260.V1, 6261.V1, 6262.V1, 6271.V1, 6272.V1, 6289.V4, 6300.V1, 6343.V5, 6357.V1, 6358.V1)
<b>Ystradgynlais P58 HA7</b> – To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 540.V2, 541.V2, 1413.V3, 6250.V2, 6255.V1, 6260.V2, 6261.V2, 6262.V2, 6271.V2, 6272.V2, 6289.V1, 6300.V2, 6341.V1, 6343.V6, 6358.V2)
<b>Ystradgynlais P58 HA8</b> – To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence regarding the non-delivery of the site.

<b>Ystradgynlais P58 HA9</b> – New housing allocation to address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 5706.V5)
<b>Ystradgynlais P58 HA10</b> – New housing allocation. (Note this site was granted planning permission subject to a S106 agreement in Oct 2015, Planning reference – P/2014/1133)
<b>Ystradgynlais P58 HA11</b> – New housing allocation to address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6205.V3)
<b>Ystradgynlais P58 HA12</b> – New housing allocation to address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6071.V2)
<b>Ystradgynlais P58 EA1</b> – Minor change – for clarity.
<b>Hay-on-Wye P21 MUA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To identify site allocations and uses where a joint development brief will be required to provide a degree of certainty and to ensure the LDP addresses representations (Rep 1034.V8). Minor changes – for clarity.
<b>Large Villages</b>
<b>Abermule P02 EC1, amended to P02 EA1</b> - To change the status of this site from a Commitment to an Allocation, to reflect the fact that the outline planning permission granted on this site (P/2009/1353) has lapsed. Consequential change of the site reference to P02 EA1 and insert this record in the appropriate location.
<b>Berriew P04</b> – Text amended as follows to reflect that it has been superseded by a new Housing Allocation arising from the Deposit Plan consultation.  <b>P04 HA1</b> – New housing allocation in response to representations received – land to east of village, adjacent canal – Alternative Site Ref: ASN123 – (Rep No. 1938.V6).
<b>Bettws Cedewain P05 HC1</b> - To add reference to the outline planning permission and to clarify that the reference number given relates to reserved matters.

<b>Boughrood &amp; Llyswen P06 HC1</b> - To update site information as under construction.
<b>Boughrood &amp; Llyswen P06 HC2</b> - To update site information as under construction.
<b>Boughrood &amp; Llyswen P06 HA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information in response to Representations. (Rep Nos: 27.V7, 1413.VI, 5795.V1, 6229.VI, 6258.V1, 6277.V1, 6295.V1, 6297.V1, 6299.V1, 6306.V1, 6320.V1, 6347.V1, 6348.V1, 6351.V1)
<b>Boughrood &amp; Llyswen P06 HA2</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information in response to referrals.
<b>Bronllys P07 HC1</b> - To update site information to reflect planning permissions as development under construction.
<b>Bronllys P07 HC2 – (now P07 HA3)</b> - To change the status of this site from a Commitment to an Allocation, (HA3) as planning permission may have lapsed on this site. Request for a Certificate of Lawfulness has been made.
<b>Bronllys P07 HA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update information from internal referrals
<b>Bronllys P07 HA2</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information to reflect new planning application and minor edits to reflect changes to housing numbers
<b>Caersws P09 HC1</b> - To add a committed site that benefits from full planning permission.
<b>Caersws P09 HA1</b> - To identify site allocations where development briefs are likely to be required to provide a degree of certainty, and to ensure that the LDP addresses representations (78.V2 and 78.V6).
<b>Coelbren P14 HA1</b> – Deletion of housing allocation to address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6220.V1).
<b>Churchstoke P12 HC4</b> – this housing site has been deleted due to updated evidence of landowner intentions which leads to the Council having fundamental concerns over the likelihood of delivery within the Plan period.

<b>Churchstoke P12 HA1</b> – New housing allocation in response to representations received – Alternative Site Ref: ASN15 and ASN19 – (Rep No. 451.V5 and 2067.V1)
<b>Churchstoke P12 EA1</b> - To change site area due to housing commitment P/2014/0559.
<b>Clyro P13 HC1</b> - To update information on site now under construction
<b>Clyro P13 HA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To address comments from representations (27.V12)
<b>Crossgates P16 HC1</b> - To amend the Affordable Housing Target (No.) to reflect the decision taken under VAR/2013/0013 to allow for the discharge of the section 106 agreement attached to PR6115/01 to remove the requirement for housing to meet local need.
<b>Crossgates P16 HC1</b> - To remove reference to planning permission P/2009/1043 as this granted permission for a surface water retention basin, and to replace this with reference to the full planning permission in respect of the residential development.
<b>Crossgates 16 HA1</b> - To amend the Affordable Housing Target (%) to 30 and the number Affordable Housing Target (No.) to 30 to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.
<b>Crossgates P16 HA1</b> - To add reference to the need to consider highway access arrangements and details to serve the development, to ensure the LDP addresses representations made by the Highway Authority in response to the additional information submitted.
<b>Four Crosses P18 EA1</b> - To update available land for employment to remove areas of commitments. P/2008/1351, P/2011/1429, P/2012/0854
<b>Glasbury P19 HA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. To change in site allocation dwelling number to reflect highways access issues. Addition of site information.
<b>Guilfield P20 HC1</b> - This housing site has been deleted due to updated evidence on the site constraints and flood risk mitigation requirements which result in abnormal costs to development leading the Council to have fundamental concerns over the likelihood of delivery within the Plan period. (Rep. No. 5843.V1).

<p><b>Howey P22 HC1</b> - To change the reference of this site from HC1 to HA12 as it is not a commitment as previous planning permissions for the residential development of this site has lapsed. Also to move this record to follow P22 HA1.</p>
<p><b>Howey P22 HC1</b> - To remove reference to P/2011/1538 as this related to variation of condition to extend time limit for commencement of full planning permission PR617/10 which was in respect of the construction of a site road only. To add reference to previous permissions having lapsed, as the previous planning permissions in respect of the residential development of the site, the latest being PR61708 (renewal of outline planning permission) and P/2008/1144 (extension of the time limit for submission of reserved matters) have lapsed.</p>
<p><b>Howey P22 HA1</b> - To add the map reference for this settlement under the Inset Map column.</p>
<p><b>Howey P22 HA1</b> - To amend the Affordable Housing Target (%) to 30 and the number Affordable Housing Target (No.) to 30 to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.</p>
<p><b>Kerry P23 HA1</b> - To change the status of this site from an Allocation to a Commitment, to reflect the fact that the full planning permission applied for has been granted (P/2009/0106). Consequential change of the site reference to P48 HC1.</p>
<p><b>Kerry P23 HA1</b> -To change the number of units to 64 to reflect the number of dwellings that have been granted planning permission.</p>
<p><b>Kerry P23 HA1</b> - To change the status of the planning application to granted, to clarify that the permission is a full planning permission and to amend reference to it as a 'permission' not a 'proposal'.</p>
<p><b>Knucklas P25 HC1</b> - To add new housing commitment with valid planning permission. RAD/2005/0555)</p>
<p><b>Knucklas P25 HA1</b> – Minor change – for clarity.</p>
<p><b>Llanbrynmair P26 HC1</b> - Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015.</p>
<p><b>Llanfechain P31 HA1</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence. To identify site allocations where development briefs will be required.</p>

<b>Llangurig P33 HC1</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V58 & 6348.V.72) and to update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015.
<b>Llangynog P34 HA1</b> - To address changes proposed to the site allocations / commitments, in response to representations received and further evidence.
<b>Llanynmynech P40 HA2</b> – To update the issues/constraints information relating to this site allocation, in response to representations received and further evidence (Rep. No 27.V27 and 449.V2) and to round the affordable housing contribution up to 2 in response to representations received (449.V1).
<b>Llanyre P41 HC1</b> - To add a committed site that benefits from outline planning permission.
<b>Llanyre P41 HA1</b> - To amend the Affordable Housing Target (%) to 30 (the figure given for the Affordable Housing Target (No.) is already 30%) to reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.
<b>Llanyre P41 HA1</b> - To reflect the fact that the sewer flooding incident has been resolved as confirmed by Welsh Water, in order to ensure that the LDP addresses representations by (6348.V74).
<b>Middletown P44</b> - The inset map has been subject to a development boundary change (land adj. Llwyn Celyn, Middletown) in response to representations received (Rep. No. 2923.V1 and 6146.V1).
<b>New Radnor P46 HC1</b> – Minor Change – for clarity
<b>Newbridge on Wye P47 HC1</b> - To add reference to the full planning permission.
<b>Three Cocks P53 MUA1</b> - To identify change in affordable housing contribution in Central Powys area as identified from viability study. Minor change for clarity updating active planning permissions on site and response to representations received (Rep. No. 5197.V53).
<b>Trefeglwys P54 HC1</b> - Update Appendix 1 site allocation and commitments table to reflect position at 1/4/2015.

<b>Tregynon P55 HA1</b> - To clarify that ecological surveys will be required at the planning application stage and are also required for the purpose of informing any necessary mitigation.
<b>Buttington Brickworks P59 EA1</b> - Map Change (remapping of area of allocation) in response to representations received (Rep. No. 5939.V4). Additional informative text to address representations regarding the SSSI (Rep. No. 5197.V43).
<b>Land at Offa's Dyke Business Park, Welshpool P60 EC1</b> - Minor change for clarity as not within or adjacent to Bat SAC.

Amend the following rows of Appendix 1 of the LDP:

Amend / Replace Appendix 1 of the LDP as follows:

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 – <del>31/12/2013</del> 1/04/2015)
Builth Wells & Llanelwedd		HA4H C3	Builth Wells Cottage Hospital	0.5	17	100	17.0	N/A	100% Affordable Housing Commitment (P/2013/1190. Full Planning Permission) 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.



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 – <del>31/12/2013</del> 1/04/2015)
Builth Wells & Llanelwedd,		HA2	Land west of primary school, Builth Wells	2.2	56	<del>20</del> 30	<del>11.2</del> 16.8	N/A	Transport Assessment 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		HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	1.6	40	<del>20</del> 30	<del>8.0</del> 12	N/A	Transport Assessment, Land Contamination and ecology surveys required. Mature trees on boundary of site to be retained. Refer also to sewerage system requirements in P08 HA1 HA2 above. *HRA screening required – River Wye SAC.
Builth Wells & Llanelwedd		EC1	Land at Wyese Enterprise Park, Llanelwedd	0.5	N/A	N/A	N/A	0.5	Commitment (P/2013/0703). Landscaping scheme and assessments including HRA, archaeological and health risks to be submitted. Development must submit detailed scheme to investigate and record contamination and provide detailed proposal to prevent remobilisation containment and rendering harmless any contamination.

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 – <del>31/12/2013</del> 1/04/2015)
Builth Wells & Llanelwedd		EA1	Land at Wyeside Enterprise Park, Llanelwedd	<del>1.2</del> 0.7	N/A	N/A	N/A	<del>1.2</del> 0.7	Ecological and badger surveys <del>Badger Survey</del> 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: (PR73301) (P/2010/0798) <del>(PR73301)</del> . Site overlies the Offa's Dyke Scheduled Ancient Monument therefore further consents and archaeological intervention may be required. Previously developed brownfield site so any proposed development must submit detailed scheme to investigate and record contamination and provide detailed proposal to prevent remobilisation containment and rendering harmless any contamination.
Knighton		HA1	Adj 'Shirley' Ludlow Road.	1.4	24	N/A	8.0	N/A	Sloping site. Highways, any new junction will need to meet standards for visibility and adoptability. Development brief to protect setting of Scheduled Ancient Monument required. Site awaiting signing of S106 (P/2009/0038)

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 – <del>31/12/2013</del> 1/04/2015)
Knighton		HA2 HC2	Site of former Motorway mouldings factory	0.5	18	10	1.8	N/A	<p>Site part in Shropshire – Full site previously planning permission for 36. (PR3227/05) (P/2010/0115, P/2013/0504). Part of site in DAM TAN 15 C2 flood zone. If any further planning application is submitted the developer will need to revisit the Flood Consequences Assessment to ensure flood risk is up to date. Recommend consultation with Emergency Services / Emergency Planners re access / egress. Assessment of slope stability along south side of site necessary.</p> <p>Contains the site of a historic asset, any proposed development here may require archaeological intervention as part of any planning application. Previously developed brownfield site so any proposed development must submit detailed scheme to investigate and record contamination and provide detailed proposal to prevent remobilisation containment and rendering harmless any contamination.</p>

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 – <del>31/12/2013</del> 1/04/2015)
Knighton		HA3	Presteigne Road	3.5	70	10	7.0	N/A	New allocation. Potential need for traffic calming measures and appropriate design for new junction to meet standards for visibility and adoptability. 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. Site subject to surface water drainage issues which will need to be addressed to prevent flooding downslope. Other site specific issues include the fact that the site is sloping and without sensitive design may dominate the approach to, and be visible across, the settlement. Site adjoins active <del>near a</del> 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 outline granted, P/2013/0923 reserved matters pending). *Project level HRA screening required – River Wye SAC.
Llandrindod Wells		HC2	Highland Moors	1.3	16	N/A	16.0	N/A	Commitment. PR475404 Full planning permission. 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.

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 – <del>31/12/2013</del> 1/04/2015)
Llandrindod Wells		HC3	Site adj, Autopalace	0.2	22	N/A	0.0	N/A	Commitment. Series <del>PR458300</del> . <del>PR114621</del> Full planning permission. *Project level HRA screening required – River Wye SAC.
Llandrindod Wells		HA1	Land adj. Crabtree Green	2.2	50	20	15.0	N/A	<del>P/2013/0444 Application for outline planning permission Pending. Permission Pending (P/2013/0444)</del> Planning Committee resolved to permit subject to a legal agreement being completed. <del>The current planning application has demonstrated that subject to mitigation and controls to be secured by condition, the development will not be harmful to the SSSI/SAC.</del> *Project level HRA screening required – River Wye SAC. <del>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.</del> <del>Eastern edge</del> northern and western 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	2030	2030.0	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.

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 – <del>31/12/2013</del> 1/04/2015)
Llandrindod Wells		HA3	Ithon Road	4.5	100	2030	2030.0	N/A	<p>New allocation. Ithon Road near to proposed line of roman road, Cardiff to Castell Collen, and potentially used for pre-historic transient hunting camps, permanent settlements and practice camps. Archaeological surveys will be required as part of any future planning application. 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. A sewer crosses the site and therefore protection measures in the form of easement widths or a diversion of the pipe may be required, and may impact on the density achievable on site. Extension to the speed limit and possible footway improvements. Development must consider relationship with cemetery, all weather pitch, school and existing housing development. Given the important design considerations relating to the</p>

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 – <del>31/12/2013</del> 1/04/2015)
									relationship with adjacent uses and the site topography, a development brief will be required to be prepared. *Project level HRA screening required – River Wye SAC.
Llandrindod Wells		HA4	Land at Ridgebourne Drive,	7.6	100	2030	2030.0	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 mitigation and 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	<del>4.3</del> 3.9	N/A	N/A	N/A	<del>4.3</del> 3.9	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.

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 – <del>31/12/2013</del> 1/04/2015)
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 and will be creating a new gateway into Llanfyllin, therefore a Development Brief is required (this can be done through a development brief). *Project level HRA screening required – Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA2	Field 7674, South of Maesydre, Llanfyllin	3.8	90	10	9.0	N/A	
Llanidloes	P35	HC1	Lower Green, Victoria Avenue	0.8	31	N/A	9.0	N/A	Commitment. Ref: P/2006/0103 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. Ref: P/2008/0406 Site lies within the historic settlement core of Llanidloes therefore archaeological intervention may be required.
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. The south eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an Flood Consequence Assessment should be undertaken



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Llanidloes	P35	EC1	Land at Parc Hafren, Llanidloes	0.5	N/A	N/A	N/A	0.5	Commitment on northern part of site (P2012/0611, P/2013/0729).
Llanidloes		EA1	Land at Parc Derwen Fawr, Llanidloes	<del>0.4</del> 1.2	N/A	N/A	N/A	<del>0.4</del> 1.2	Brownfield site. Ecology mitigation required for loss of extended phase 1 habitat. Land contamination survey required.
Llanidloes		EA2	Land at Parc Hafren, Llanidloes	<del>1.68</del> 1.7	N/A	N/A	N/A	<del>1.68</del> 1.7	Ecology survey and mitigation required for loss of extended phase 1 habitat.
Machynlleth	P42	HA1	OS1546, Aberystwyth Road	1.4	<del>29</del> 26	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. A Flood Consequence Assessment will be required.

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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. A Flood Consequence Assessment will be required.

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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 <del>FCA</del> A Flood Consequence Assessment will be required to demonstrate that the consequences of flooding on access / egress can be managed.

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Machynlleth		HA4	Newtown Road	0.3	2+	0	0.0	N/A	Proposed permanent site to accommodate a gypsy family residing in the local area. <del>Please note that the precise location of the site within the allocation is to be determined.</del> Any changes to the highway network would need to be assessed when further details are available. If the works were to impact on the flood zone, a Flood Consequence Assessment may be required. There are no public sewers in close proximity to this site therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales would be required. *Project level HRA screening may be required – Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Machynlleth		EA1	Land at Treowain	<del>1.3</del> 1.7	N/A	N/A	N/A	<del>1.3</del> 1.7	Site within setting of Plas Machynlleth registered historic park and garden. *Project level HRA screening may be 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).

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Newtown	P48	HC1	Heol Pengwern	2	50	100	50.0	N/A	Commitment – Affordable Housing Site (P/2010/0199 Full planning permission). Completed. *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 Full planning permission). *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 (M/2007/0376 Outline planning permission, P/2009/0521 Reserved Matters). Completed. *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 (M/2003/0511 Outline planning permission, P/2008/1620 Reserved Matters). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown		HC6	Rear of Pentecostal Church	1	27	100	27.0	N/A	Commitment – Affordable Housing Site (M/1997/0426 Full planning permission). An overflow car park to serve the Pentecostal Church has been built on part of the site and has been granted full planning permission retrospectively P/2010/1053). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).

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Newtown		HC8	Former Magistrates Court and TA building, Back Lane	0.1	23	N/A	6	N/A	Commitment. Full planning permission (P/2013/0891).
Newtown		HA1 HC9	Sevenside Yard, Commercial Street, Newtown	0.5	48	N/A	48.0	N/A	Subject of planning application Full planning permission (P/2013/1185). Under construction. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown		HC10	1 Wesley Place, Newtown	0.01 5	6	0	0	N/A	Commitment. Full planning permission (P/2014/0144).
Newtown		HA3	South of Heol Treowen Extension	2.6	65	20	13.0	N/A	An ecological survey will be required to inform enhancements at the planning application stage in order to inform mitigation and enhancement. 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).

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Newtown		<del>HC7</del> HA4	South of Heol Treowen / Great Brimmon	6.8	135	20	27.0	N/A	<del>Pending Section 73 Application (P/2014/0227) to allow extension of time to submit Reserved Matters.</del> Outline planning permission (M/2003/1354) has lapsed. It is noted that an ecological survey, along with bat and dormice surveys, have been carried out in May 2015. Depending on progress with any new application that may be submitted for development of this site, update surveys may be required to inform mitigation and enhancement as part of a future planning application. Density of site may be affected by utility corridors.*Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

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Newtown		MUA1	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.



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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, <del>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, until a satisfactory Flood Consequences Assessment is prepared, the western half of the site will only be appropriate for</del> 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.

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Presteigne	P51	MUA1	Former Kaye Foundry Site	2.4	50	20	10.0	0.4 (Retail)	<p>The Strategic Flood Consequences Assessment has identified that 6% of the site is in flood zone C2 - this area will only be appropriate for open space / landscaping. 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 dependent 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. Previously developed brownfield site so any proposed development must submit detailed scheme to investigate and record contamination and provide detailed proposal to prevent remobilisation containment and rendering harmless any contamination. 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</p>

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									contamination on-site.
Presteigne		HA1 HC1	Knighton Road Site.	0.6	12 11	20 100	2.4 11	N/A	Commitment 100% AH affordable housing - P/2013/1026 pending decision on part of site. Presteigne Wastewater Treatment Works has limited capacity and dependent 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 may be required - River Wye SAC. Contaminated land survey required.

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Presteigne		HA2	Joe Deakins Road Site	1.3	30	<del>20</del> 30	<del>6.0</del> 9.0	N/A	Off site works required to connect with the water main which is approximately 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 dependent 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. Highways improvements required include the re-configuration of the junction of Broadaxe Lane with the Presteigne By Pass B4355.

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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 <del>dependent</del> 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 <del>(not expected until the 2020-2025 Asset Management Programme)</del> 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

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									result of the mitigation required.
Rhayader	P52	HC1	Nant Rhyd-Hir	1	18	N/A	0.0	N/A	Commitment. Ref: P/2010/0524. <del>*Project level HRA screening required – River Wye SAC. Contaminated land survey required.</del>
Rhayader		HC2	Old Builders Supply Depot	0.2	10	N/A	3.0	N/A	Commitment. Ref: P/2009/0321. <del>*Project level HRA screening required – River Wye SAC. Contaminated land survey required.</del>
Rhayader		HA1	Tir Gia	3.5	70	<del>20</del> 30	<del>14.0</del> 21.0	N/A	Pending planning application. Ref: P/2010/1383. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		HA2	Land off East Street	0.6	15	<del>20</del> 30	<del>3.0</del> 5.0	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.

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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 Flood Consequence Assessment 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).
<del>Welshpool</del>	<del>1</del>	<del>HC2</del>	<del>Land r/o High Street, Park Lane</del>	<del>0.1</del>	<del>6</del>	<del>N/A</del>	<del>0.0</del>	<del>N/A</del>	<del>Commitment (2 previously built). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections) and Tanat &amp; 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.</del>

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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. Pre-application consultation with stakeholders will be required due to sensitivity of location - to include Glandwr Cymru - Canal and River Trust in Wales and the Council's ecologist. 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		EC1	Land at Buttington Cross Enterprise Park	1.5	N/A	N/A	N/A	1.5	Commitment. (P/2014/1141) *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Ystradgynlais Area,	P58	HC1	Land R/O Jeffrey's Arms, Brecon Road	1	18	N/A	6.0	N/A	Commitment. (P/2011/1166 Full Planning Permission) Ecology, contamination.



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Ystradgynlais Area,		<del>HA2H</del> C2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	1.1	<del>28</del> 45	100	<del>28</del> 45	N/A	100% Affordable Housing Commitment (P/2014/1022 Full Planning Permission). 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.

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Ystradgynlais Area,		HA1	Land off Brecon Road, Ystradgynlais	2.2	56	10	5.6	N/A	<del>Highway access solution required.</del> Transport Assessment required to establish how development can alleviate congestion on Brecon Road. 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.

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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		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.

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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.

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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		HA9	Penrhos Farm	3	76	10	7.6	N/A	Highways improvements, ecology, land contamination, minerals buffer. 0.52 Ha for access, landscaping & open space.
Ystradgynlais Area		HA10	Brynygroes	4.5	136	23	31.3	N/A	Planning Application P/2014/1133

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Ystradgynlais Area		HA11	Penrhos School Extension	4.5	112	10	11.2	N/A	Highways access via P58 HA3. Within 100m of former landfill so risk assessment required. 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		HA12	Cynlais Playing Fields	0.64	10	10	1	N/A	Requires remodelling of layby exit to form satisfactory access to site. Further assessments on Contaminated Land, Drainage, Flood Consequence and Ecology required.

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 – <del>31/12/2013</del> 1/04/2015)
Ystradgynlais Area		EA1	Land at Woodlands Business Park, Ystradgynlais	2.3	N/A	N/A	N/A	2.31	<del>Highways improvements required</del> . 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 <del>capacity</del> 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.

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 – <del>31/12/2013</del> 1/04/2015)
Hay-on-Wye	P21	MUA1	Land at Gypsy Castle Lane	4.2	45	<del>20</del> 30	<del>9.0</del> 13.5	2.4	<p>Mixed use site - <del>development brief required.</del> Need for joint development brief with PCC and BBNPA to ensure the site contributes to joint policy aspirations.</p> <p>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 <del>Glasbury</del> Hay character area of the Middle Wye Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.</p>



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 - <del>31/12/2013</del> 1/04/2015)
Abermule		EC4 EA1	Land south of Maesderwen	2.6	N/A	N/A	N/A	2.6	Commitment (P/2009/1353) Outline planning permission P/2009/1353 has lapsed. *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 wholly within DAM TAN 15 C2 Zone.
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).

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Berriew	P04	HA1	Land to east of the village, adjacent canal.	0.7	12	20	3		Sensitive canal side site at gateway into village. Density has been reduced to reflect need for a canal buffer and presence/potential preservation of existing canal related buildings. Development will be required to demonstrate that a safe means of access can be created and a footpath connected to the existing footway network. Pre-application consultation with stakeholders advised - to include Glandwr Cymru - Canal and River Trust in Wales, heritage and ecology officers. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Bettws Cedewain	P05	HC1	Bryn Bechan	0.4	10	N/A	4.0	N/A	Commitment ( <del>Series — incl. M/2002/0187</del> Renewal of outline planning permission M1997 0614, P/2008/0167 Reserved Matters). *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. <del>*Project level HRA screening required - River Wye SAC. Contaminated land survey required. (PR154003, P/2009/1270, VAR/2014/0007)</del> Site under construction.
Boughrood & Llyswen		HC2	Beeches Park , Boughrood	0.3	5	N/A	0.0	N/A	Commitment. <del>*Project level HRA screening required - River Wye SAC. (P/2011/0110, P/2012/0696, P/2012/1070, P/2013/0601)</del> Site under construction.

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Boughrood & Llyswen		HA1	Land at Llyswen adj B24 HA3	1.1	29	<del>20</del> 30	<del>5.8</del> 8.7	N/A	LNG pipeline – site within 250m and 440m buffer zone protected area – refer to Health & Safety Executive for acceptable number of units and density. Access must be onto adjoining estate road of Llys Meilion. Assessment of surface drainage required. Highways - Improvements to Class I footpath access to village and traffic controlling measures. Category 1 Minerals safeguarding area - Resource assessment required with proposals for prior extraction if proven. Middle Wye Valley Historic Landscape (proposed development may require assessing under ASIDOHL2) and within the setting of 2 listed buildings. Improvements to Talgarth Llyswen Waste Water Treatment Works may be required. Ecology Survey required. Play space provision required. *Project level HRA screening required - River Wye SAC.

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 - <del>31/12/2013</del> 1/04/2015)
Boughrood & Llysven		HA2	Land adjoining Beeches Park, Boughrood	<del>1.2</del> 0.8	<del>30</del> 15	<del>20</del> 30	<del>6.0</del> 4.5	N/A	Transport Assessment for trunk road access required. & Ecology survey required. Appropriate internal highways design required. Need for development brief to ensure site contributes to sustainable development. 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. Category 1 & 2 Minerals safeguarding area - Resource assessment required with proposals for prior extraction if proven. Site requires ground and surface water drainage assessment *Project level HRA screening required - River Wye SAC.
Bronllys	P07	HC1	Land adjacent to Bronllys Court	1.5	<del>32</del> 34	N/A	8.0	N/A	Commitment (including conversion). (P/2008/0405, P/2010/0864, P/2013/0922) Site partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any subsequent planning application

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Bronllys		<del>HC2</del> HA3	Land to rear of Greenfields Bronllys	0.3	6	<del>N/A</del> 30	<del>2.0</del> 1.8	N/A	<del>Commitment</del> 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..

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Bronllys		HA1	Land adj Bronllys CP School, Neuadd Terrace	1.4	36	<del>20</del> 30	<del>7.2</del> 10.8	N/A	Access from Bronllys <del>hospital roundabout or</del> Class <del>444</del> III road <del>only</del> . 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.

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 - <del>31/12/2013</del> 1/04/2015)
Bronllys		HA2	Land at Bronllys to the west of Hen Ysgubor	0.6	<del>15</del> 10	<del>20</del> 30	<del>3.0</del> 3.0	N/A	Site subject of application (P/2014/1190). 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	HC1	Part of Buck Hotel, Main Street	N/A	5	N/A	1	N/A	Commitment. Full planning permission P/2013/0834.

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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. <b>Given the sensitivity of this location, a development brief will be required to be prepared.</b>
<del>Churchstoke</del>	<del>I</del>	<del>HC4</del>	<del>Land adjacent The View</del>	<del>0.4</del>	<del>11</del>	<del>N/A</del>	<del>0.0</del>	<del>N/A</del>	<del>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.</del>



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 - <del>31/12/2013</del> 1/04/2015)
Churchstoke		HA1	Land at Fir House	1.34	33	20	6.6		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. Access works will be required to meet acceptable highways standards. Highways advise that access works should have regard to the potential residential use of land opposite. Ecological survey is likely to be required to inform enhancements.
Churchstoke		EA1	Land adj Tuffins Supermarket	<del>1.5</del> 1.3	N/A	N/A	N/A	<del>1.54</del> 1.3	Housing Commitment P/2014/0559 at north of site. 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.

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Clyro	P13	HC1	Land South east of Clyro (A)	0.6	<del>15</del> 21	N/A	6.0	N/A	Commitment. (RAD/2003/0557). Six local needs units under construction
Clyro		HA1	Land South east of Clyro (B)	0.5	13	<del>0</del> 30	<del>2.6</del> 3.9	N/A	Highways & access improvements essential. 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. Site lies within the Bryn-yr-hydd 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

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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.
Crossgates	P16	HC1	Oaktree Meadows	1.4	15	N/A	3.00.0	N/A	Commitment. Ref: P/2009/1043, PR6115/01 Full planning permission. *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.

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Crossgates		HA1	Land South of Studio Cottage	0.7	15	<del>20</del> 30	<del>3.0</del> 4.5	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. Consideration will need to be given to highway access arrangements to serve the development, and in particular to the details of junction spacing and access visibility.
Four Crosses		<del>EC1</del> EA1	Employment Land at Four Crosses Business Park	<del>0.75</del> 0.5	N/A	N/A	N/A	<del>0.75</del> 0.5	Some plots remaining Commitment - employment land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy-Bat sites SAC.

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Glasbury	P19	HA1	Treble Hill Stables, Glasbury	0.3	<del>9</del> 5	<del>20</del> 30	<del>1.8</del> 1.5	N/A	Highways improvements would be required for more than five additional units on site due to visibility and movement conflicts with Dan-y-bryn junction opposite. Glasbury Wastewater Treatment Works has limited capacity and dependent 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 setting of listed buildings. 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.
<del>Guilfield</del>	<del>P20</del>	<del>HC1</del>	<del>Land at Sarn Meadows</del>	<del>3.3</del>	<del>46</del>	<del>N/A</del>	<del>14.0</del>	<del>N/A</del>	<del>Commitment. Project level HRA screening required - Granllyn SAC &amp; 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.</del>

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Guilfield		HA1	Land adj Celyn Lane	0.9	20	20	4.0	N/A	<p>Highways Improvement/local link road required, closure of existing junction. Development must avoid flood risk areas. Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence likely to be required.</p> <p>*Project level HRA screening required - Granllyn SAC &amp; 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.</p> <p>*Project level HRA screening will be required with regards to Granllyn SAC. Given the proximity of Granllyn SAC there is a high likelihood that great crested newts may be present or utilise the site for distribution to surrounding environment- development proposals will require appropriate surveys and detailed mitigation plans to ensure that the development does not result in barriers to migration, fragmentation of habitats (including breeding and terrestrial habitat outside of the Granllyn SAC), disturbance, increased recreational pressures, incidental capture and killing which could affect the</p>

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									<p>ecological functionality of the SAC. Given the complexity and level of detail required regarding mitigation to ensure no likely significant impact to the Granllyn SAC it is considered that a S106 will be required. Lower density reflects the requirement for potential mitigation measures/buffers for protected species and land required for link road.</p> <p>Additional HRA Screening may also be required in relation to Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC</p>
Howey	P22	HA1	Land at Crossways Court.	1.4	30	<del>20</del> 30	<del>6.0</del> 9.0	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.

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Howey	P22	HC1 HA2	Land adjacent Goylands Estate	0.8	11	N/A	0.0	N/A	<del>Commitment. Reserved Matters application P/2011/1538</del> Previous permissions in relation to residential development have lapsed. *Project level HRA screening required - River Wye SAC.
Kerry	P23	HA1 HC1	Dolforgan View, Kerry	2.1	6264	N/A	0.0	N/A	<del>Site awaiting signing of s106</del> Full planning permission (P/2009/0106). If the current <del>proposal</del> permission (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	HC1	Old Station Works	0.28	6	20	2	N/A	Commitment (RAD/2005/0555)
Knucklas	P25	HA1	Land at Castle Green	0.4	17	10	1.7	N/A	PR143106, (P/2012/0272). Site awaiting signing of S106 (P/2012/0272).
Llanbrynmair	P26	HC1	Bryncoch	1	5	N/A	2.0	N/A	Partially Committed. Ref: P/2014/1060 (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.



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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. Possibility of groundwater flooding / high water table - careful design in respect to surface water disposal is needed, i.e. soakaways may not be effective if there is a high water table. Further investigation and monitoring of groundwater levels over a period of time is needed as part of any revised FCA submission. Development Brief will be required for this site.
<del>Llangurig</del>	<del>P33</del>	<del>HC1</del>	<del>9180 Adj Penybont Farm &amp; Maescurig (A/27/001)</del>	<del>0.4</del>	<del>9</del>	<del>N/A</del>	<del>2.0</del>	<del>N/A</del>	<del>Commitment. *Project level HRA screening required - River Wye SAC. Majority of the site is in TAN 15 C2.</del>

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Llangynog	P34	HA1	Llangynog Glebe	0.3	8	10	0.8	N/A	Needs to be accessed from the road to the south east, outside of the development boundary. The access point falls within TAN 15, C2 flood zone, a Flood Consequence Assessment will be required at the planning application stage. *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.
Llansantffraid -ym-Mechain	P37	HC1	Land off Fford Spoonley, Llansantffraid	0.4	12	N/A	3.0	N/A	Commitment. <del>*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.</del>

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Llanymynech		HA2	Land off Carreghofa Lane	1.6	15	10	1.5 2	N/A	Part site required for this Plan period (provide for potential future phasing). Up to 0.75 ha required for 15 dwellings. Investigation required to satisfy highways requirements (upgrading required in terms of width and footway provisions) and also investigate capacity of sewerage infrastructure as site will need connection to mains drainage. Ensure any new works/infrastructure etc. does not compromise proposals for restoration of canal. The site contains significant archaeological remains and will require archaeological assessment, evaluation and probably full archaeological excavation as part of any development (consult and involve CPAT). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanfyllide	P41	HC1	Land between Moorlands and Llyr	0.6	12	N/A	6.0	N/A	Commitment. Outline planning permission. P/2013/0887.
New Radnor	P46	HC1	Water Street Farm	0.6	14	N/A	5.0	N/A	Commitment. (Ref: P/2008/1685). 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.

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 - <del>31/12/2013</del> 1/04/2015)
Three Cocks	P53	MUA 1	Land between/adj Gwernyfed Avenue, Three Cocks	4	15	<del>20</del> 30	4.5	3.4	Mixed use. Part of site has existing employment use by agricultural contractor / machinery sales business. Part of site has permission for factory & office accommodation. (B/05/0038, B/07/0155, B/07/0296, P/2012/1185). Development Brief required to reflect predominant employment usage of site. Ecology Survey and Drainage Assessment required. The northern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution it is recommended that this area is left as a green buffer zone. 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

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 - <del>31/12/2013</del> 1/04/2015)
									intervention as part of any planning application. Site lies within the Gwernyfed 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.
Trefglwys	P54	HC1	Land to West of Llwyncelyn (Phase 2)	0.9	17	N/A	8.0	N/A	Commitment. Ref.: M/2007/0561 <del>flooding constraint.</del> 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.
Employment Sites <del>outside</del> 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. The site is adjacent to a geological SSSI, the design of development must be sympathetic to the SSSI so that the protected area is not significantly affected. 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) <del>and Tanat and Vwrnwy Bat sites SAC.</del> Buttington Brickworks SSSI

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 - <del>31/12/2013</del> 1/04/2015)
	P60	EC1	Land at Offa's Dyke Business Park, Welshpool	7.3	N/A	N/A	N/A	7.3	Commitment. Employment Land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) <del>and Tanat and Vwrnwy Bat sites SAC.</del>

**Appendix 1 – Schedule of Minor Editing Changes (Not for Consultation)**

<b>Minor Change 1 (Not for Consultation)</b>	<b>Section: Paragraph 2.3.3</b>
<b>Reason:</b> To ensure the LDP addresses matters raised by LDP representation (6235.V2), to match the content of Planning Policy Wales, to ensure the LDP meets the soundness tests.	

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 while** protecting **natural resources** and the historic environment.

<b>Minor Change 2 (Not for Consultation)</b>	<b>Section: Paragraph 3.1</b>
<b>Reason:</b> Consequential change to reflect the proposed inclusion of strategic policies in the LDP.	

Insert 5<sup>th</sup> item in list of paragraph as follows:

- 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.
- v. **Strategic policies to define the strategy in policy terms.**

<b>Minor Change 3 (Not for Consultation)</b>	<b>Section: LDP Objective 4</b>
<b>Reason:</b> To ensure clarity	

Include additional word for clarity as follows:

**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 **areas** and, where possible, to reduce or better manage existing flood risk for communities, infrastructure and businesses.

<b>Minor Change 4 (Not for Consultation)</b>	<b>Section: Paragraph 3.4.6</b>
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<b>Reason:</b> Inclusion of numbering to the settlement hierarchy for clarity and to cross reference to numbering proposed in new strategic policy SP1.
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Insert numbering into settlement hierarchy list as follows:

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

1. Towns
2. Large Villages
3. Small Villages
4. Rural Settlements
5. Open Countryside

<b>Minor Change 5 (Not for Consultation)</b>	<b>Section: Paragraph 4.6.2</b>
<b>Reason:</b> Correction of spelling mistake.	

Amend miss-spelling in paragraph 4.6.2 as follows:

4.6.2 Policy H1 identifies suitable locations for housing which support the delivery of a sustainable pattern of development. ...

<b>Minor Change 6 (Not for Consultation)</b>	<b>Section: Paragraph 4.6.4</b>
<b>Reason –</b> Consequential change to reflect the amendments proposed to Section 4.2 of the LDP.	

Amend policy reference as follows:

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>11</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 DM15**.

<b>Minor Change 7 (Not for Consultation)</b>	<b>Section: Paragraph 4.6.11</b>
<b>Reason –</b> Consequential change to reflect the amendments proposed to Section 4.2 of the LDP.	

Amend text of paragraph 4.6.11 as follows:

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 the Development Management policies Policy DM2**. Lower densities are acceptable in Small Villages

<sup>11</sup> The LHMA Update was completed in 2014 and published in 2015.  
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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>12</sup> advocates that Development plans should have a clear development management policy on density. Policy H3 reflects PPW by encouraging higher density development in Towns and Large Villages which are the settlements best served by public transport.

<b>Minor Change 8 (Not for Consultation)</b>	<b>Section: Paragraph 4.6.18</b>
<b>Reason</b> – Consequential change to reflect the amendments proposed i.e. proposed deletion of Policy H6.	

Amend paragraph 4.6.18:

4.6.18 **Exception Sites for Affordable Housing.** ~~Three~~ **Two**-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.~~
- Rural Affordable Homes – Policy H7.

<b>Minor Change 9 (Not for Consultation)</b>	<b>Section: Paragraph 4.7.19</b>
<b>Reason:</b> Consequential reference change to reflect the focussed changes proposed to the Development Management policies (section 4.2).	

Amend policy reference in Paragraph 4.7.19 as follows:

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>13</sup>. Policy **DM11** refers to proposals involving the loss of neighbourhood and village shops and services.

<b>Minor Change 10 (Not for Consultation)</b>	<b>Section: Paragraph 4.11.2</b>
<b>Reason:</b> Correction of misspelt word 'intention'.	

Correct typing error:

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

<sup>12</sup> Paragraphs 4.7.2, 4.7.4 and 9.2.24, Planning Policy Wales

<sup>13</sup> Powys Retail Study (September 2012), para. 5.48-5.49

allows for storage and recycling operations for construction, excavation and demolition waste within active minerals sites.

<b>Minor Change 11 (Not for Consultation)</b>	<b>Section: Paragraphs 4.12.4</b>
<b>Reason:</b> Amended policy reference as a consequential change to the proposed Policies in the Development Management section 4.2 of the LDP.	

4.12.4 The loss of community facilities can undermine the sustainability of settlements, and is addressed within **Policy DM11**.

<b>Minor Change 12 (Not for Consultation)</b>	<b>Section: Paragraphs 4.13.2</b>
<b>Reason:</b> Amended policy reference as a consequential change to the proposed amendment of Development Management and introduction of Strategic Policies in the LDP.	

Amend Policy reference as follows:

4.13.2 The Sennybridge Training Area is a site of strategic military importance in the UK. In accordance with Policy **DM1-SP2**, it will be safeguarded from development that would compromise its operation.