

Powys
Local Development Plan
2011 – 2026

1/4/2011 to 31/3/2026

Written Statement
Adopted April 2018

(Proposals & Inset Maps published separately)

This document is also available in Welsh



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Foreword

I am pleased to introduce the Powys County Council Local Development Plan as adopted by the Council on 17th April 2017.

I am sincerely grateful to the efforts of everyone who has helped contribute to the making of this Plan which is so important for the future of Powys.

Importantly, the Plan sets out a clear and strong strategy for meeting the future needs of the county's communities over the next decade. By focussing development on our market towns and largest villages, it provides the direction and certainty to support investment and enable economic opportunities to be seized, to grow and support viable service centres and for housing development to accommodate our growing and changing household needs.

At the same time the Plan provides the protection for our outstanding and important natural, built and cultural environments that make Powys such an attractive and special place in which to live, work, visit and enjoy.

Our efforts along with all our partners must now shift to delivering the Plan for the benefit of our communities.

Councillor Martin Weale
Portfolio Holder for Economy and Planning

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Executive Summary

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

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

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

Based on evidence of future need identified, the LDP provides, over its 15 year plan period 2011-2026, sufficient land through its policies and proposals to meet the dwelling requirement of 4,500 dwellings, including 952 affordable homes. It also provides 45 hectares of employment land and includes policies to meet the needs of the economy.

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

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

1.0 Introduction

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

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

1.3 The LDP has been prepared in stages in accordance with all relevant legislation, regulations and guidance. Its vision, objectives, policies and proposals, are based on the key issues and considerations identified from the evidence base.¹

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

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

*It is important to note that in line with the Habitats Regulations Screening Assessment, project level assessments must be undertaken where there is a potential for significant effects on European sites. Where this relates to a land allocation this is highlighted in the LDP Housing and Employment Sites table (Appendix 1 of the LDP). In other instances it is necessary to consult the HRA screening report and list of European sites in the HRA Appendix (Appendix 3) to this plan. Any development project that could have an adverse effect on integrity of a European site will not be in accordance with the development plan, within the meaning of S.38 (6) of the Planning and Compulsory Purchase Act 2004.

Sustainability Appraisal (SA) – This found that overall the plan would have a positive impact on sustainability. It recommended some minor amendments to the wording of some of the LDP's objectives, and also recommended the re-classification of a settlement in the settlement hierarchy. The recommendations have been incorporated in the LDP.

Strategic Environmental Assessment (SEA) – Overall, this found the LDP to be compatible with SEA objectives, and recognised that the development management

¹ All documents relating to the Powys LDP's preparation can be read on the LDP pages of the Council's website. The evidence base for the LDP has been summarised in a number of **topic papers**. The topic papers include a detailed review of relevant planning policy and guidance and statistical research and were updated through the LDP process as new evidence emerged. The stages, legislation and regulations are explained in the Powys Local Development Plan **Delivery Agreement** which also set out the timetable for the LDP's preparation and the community involvement scheme. A useful summary of the plan's preparation and the outcomes of each stage can be read in the **Consultation Report**.

policies helped in off-setting any minor negative policy impacts. Minor wording changes recommended by the SEA have been included in the LDP.

1.5 Planning (Wales) Act 2015 - The Planning (Wales) Act 2015 sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure it is fair, resilient and enables development. The Act addresses 5 key objectives:

- A modernised framework for the delivery of planning services – the Act introduces powers to allow planning applications to be made directly to Welsh Ministers in limited circumstances
- Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans
- Improved resilience - the Act will allow the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged
- Frontloading and improving the development management system – the Act will introduce a statutory pre-application procedure for defined categories of planning application
- Enabling effective enforcement and appeals – the Act enables changes to enforcement procedures to secure prompt, meaningful action against breaches of planning control and increase the transparency and efficiency of the appeal system.

The Planning (Wales) Act 2015 confirmed the following statutory purpose for the planning system in Wales – any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015.

1.6 Well-being of Future Generations Act - Following the introduction of the Well-being of Future Generations Act (2015), the LDP has also been assessed against the seven Well-being goals contained within the Act. This assessment concluded that the LDP's impact on Well-being is 'Good' or 'Very Good', except in those areas where, as a land use document, it has limited ability to influence outcomes (such as in Education, Protection of Children and people with Protected Characteristics). One area however where it could possibly improve is with regard to representing the interests of people with protected characteristics, and there will be an opportunity to see how this can be improved at future reviews of the Plan. Overall the findings of the Well-being Assessment reiterate the conclusions of the previous Equalities Impact Assessment (2015) and Sustainability Assessment (SA) 2016 carried out as part of the LDP assessment process.

1.7 Although an assessment was undertaken, the provisions of The Planning (Wales) Act 2015 (Commencement No. 2 and Transitional and Saving Provisions) Order 2015, do not apply to development plans, such as the Powys LDP, which were submitted for examination before 1st April 2016. Subsequent iterations of the LDP will however, need to demonstrate compliance with the Well-being of Future Generations (Wales) Act 2015.

1.8 The LDP has been prepared having regard to Welsh Government's Planning Policy Wales² (PPW) and supporting Technical Advice Notes (TANs and Mineral TANs). These policy documents are material planning considerations in determining planning applications. In order to keep the LDP succinct and avoid repetition, cross references are included in the LDP to these where it is considered they provide sufficient policy advice.

1.9 Structure and Format of the LDP

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

Volume 1 - Written Statement

This sets out:

- the context in which the LDP has been prepared including key issues and considerations facing the county over the plan period 2011-2026.
- the LDP's Vision and Objectives.
- the LDP Strategy in terms of levels of growth and how this is distributed.
- policies supported by a reasoned justification.

Volume 2 - Proposals and Inset Maps

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

1.10 Evolution of the LDP

1.10.1 The evolution of the LDP is explained in the LDP Consultation Report, which summarises and appends the representations made at each of the statutory stages. The LDP has evolved over the course of its preparation in order to respond to representations, have regard to emerging evidence and to reflect the findings of its informing assessments. For example, the sustainable settlement hierarchy proposed at the Preferred Strategy stage was accompanied by a growth corridor to absorb any additional growth that could not be accommodated in accordance with the hierarchy. Following the comments received at the Preferred Strategy stage and further assessment of settlement constraints, the Deposit LDP 2015 recognised that the growth levels planned could be accommodated in accordance with the settlement hierarchy without the growth corridor element and this was therefore dropped from the Deposit LDP³.

² All references to Planning Policy Wales or PPW throughout the LDP relate to Planning Policy Wales (PPW) 9th Edition, November 2016, unless specifically stated otherwise.

³ Further explanation is also included in the LDP Strategy Topic Paper.

2.0 The LDP's Context

2.1 This section briefly summarises the main environmental, social and economic characteristics of Powys and the policy context within which the LDP has been prepared. An evidence-based approach was taken to preparing the plan and in order to avoid unnecessary duplication further detailed information about the context of the Plan can be read in the supporting documents found on the LDP pages of the Council's website.

2.2 Powys' Characteristics

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

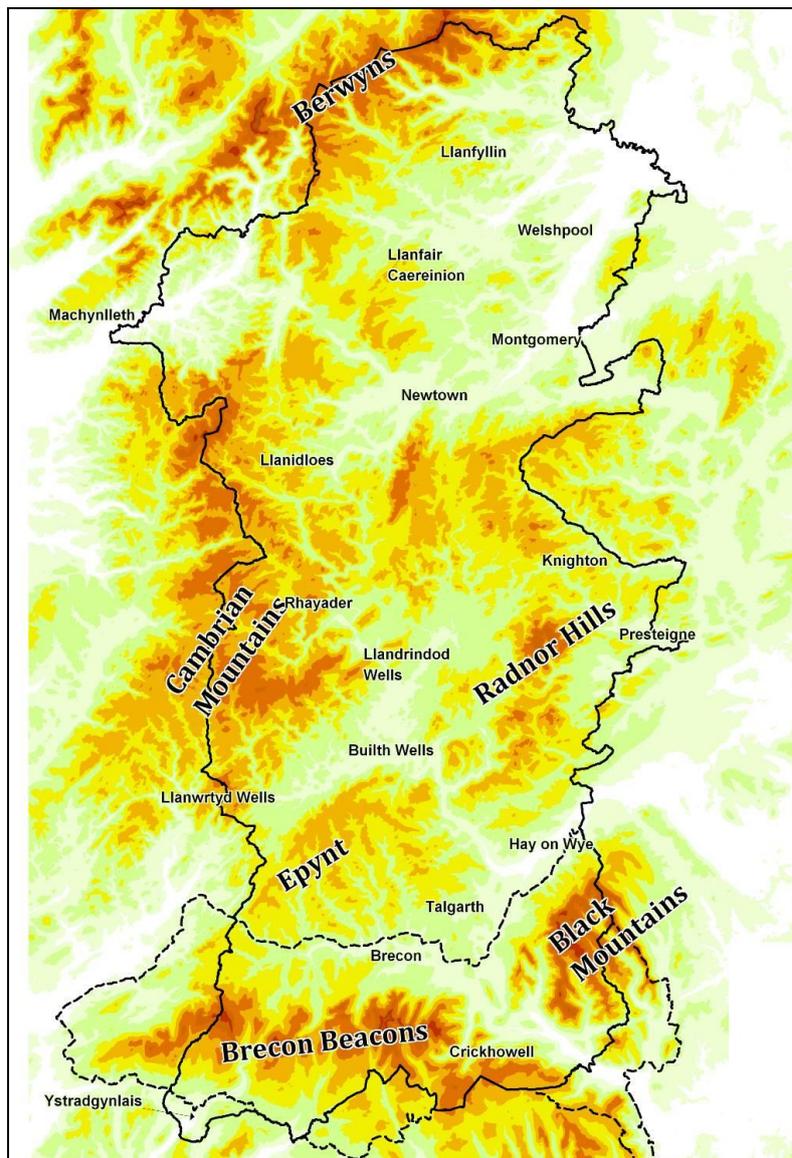
Figure 1 - Boundary Map of Powys and adjoining Counties and National Parks



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2.2.2 As shown in Figure 1 above, the extensive boundaries of the County of Powys adjoin it with thirteen other counties including the English counties of Herefordshire and Shropshire. In the south of the county is the Brecon Beacons National Park, a Local Planning Authority in its own right which covers approximately 16% of Powys' area. The administrative boundary of Powys County Council and that of the LDP area differ. The plan area for the Powys LDP excludes the Brecon Beacons National Park, which is the subject of a separate LDP. The Powys LDP area, therefore, adjoins ten other Local Planning Authorities as shown in Figure 1, including the Snowdonia and Brecon Beacons National Park Authorities. Whilst Monmouthshire, Blaenau Gwent, Caerphilly, Merthyr Tydfil and Rhondda Cynon Taf are immediate neighbours to the County of Powys, they are not contiguous with the Powys LDP area.

Figure 2 - Map Showing the Topography of Powys



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2.2.3 The map in Figure 2 above shows the topography of Powys and demonstrates how upland areas such as the Berwyns and Cambrian Mountains are dissected by many river valleys and their tributaries, including the Severn, Vyrnwy, Tanat, Wye, Usk, Irfon, Ithon, Dyfi, Teme, Tawe and the Lugg. In the north-east, the Severn valley widens into a lowland vale around Montgomery and Welshpool. The River Wye flows through a gorge south of Builth Wells before the valley begins to widen eastwards towards Herefordshire. The River Tawe rises in the southern Brecon Beacons flowing south-west down the Swansea Valley. This topography has resulted in the majority of larger settlements and main transport routes being located in the valleys, often at important river crossings. The distribution of the towns located in these mainly valley locations is shown in Figure 2 above. The wider, dispersed settlement pattern of Powys is further illustrated in the key diagram (Figure 4).

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 environment designations within Powys.

2.2.5 Powys has a wealth of biodiversity, geodiversity and conservation resources. A number of these are internationally and nationally recognised including Sites of Special Scientific Interest, Special Areas of Conservation, Special Protected Areas, RAMSAR site and National Nature Reserves.

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

2.2.7 Powys has the lowest population density of all counties in England and Wales, at 26 persons per km² in 2012. The 2011 Census Rural-Urban Classification showed 28.1% of the Powys population living in a 'rural hamlet or isolated dwelling', 30.6% in a 'rural village', 27.8 % in 'rural town and fringe' settlements such as Welshpool or Llandrindod Wells and a further 13.5% in 'urban town' settlements such as Newtown and Ystradgynlais.⁴

2.2.8 The rural character of Powys is further illustrated by the nature of Powys' towns, which by national standards, are comparatively small. The majority of the population of Powys is located in towns and large villages. The largest town is Newtown which has a population of 11,357, followed by Ystradgynlais, Welshpool and Llandrindod Wells which have populations of 8,092, 6,664 and 5,309 respectively. Large villages in the Plan typically have populations of between 200 and 600, whereas the Small Villages usually have populations of less than 300, with many being less than 100.

2.2.9 The transport network (illustrated in Figure 4) is important to Powys but is influenced by its topography. The A470 is a strategic trunk road linking North and South Wales and is an important route through south and west Powys linking Brecon (BBNP), Builth Wells, Rhayader and Llanidloes. The A483 links south west Wales with Llanwrtyd

⁴ ONS Rural Urban Classification of Output Areas 2011 © Crown Copyright

Wells, Builth Wells, Llandrindod Wells, Newtown and Welshpool to Shrewsbury and beyond into the Midlands. The east-west A44 links Aberystwyth, Rhayader and Llandrindod Wells into Herefordshire and the Midlands. Whilst public bus services are available linking many of the settlements through Powys and the LDP area, including long-distance services to North and South Wales, frequency of services is limited and can be inconvenient. Dependency on private car ownership and usage therefore remains high. Two main rail lines cross the County; the Cambrian Line, running between Aberystwyth and Birmingham International linking Machynlleth, Newtown and Welshpool and The Heart of Wales Line between Shrewsbury and Swansea linking Llanwrtyd Wells, Builth Wells, Llandrindod Wells and Knighton plus a number of smaller settlements along the route, again providing important transport links in Powys. The rural nature of this transport network and low density population often means that capital investment/funding has low priority at a national level.

2.2.10 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.

2.2.11 With its sparsely populated upland landscape and poor connectivity, Powys has very few large employers (i.e. businesses with 250+ employees) outside the public sector. The majority of businesses are small, 93% having less than 10 employees in 2013⁵ and there are many one person enterprises. Self-employment and part-time employment are also high.

2.2.12 Tourism is a key economic sector in Powys and further tourism development has the potential to support local communities and rural holdings both in economic and social terms. Agriculture, including intensive forms of, continues to be the largest primary production industry in Powys, mainly through small, family-run, upland farms. Much of the land is classified as being of very poor agricultural quality. The Business Register and Employment Survey for 2012 showed that excluding Agriculture, Forestry and Fishing, the three largest employment sectors in Powys by percentage of jobs were Health (16.4%), Retail (11.6%) and Manufacturing (10.6%). The public sector, comprising Health, Education, Public Administration and Defence is one of the largest employers and accounted for 34% of the employment.⁶

2.2.13 Historically, the larger settlements have acted as market towns serving their wider, rural hinterlands. Today, in addition to this market function where it still exists, they are mainly local service centres where high schools, health services and local retail provision and employment opportunities are located. Residents also shop out of the county in larger centres such as Aberystwyth, Cardiff, Hereford, Shrewsbury and Swansea particularly for higher order comparison retailing.

⁵ ONS UK Business Counts – Enterprises 2013 © Crown Copyright.

⁶ ONS Business Register and Employment Survey 2012 © Crown Copyright.

2.3 Policy Context

2.3.1 The LDP has been written having regard to many relevant policies, strategies and programmes prepared at international, national (UK & Wales), regional, and local levels. This section summarises key policy influences but is not a definitive list.

Welsh Government Policy

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

2.3.3 PPW makes it clear that the purpose of the planning system, including LDPs, is to manage the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales, to accord with the Well-being of Future Generations (Wales) Act 2015. It states that the system should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, while protecting natural resources and the historic environment.

2.3.4 The LDP has also had regard to the Wales Spatial Plan Update – People, Places, Futures, 2008. This splits Wales into six sub-regions with Powys located within the Central Wales area (See Figure 3). Its vision for Central Wales is, “High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”.

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

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

2.3.7 As a potential model for sustainable development in Central Wales, it identified primary settlements, and hubs and clusters as focal points for appropriate plan-led growth and investment. The diagram below, taken from the Wales Spatial Plan, shows the key connections between settlements as links and clusters within the area and highlights the directions people travel for services outside of the area. The link and cluster approach seeks to encourage communities to work collaboratively, not competitively, to support their own needs and those of the smaller settlements and hinterlands which gravitate towards them. The diagram also shows a settlement hierarchy identified for the area. The most notable for Powys is Newtown's classification as a primary key settlement whilst a number of other towns in the LDP area are identified as key settlements within clusters.

suite of legislation, policy, advice and guidance. Together, these give Wales flexible and effective systems for the sustainable management of the Welsh historic environment, reflecting current conservation principles and practice.

National Transport Plan 2011:

The National Transport Plan 2011 establishes the framework for the creation of an integrated transport system to deliver its strategy, 'One Wales – Connecting the Nation' (2008). This document sets out a vision for a sustainable Wales. Key priorities are identified as reducing Wales's carbon footprint and being resilient to impacts of climate change, developing a sustainable and resilient economy; and ensuring that communities are safe, attractive places to live and work, and have good accessibility to services and active healthy lifestyles.

Vibrant and Viable Places 2013:

This is a regeneration strategy focussed on delivery at national level but it promotes regional co-ordination and regional working. It sets the strategic direction for regeneration and identifies the importance of planning in this through PPW and the TANs.

Creating an Active Wales 2010:

This strategy outlines developing a built environment that supports, rather than inhibits, activity, and provides access to the natural resource of our green spaces. It introduces Active Travel which is enshrined in the Active Travel (Wales) Act 2013 requiring local authorities to take reasonable steps to enhance the provision made for, and to have regard to the needs of, walkers and cyclists making purposeful journeys and to promote active travel journeys and secure new and improved active travel routes and related facilities.

Cymraeg 2050: a million Welsh speakers (July 2017):

This is the Welsh Ministers' strategy for the promotion and facilitation of the use of the Welsh language which sets out the Welsh Government's long-term approach to achieving the target of a million Welsh speakers by 2050. It supersedes 'A Living Language: a Language for Living – Welsh Language Strategy 2012 to 2017' and its associated policy statement 'A living language: a language for living – Moving forward'. The new strategy refers to the contribution that the land-use planning system should make to the vitality of the Welsh language by creating suitable conditions for thriving, sustainable communities, and also calls for strengthening the relationship between language planning and land use planning.

Regional Policy and Linkages with Neighbouring Local Authorities

2.3.9 The preparation of the LDP has paid due regard to policy at regional level and to the Development Plans of neighbouring authorities to ensure consistency between Plans.

Regional Working

2.3.10 Due regard has been paid to regional policy documents or strategies that Powys has contributed to regionally to ensure the LDP is consistent with them. In addition to national transport strategy documents, Powys has collaborated with Ceredigion and Gwynedd County Councils to produce the Mid Wales (Joint) Local

Transport Plan (2015). For aggregate minerals, Powys is a member of the South Wales Regional Aggregates Working Party whilst in relation to waste Powys works in collaboration with Ceredigion County Council on the Central Wales Waste Partnership. Economic development is influenced by national policy but the Powys local employment market is mostly self-contained with minimal cross-boundary issues arising. To promote growth and regeneration, Powys actively works with Ceredigion on the Growing Mid Wales Partnership and has jointly developed the Local Growth Zones Initiative. A local Growth Zone also spans the boundary with the Brecon Beacons National Park in the Three Cocks / Bronllys / Talgarth / Brecon area.

2.3.11 More detail on how these regional strategies inform the LDP are found in the Topic Papers, Transport (Up-dated January 2016 EB 38), Minerals (March 2015 EB 33), Waste (December 2014 EB40) and Employment and Economic Development (Up-dated January 2016 EB 24).

Linkages with Neighbouring Local Authorities

2.3.12 When preparing a LDP the local planning authority is required to ensure a LDP is compatible with the Plans of neighbouring authorities and should not be in conflict with them. During the preparation process appropriate consultation and cross-boundary working ensure that the existing and evolving planning policy context of neighbouring authorities has been considered in the preparation of the LDP and that no conflicts arise.

2.3.13 Each of the neighbouring local planning authorities (See Figure 1) has been fully consulted at every stage of the LDP's preparation to ensure alignment between respective LDPs.

2.3.14 Particular regard has been given to the adopted or emerging LDPs of the Brecon Beacons National Park and Snowdonia National Park respectively to ensure the respective Plans are compatible and complement each other and due care and regard has also been taken to the special purposes of the National Parks.

Local Policy

2.3.15 The primary corporate plan is the **One Powys Plan 2014-2017**, incorporating what was previously the Council's own individual corporate plan the **Powys Change Plan (2013-16)** into a joint strategic plan. The One Powys Plan will guide the Council's work until at least 2017. It is produced by the Powys Public Service Board (previously the Powys Local Service Board) comprising the leaders of: Powys County Council; Powys Teaching Health Board; Dyfed Powys Police; Dyfed Powys Police and Crime Commissioner; Powys Association of Voluntary Organisations and a representative of the Welsh Government. The One Powys Plan provides the long term vision and priorities for improvement for Powys, describes the issues that are important to Powys people and how the Council will address them through partnership working. Annual Updates keep the priorities of the Plan up to date and relevant.

2.3.16 The One Powys Plan sets out a suite of Priorities and Aspirations as summarised in the table below. The 11 improvement priorities are themed as follows:

Table 1: The Priorities of the One Powys Plan 2014 – 2017

Theme	Improvement Priority	The Aspiration
Integrated health and adult social care	1. Older People	Older People will be supported to lead fulfilled lives within their communities.
	2. Carers	Carers have a good sense of wellbeing and are able to fulfil the caring responsibilities they choose to do.
	3. Mental Health and Wellbeing	Powys citizens will lead fuller and longer lives, be resilient, have good health and be more able to participate and contribute to their communities.
	4. Learning Disabilities	People with Learning Disabilities lead meaningful and valued lives within their own communities.
Children and young people	5. Vulnerable Families	The needs of vulnerable children, babies and their families are identified as early as possible so that they can enjoy safe and fulfilled lives.
	6. Healthy Lives	Powys citizens will be supported and empowered to lead active and healthy lives.
Transforming learning and skills	7. Education	All children and young people are supported to achieve their full potential.
	8. Training and jobs for young people	More young people in Powys will be in full-time education, gainful employment or employment related training within the county.
Stronger Communities	9. Stronger Communities	Bringing people together in Powys so they feel that they matter, belong and can contribute to their community
Transport	10. Transport	Improving passenger transport services to enable them to be affordable, accessible and efficient
Financially balanced and fit for purpose public services	11. Organisation and partnership development	Enable 'joined up' services for Powys citizens through public and third sector partnerships

2.3.17 The Powys LDP most closely interrelates with the One Powys Plan in those improvement priorities which affect land-use, these being *Stronger Communities*, *Transport*, *Mental Health and Well-being*, and *Healthy Lives*. The following paragraphs summarise how the LDP interacts with the high-level corporate policy found in the One Powys Plan and associated corporate plans as relevant.

2.3.18 In planning for housing, employment, retail and social / community development, the LDP is critically important in meeting the aspiration for ***stronger communities***. Through the Plan's **sustainable settlement hierarchy** growth is

focussed upon towns and large villages through LDP land allocations and the designation of development boundaries, which are the locations with the greatest range of facilities and services. In distributing growth the LDP provides for housing in settlements as close to employment / economic opportunities as possible so that new development supports both physical and social infrastructure and enables sustainable travel. The LDP also recognises the rural nature of the County and enables opportunities for appropriate development to sustain rural communities.

2.3.19 Whilst the One Powys Plan does not detail housing needs, it informs the Council's corporate **Local Housing Strategy (2016-2020)** which has a vision for secure suitable housing for all and includes a key aim to identify and meet the housing needs of the citizens of Powys. A key element of the LDP is to provide land and opportunities for housing in the most appropriate locations based upon an assessment of the number of new dwellings required up to 2026.

2.3.20 The Local Housing Strategy (LHS) recognises that affordable homes can be provided by the planning system through policies in the LDP, which set target contributions for affordable homes as part of new open market housing developments.

2.3.21 In securing affordable homes, the LDP seeks to ensure that the homes being built are meeting identified needs using the evidence available to inform decision making including the outcomes of the **Local Housing Market Assessment**.

2.3.22 The LDP is required to take account of specialist housing needs, such as for the Elderly and the evidenced needs for Gypsy and Traveller Accommodation. For the latter, the LDP contains policies and proposals to ensure that any identified needs are met within given timescales. In line with the One Powys Plan to support **Older People** whilst delivering **Financial Balance**, the LHS has a major objective to re-model housing and support services to meet the needs of identified populations. This includes a key requirement (by 2020) for the Council to, "enable frail older people to remain living independently within their own homes for longer" so as, "to reduce expenditure on residential and nursing care provision". In planning for new homes, the LDP will need to have regard to any implications that this strategic approach may have. In all housing schemes the LDP policies work to implement an acceptable housing mix which is responsive to need and which is based on the principles of sustainable design.

2.3.23 In alignment with the Council's **Economic Development Strategy**, policies and proposals in the LDP will direct economic development to sustainable locations, control the scale and nature of proposals to ensure the development is acceptable in planning terms and ensure that new development proposals are located so as to take account of the national planning policy framework in respect of sequential tests. The location and scale of employment growth facilitates accessibility, sustainable travel patterns, and an appropriate mix of uses in an area so as to provide the foundations for a strong and vibrant economy. Employment opportunities are promoted via land allocations. LDP policies support regeneration initiatives including identified Local Growth Zones.

2.3.24 Increasing visitor numbers to Powys is one of the objectives of the Economic Development Strategy alongside increasing Powys' population of working age people. The LDP supports and enables appropriate tourism development and employment opportunities, so contributing to increased visitor numbers and the attractiveness of the County as a place to visit or to live and work.

2.3.25 The LDP contributes to the commitment to ***Mental Health and Well-being*** and ***Healthy Living*** through open space policies, preventing the loss of important community facilities and services unless mitigated against and by being supportive of well-designed and well located recreational and leisure facilities. This works alongside the LDP's protection of the-natural environment for the enjoyment of all. The Plan can also facilitate active travel for commuting and/or access to services through locating development where it can take advantage of, or add to, the network of safe pedestrian and cycling routes, so as to reduce demand for car travel.

2.3.26 In policies which enable the provision of new community facilities such as modern schools, the LDP directs development to sustainable locations and influences sustainable design. Redundant premises provide regeneration opportunities which can contribute to the national planning policy prerogative to make the best use of brownfield land.

2.3.27 Within the ***Transport*** Priority the One Powys Plan aims to “ensure that there is a safe, efficient and reliable transport service and network that: i) Enables people and businesses to travel safely to their destination; ii) Makes the best use of the existing transport infrastructure and looks to enhance capacity where opportunities arise and changing needs require it, iii) Relies upon a well maintained highway network, iv) Utilises grant support and/or capital resources to deliver targeted improvements to the network and v) Uses technology appropriately to deliver these aims”. By focussing growth on a sustainable settlement hierarchy the LDP helps service providers to align the future provision of transport (e.g. improved bus services) accordingly.

2.3.28 The LDP controls new development so that it meets relevant highway standards. Support for strategic transport infrastructure schemes through safeguarding by the Plan ensure they are suitably protected and that adjacent approved uses are compatible.

2.3.29 Waste is not an identified priority within the One Powys Plan but is covered by the **Powys Waste Strategy** (2014/15). The LDP aligns with the local waste strategy and with regional plans which follow the waste hierarchy and the long term aim of zero waste.

2.3.30 In July 2016 the Council developed its own separate **Corporate Improvement Plan** (2016-2019), incorporating the priorities of the One Powys Plan but enabling the clearer identification of the Council's own strategic vision of “*Strong Communities in the Green Heart of Wales*” and also to begin to reflect updated legislation such as the **Well-being of Future Generations (Wales) Act**.

2.4 Key Issues and Considerations for the LDP

2.4.1 This section summarizes the key issues and considerations facing Powys and which the LDP seeks to address⁷. They are grouped into economic, environmental, population and housing, infrastructure and resource considerations.

Economic Considerations

1. Powys has a wide economic base focussed on agriculture, tourism, manufacturing, the public sector, and services and supports a high number of SMEs with few large

⁷ The key considerations and issues were identified from a number of sources: from each of the LDP topic papers and research; from engagement with stakeholders and public consultation on the LDP; and from the priorities of the One Powys Plan 2014-2017.

private sector companies. Challenges such as the global economy and constraints on public sector finance and European funding will have significant implications not only for these sectors but for the entire economy of Powys.

2. The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, reflecting the proximity to motorway networks, proximity to external markets, workforce skills and availability, and the history of public sector investment in these areas.
3. An ageing stock of manufacturing premises is placing competitive pressure on this sector. Refurbishment of premises or re-location to modern energy-efficient premises is anticipated depending upon development viability (as costs of development often exceed end values).
4. Rising energy costs and peak oil prices are impacting on all economic sectors given the rural geography of the county. Adapting to these changes and the transition to a low carbon / green economy to ensure a more sustainable and resilient economy needs to be supported by the LDP.
5. Sustainable travel to work opportunities should be promoted through the LDP co-locating employment, housing and public transport and supporting home-working.
6. A range of employment sites and supportive policies are needed to meet the employment needs and demands of businesses, particularly given Powys' size and dispersed settlement pattern.
7. The county shows relatively high employment rates overall, with lower levels of unemployment and inactivity, and very high levels of self-employment and part-time employment. There is also a dominance of micro and small businesses and high levels of new business start-ups in the county.
8. Activities and initiatives that support social and economic regeneration must be supported by the LDP.
9. One of Powys' most prominent assets is the distinctive quality of its towns and villages. The economic climate and online shopping present significant challenges for the county's town centres and have led to vacancies in some towns. The LDP will need to support the resilience and renaissance of town centres, whilst at the same time facilitating sustainable rural retail provision and enabling the opportunities of e-commerce to be realised.
10. Tourism is important to the Powys economy, although employment in the sector can often be seasonal and part-time. Visitors to Powys are drawn to the area for its outstanding scenery, heritage and recreational activities. Protecting these attractions and supporting a sustainable and year-round tourism sector is a must for the LDP.

Environmental Considerations

11. As a rural county, Powys' natural resources and ecosystems are important for carbon storage (soil and vegetation), renewable energy generation, food, materials, water, flood alleviation, recreation and amenity. The LDP must manage development carefully to protect these resources and reconcile competing demands.
12. Powys' important internationally, nationally and locally designated sites of biodiversity and geodiversity interest as well as sites of importance in the wider environment should be protected and enhanced. Wildlife corridors such as

hedgerows and streams are important for many species and should also be protected.

13. The landscape of Powys is extremely diverse and includes upland landscapes and valleys that are scenically and historically important. Development which impacts on the landscape must be carefully managed and appropriately designed particularly in terms of visual impact.
14. Powys has an exceptional historic environment and contains 13% of Wales' listed buildings and 22% of Wales' Scheduled Ancient Monuments. However, a fifth of its listed buildings are considered to be 'at risk' or vulnerable. Some archaeological sites and their settings, notably Offa's Dyke, are being eroded and compromised by development.
15. Many of Powys' towns and villages have conservation areas protecting their distinct character and architecture. It is important to protect and enhance local distinctiveness through good quality and sensitively designed development.
16. Most settlements in Powys are located in valleys close to rivers which are susceptible to flooding. New development must be directed away from areas at high risk from flooding and must not increase flood risk elsewhere, and where possible should aid the reduction or better management of existing flood risk for communities, infrastructure and businesses. Powys is also important as an upstream catchment for several major rivers including the Wye and Severn, providing for water storage and alleviating flooding downstream.
17. Where possible, development should be directed to appropriately located brownfield sites (previously developed land) and should re-use vacant buildings in order to protect greenfield land, assist in the remediation of contaminated land and facilitate regeneration opportunities.
18. The LDP must protect air, water and land resources and quality, prevent pollution and inappropriate development and deal with the consequences of climate change. For instance, it should support: the protection of quality of the water environment in line with the Water Framework Directive; the reduction of greenhouse gas emissions in line with Welsh Government targets (3% each year from 2011); and ensure that Special Areas of Conservation (SACs) in Powys do not suffer from increased levels of nitrogen deposition as a result of development in Powys.

Population and Housing Considerations

19. Powys has an ageing population and it is projected that 31.3% of the population will be aged over 65 by 2026⁸. The needs of the oldest in the population, such as access to services, public transport, and accommodation requirements must be taken into account.
20. Whilst the lack of a university within the county accounts for the large net outward migration of 18 to 20 year olds from the county, low wages, poor employment opportunities and high housing costs are considered to be the main reasons for outward migration of adults aged 21 to 30 from the county. Although there is a net gain from inward migration to the county of this age group, it needs to be higher if the size of workforce is to be sustained.
21. The population of the county is projected to continue to increase slightly as a result of continuing net inward migration. This modest population growth combined with a

⁸ Source: 2011 Based Population Projections, Welsh Government © Crown Copyright.

projected continuing fall in household size leads to a requirement for more dwellings which the LDP must plan in sustainable locations.

22. House building averaged 194 dwellings per annum between 2009 and 2013 which was below the projected housing need. The recession and economic downturn in 2008 limited the availability of development finance and mortgages. The LDP will need to consider how its policies can assist in the construction of dwellings in order to meet need.
23. Powys has a dispersed rural population with nearly 59% of the population living in villages, hamlets and rural areas. The housing needs of rural areas must be addressed as well as those of larger towns and villages.
24. The average household size in Powys is projected to decrease from 2.24 persons in 2011 to 2.13 persons in 2026 (based on the 2011-based Local Authority Population Projections produced by the Welsh Government). Smaller households, and changes to the welfare system, will increase the need and demand for 1 and 2 bedroom properties, although these must be designed with adequate amenity space.
25. Obesity levels and related health problems are increasing amongst Powys' population. Development should be located and designed to enable and encourage active and healthy lifestyles.
26. Any shortfall in the provision of space and facilities for play, recreation and sport should be met wherever possible through development opportunities.
27. Allotments should be protected from development and further provision encouraged enabling more locally grown produce, community cohesion and healthy lifestyles.
28. Increasing energy bills combined with extreme weather events are causing fuel poverty amongst households living in energy inefficient properties. Sympathetic retro-fitting of existing properties and designing new developments to be energy efficient should be facilitated by the LDP.
29. A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys' households.
30. An Affordable Housing Target, expressed as numbers of homes, will be set by the LDP although this will need to reflect development viability. Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP.
31. Levels of Welsh language use vary across the county with higher usage found in the west and south-west, although there are concerns that usage is falling in these traditional Welsh Speaking Strongholds. The LDP needs to consider how it can contribute to promoting the use of the language and protecting Welsh culture.

Infrastructure and Resource Considerations

32. One of the challenges for the LDP, given the rural nature of Powys and its dispersed population, will be to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport.
33. The LDP will need to direct development to locations that are best served by existing and potential infrastructure and services and to ensure that the location of development is co-ordinated with the review of public service provision.
34. The LDP will support the provision and retention of community facilities and seek contributions from development to provision where appropriate.

35. Powys has no general hospital so access to out-of-county health care provision is important for the county's population.
36. In spite of rising fuel costs, car ownership is high reflecting the rural and dispersed population of the county and the high costs associated with public transport provision.
37. Frequent and regular public transport services are predominantly limited to key strategic road and rail routes in the county, such as the Traws Cymru bus service.
38. Future development and regeneration opportunities in some parts of Powys are reliant on transport network improvements such as the Newtown by-pass.
39. Improvements to the transport infrastructure are important within Powys and to connect Powys with adjoining regions. The LDP must safeguard the routes of planned improvements and seek contributions from development towards improvements where appropriate.
40. The LDP should facilitate broadband access throughout the county to enable socio-economic opportunities and electronic access to services to be improved.
41. Utility infrastructure, such as public sewers, sewage treatment works and mains gas supply, are not available or are operating at capacity in some parts of the county which can act as a constraint to development.
42. The LDP should encourage the conservation of water and reduction in the demand for water and seek to minimise the effects of water abstraction on the natural environment and important ecological habitats.
43. The energy requirements of development should be minimised and renewable energy opportunities grasped wherever feasible.
44. Utilisation of Powys' renewable energy resource and associated infrastructure should be supported where cumulative, environmental, socio-economic effects are acceptable.
45. The LDP should seek to reduce levels of waste sent to landfill, and to provide a range and choice of sites across the county to support waste management operations.
46. The LDP should ensure that Powys contributes to the regional supply of aggregates and the encouragement of minerals transportation by rail.
47. The LDP should ensure the sustainable management and safeguarding of important mineral resources found in Powys.
48. The LDP needs to safeguard and support the MOD's Sennybridge Training Area on Mynydd Epynt as a nationally important military training area.

3.0 The LDP Strategy

3.0.1 Having established the context and main issues and considerations facing Powys, which are unique to the county, this section draws together the strategy⁹ for the LDP from 2011 up to 2026. The strategy comprises:

- i. A future **vision** and **objectives** for how land and settlements in Powys should be used and developed.
- ii. The **LDP Strategy** and **Key Diagram**, including:
 - (a) A Growth Strategy describing the principle development needs and levels of development that are required to achieve the vision and objectives, and
 - (b) A Spatial Strategy that describes the sustainable distribution, location and pattern of development and growth being planned to achieve the vision and objectives and the safeguarding of strategic resources and assets.
- iii. **Strategic policies** to define the strategy in policy terms.

3.1 The LDP's Vision and Objectives

3.1.1 Further to the assessment of the County's strengths and weaknesses, a key message influencing the vision and strategic direction of the Plan was the importance that should be placed on nurturing and promoting the County's assets and strengths in order to address its weaknesses. Land-use planning for Powys should:

- Provide a level of growth that supports the area's social and economic needs, including enabling the provision of housing and employment in sustainable locations so as to both retain and attract the working age population and improve opportunities for the younger generations;
- Consider the specialist needs arising from the ageing population in Powys.
- Promote the area's network of strong and vibrant towns and large villages as the foci for development in order to reinforce and enhance their attractiveness as places to live and work and their ability to provide and sustain community services and facilities;
- Enable an appropriate level of development in smaller villages and rural areas to increase sustainability, helping to support rural services and facilities and meeting the housing needs of local communities; and
- Protect and enhance the County's outstanding physical, social and cultural environment, including the outstanding natural landscape, historic environment and traditional Welsh Speaking Strongholds in order that these important aspects of the plan area are sustained for future generations.

3.1.2 The vision¹⁰ for the Powys LDP to help deliver is:

Our Vision of Powys 2026

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

⁹ Further information on the LDP's strategy is provided in the Strategy Topic Paper.

¹⁰ The vision was informed by: a "visioning" day held in August 2011 by officers in the Council's LDP team having regard to the One Powys Plan, the Wales Spatial Plan, key issues and considerations, and other strategies and plans; the Council's Committees and two Community Council liaison meetings; consultation comments received during the LDP process; and the informing plan assessments.

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.

3.1.3 In order to meet the vision, the following objectives are proposed for the LDP. Objectives by definition are something which is aimed at or striven for. These objectives are grouped into themes which derive from the key issues and considerations and set out broad intentions for managing development up to 2026. The five themes are:

Theme 1: Planning for Growth in Sustainable Places	
a.	Enabling the provision of land to meet the needs of our communities in accordance with a sustainable settlement hierarchy to support sustainable development.
b.	Protecting, enhancing and making the most of natural resources including the open countryside, water and renewable energy resources.
Theme 2: Supporting the Powys Economy	
c.	Supporting a diverse, robust and vibrant economy including key economic sectors and the rural economy.
d.	Enabling the regeneration and renewal of Powys’ built environment to ensure vital, viable and attractive town centres and employment premises that meet the requirements of modern businesses.
Theme 3: Supporting Infrastructure and Services	
e.	Supporting the provision, operation and development of infrastructure and services.
Theme 4: Guardianship of Natural, Built and Historic Assets	
f.	Conserving, protecting, enhancing and making the most of Powys’ natural, built and historic assets.
Theme 5: Supporting Healthy Communities	
g.	Promoting development that supports community wellbeing and cohesion including encouraging healthy lifestyles.
h.	Supporting and protecting Welsh language and culture.

Theme 1 - Planning for Growth in Sustainable Places

LDP Objective 1 – Meeting Future Needs

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

- i. 5,588 dwellings to deliver a dwelling requirement of 4,500 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. 45 hectares of employment and economic development uses.
- iii. Retail, tourism, recreation, infrastructure, services and other needs.

(Key Issues and Considerations: 6, 7, 9, 10, 19, 20, 21, 22, 23, 24, 26, 27, 29, 30, 33)

LDP Objective 2 – Sustainable Settlements and Communities

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

(Key Issues and Considerations: 5, 6, 7, 9, 16, 19, 32, 33, 36, 37, 41)

LDP Objective 3 – Efficient Use of Land

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

(Key Issues and Considerations: 5, 8, 11, 13, 17, 18, 32, 36)

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.

(Key Issues and Considerations: 4, 16, 28, 44, 45)

LDP Objective 5 – Energy and Water

To support the conservation of energy and water and to generate energy from appropriately located renewable resources 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. Deliver the county's contribution to the national targets for renewable energy generation.

(Key Issues and Considerations: 4, 5, 11, 13, 18, 28, 42, 43, 44)

Theme 2 - Supporting the Powys Economy

LDP Objective 6 – Vibrant Economy

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

(Key Issues and Considerations: 1, 4, 5, 7, 9, 20, 22, 33, 37)

LDP Objective 7 – Key Economic Sectors

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

(Key Issues and Considerations: 2, 4, 7, 8, 9, 10, 20, 33)

LDP Objective 8 - Regeneration

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

(Key Issues and Considerations: 3, 8, 9, 33, 38)

Theme 3 – Supporting Infrastructure and Services

LDP Objective 9 – Infrastructure and Services

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

(Key Issues and Considerations: 5, 9, 19, 32, 33, 34, 35, 37, 38, 39, 40, 41, 45)

LDP Objective 10 – Important Assets

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

(Key Issues and Considerations: 9, 12, 13, 14, 15, 25, 39, 46, 47, 48)

Theme 4 – Guardianship of Natural, Built and Historic Assets

LDP Objective 11 – Natural Heritage

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

(Key Issues and Considerations: 11, 12, 13, 18, 42)

LDP Objective 12 - Resources

To facilitate the sustainable management of Powys' natural and environmental resources whilst enabling development to take place including the provision of at least a 25 year landbank of crushed rock aggregates

(Key Issues and Considerations: 11, 12, 13, 18, 46, 47)

LDP Objective 13 – Landscape and the Historic Environment

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, in particular local assets that are not statutorily protected or designated under national legislation, and to ensure that development respects local distinctiveness.

(Key Issues and Considerations: 14, 15)

Theme 5 - Supporting Healthy Communities

LDP Objective 14 – Healthy Lifestyles

To encourage active healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces, and to ensure development provides opportunities for walking, cycling, open and play spaces where required.

(Key Issues and Considerations: 5, 10, 11, 25, 26, 27, 32, 34)

LDP Objective 15 – Welsh Language and Culture

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

(Key Issues and Considerations: 31)

LDP Objective 16 – Community Well-being

To promote development that supports community wellbeing and cohesion, especially in communities suffering from multiple deprivation and social exclusion.

(Key Issues and Considerations: 8, 9, 27, 32, 34)

3.2 The LDP Strategy

3.2.1 The over-arching Strategy sets out to achieve the vision and objectives of the Plan and is described by the following Strategy Statement:

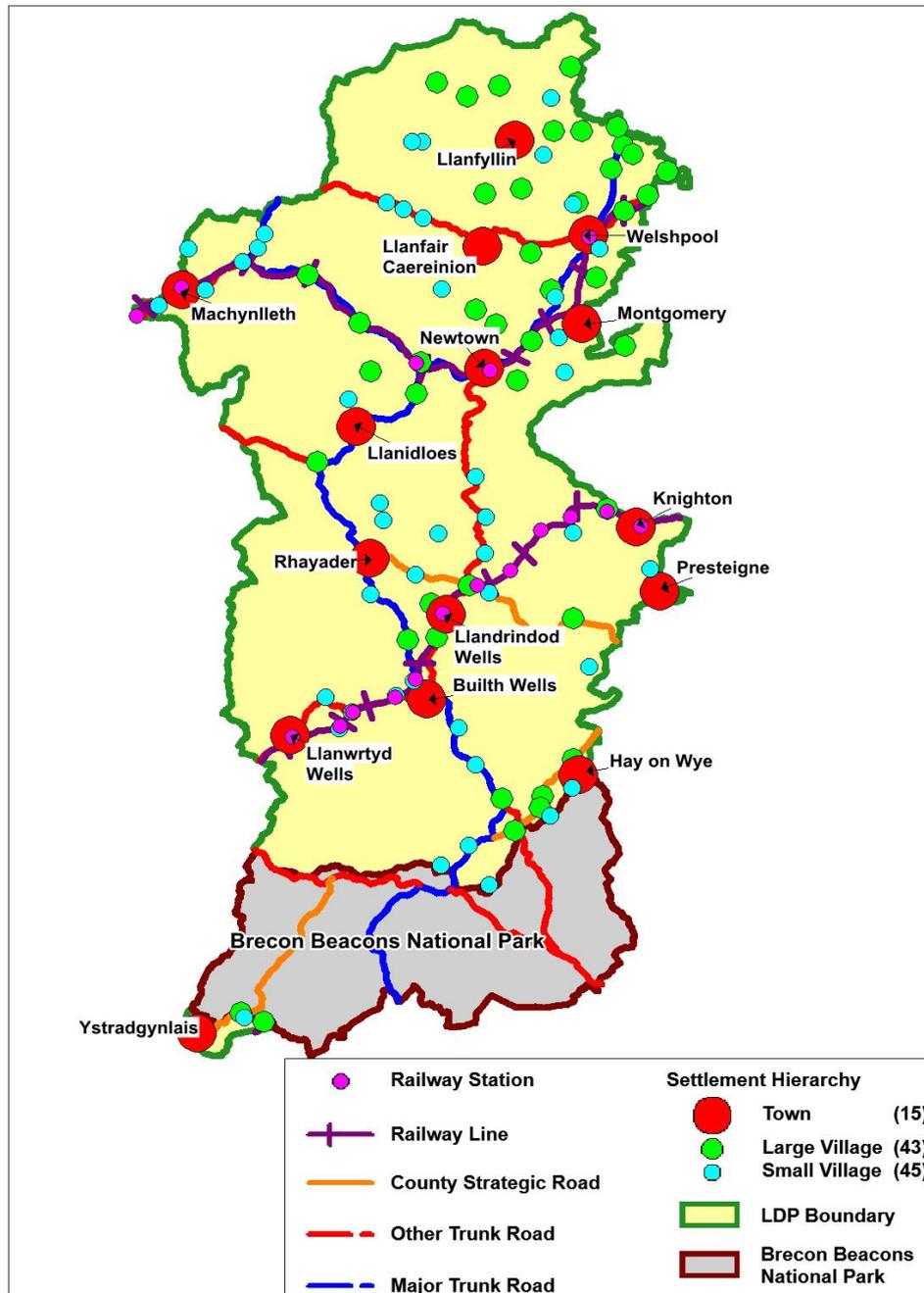
The LDP Strategy disperses new growth proportionately around the Plan area to meet housing, retail and employment needs, concentrating development into towns and large villages and ensuring that development in less sustainable areas is closely controlled. The Strategy supports strong communities and a diverse and working countryside and responds to the needs of the local area in terms of the provision of affordable housing and meeting specialist needs. Development is directed to locations within a sustainable settlement hierarchy and all development management decisions are made against a framework where the principles of sustainable development and guardianship of the natural, built and historic environment are fully embedded.

3.2.2 The Key Diagram

The key diagram illustrates the LDP strategy showing spatially the locations of the Towns and Large Villages where development will be focussed together with the Small

Villages and the transport infrastructure (main road and rail network) serving the LDP area.

Figure 4 - Key Diagram



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3.2.3 The two main components of the LDP Strategy, the growth and spatial components are explained below. They have been modelled to address the five themes which underpin the Local Development Plan objectives.

(a) Growth Strategy - How much development is planned?

3.2.4 The growth element of the LDP Strategy is based on an assessment of a number of factors including: evidence of need, key issues and considerations, the national, regional and local policy context; and the consultation responses throughout the process of formulation of the LDP.

3.2.5 The evidence on needs within the Powys LDP area informs a spatial strategy that will primarily be led by housing growth. The LDP evidence identifies a Dwelling Requirement Figure of 4,500 including an affordable housing target of 952 new affordable homes. The need for new homes stems from population change together with changes in household composition and characteristics. The local analysis has taken into account how new or emerging policies may affect any national projections which are based on past trends.

3.2.6 In addition, the LDP evidence base identifies an Employment Land Provision of 45 hectares. The assessment of employment land needs found that the greatest need for employment land would come from the need to replace and upgrade premises, rather than to support the growth of the Powys economy as a result of population growth. It did not therefore, identify a strong relationship between population growth and the employment land requirement leading to the acknowledgment that the LDP Strategy should not be employment-led.

3.2.7 The link between levels of retail and population growth is stronger, because a larger population should generate higher levels of retail expenditure. However, the retail needs assessment did not identify short-term opportunities for retail growth because of the sufficiency of existing retail provision. The LDP policies therefore, support existing retail centres and in the longer term make provision for up to 1,000 sq. m (net) of new retail floor space on a single new retail allocation.

(b) Spatial Strategy – Where is development planned?

3.2.8 Having identified the main development needs in Powys for the plan period 2011-2026, the LDP will, through the spatial strategy, guide and distribute development to sustainable locations whilst protecting important strategic resources and assets. In doing so the Plan recognises the spatial links between housing, employment and retail and the need to choose locations for development which create or consolidate sustainable travel patterns.

Powys' Sustainable Settlement Hierarchy

3.2.9 A key element of the LDP's spatial strategy is the definition of a sustainable settlement hierarchy with levels of development allocated to settlements commensurate with their size (number of households) and position in the hierarchy.

3.2.10 To inform the classification of settlements into a settlement hierarchy, settlements have been analysed in terms of their size (number of households) and on a range of key services and facilities that they provide. Regard has been had to infrastructure and environmental constraints that may limit a settlement's ability to accommodate new growth.

3.2.11 As a result of the analysis, the LDP settlement hierarchy comprises:

1. **Towns**
2. **Large Villages**
3. **Small Villages**
4. **Rural Settlements**
5. **Open Countryside including the undeveloped coast**

Towns

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

3.2.12 Towns are home to 41% of Powys' population and are the most densely populated settlements. All are important service centres providing a range of services, facilities and employment for their own population and their surrounding areas. They are generally the chosen location for 'area services' and in particular larger scale public services (e.g. high schools, leisure centres). Towns are also the most accessible settlements, most being located on trunk roads, with all having public transport services.

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

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

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

Large Villages

Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates, Forden and Kingswood, Four Crosses, Glasbury, Guilsfield, Howey, Kerry, Knucklas, Llanbryn-mair, Llandinam, Llandrinio, Llanfechain, Llangurig, Llangynog, Llanrhaeadr-ym-Mochnant, Llansantffraid-ym-Mechain, Llansilin, Llanymynech, Llanyre, Meifod, Middletown, New Radnor, Newbridge on Wye, Penybontfawr, Pontrobert, Three Cocks, Trefeglwys, Tregynon, Trewern
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3.2.16 Villages are an important part of Powys' community life with some 31% of the population living in large or small villages. Villages vary in size and function, but using the analysis of settlement household numbers and service provision it has been possible to distinguish a category of 'Large Villages'.

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

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

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

Small Villages

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

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

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

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

Rural Settlements

3.2.23 28% of the Powys Population live in rural hamlets or isolated dwellings. Rural Settlements are the smallest tier of settlement in size (number of households) and function and often possess few, if any, services. These are not named but are defined by the following characteristics:

- Historically recognised / named settlements; and
- Contain at least 10 closely grouped dwellings.
- The count of dwellings in bullet point 2 above shall not be taken to include farmhouses, rural conversions or dwellings originally granted for local need/affordable or agricultural/rural occupancy.

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

3.2.25 To promote the principle of more sustainable communities, the Council considers it appropriate to exclude very small or widely scattered settlements from the

definition of rural settlements. Furthermore, homes which by their nature are located rurally (e.g. farmhouses) and those which originate from exceptions to the general policy approach of exercising strict control over new housing in the rural area, are outside the scope of the definition.

3.2.26 The purpose of the criteria is to enable a policy focus onto established minor settlements where the Council wishes to support suitable single exception sites but prevent encouraging incremental increase of rural affordable homes. The cumulative impact of this could result in development patterns which adversely affect the environmental and social character of the surrounding rural area.

Open Countryside including the Undeveloped Coast

3.2.27 Powys' countryside is extensive and accommodates many isolated dwellings reflecting the county's agricultural and rural economy. The countryside is a finite resource and will be protected from inappropriate development. The undeveloped coast within Powys includes the area that has a tidal influence near the Dyfi estuary, south west of Machynlleth.

3.2.28 The open countryside, including the undeveloped coast of Powys, will be protected from inappropriate development. Development proposals located on land outside of settlements will be expected to comply with relevant national planning policy and all relevant Plan policies (e.g. design and resources, air and water quality, flood risk, landscape, the natural environment, transport, tourism and sustainable energy).

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

The Safeguarding of Strategic Resources and Assets

3.2.30 It is essential that the Plan promotes growth whilst ensuring that the objectives relevant to the safeguarding of the natural, built and historic environment are met. Powys contains many resources and assets of international, national, regional and local importance. As identified in paragraph 3.1.1 the LDP framework must include provision for the protection and enhancement of the County's outstanding physical, social and cultural environment to sustain them for future generations. Important strategic resources and assets, are therefore, safeguarded from unacceptable development so as to protect them for the future well-being of the county. Where appropriate, safeguarded assets and resources are shown on the Proposals Map.

3.2.31 Strategic Policy SP7 works in tandem with the Plan's detailed development management and topic based policies to provide an overall development plan framework which promotes sustainable development, enabling growth without detriment to Powys' range of valued assets and resources.

3.3 The Strategic Policies

3.3.1 This section contains strategic policies to implement the LDP Strategy and to inform the subsequent monitoring of the Plan to ensure that the Plan's aims and objectives are being achieved.

Strategic Policy SP1 – Housing Growth

Over the Plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and provides land for 5,588 dwellings to meet the dwelling requirement of 4,500 additional dwellings.

Land has been identified in Policy H2 for the provision of dwellings on housing land sites capable of providing 5 or more dwellings and further housing will be supplied on small sites and from additional windfall (small and large sites) arising during the Plan period.

(LDP Objective – 1)

3.3.2 Welsh Government's Local Authority Household Projections were used as the starting point to identify the housing requirement for the LDP¹¹. Table H1 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.

3.3.3 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

	Projected increase in Powys households 2011-2026	Less 17.74% Households in BBNP	Plus 8% Conversion rate
Dwelling Requirement	4,600	3,784	4,087

3.3.4 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. The conclusion of this assessment is that the LDP's forecasted dwelling requirement is for **4,500 dwellings**. The uplift of 413 dwellings from the base requirement figure of 4,087 derived from the principal projection (2011-based), equates to approximately 10% and has been determined in response to:

¹¹ The LDP Population and Housing DRF Topic Paper explains how the dwelling requirement was derived. At the Preferred Strategy stage the 2008-based projections were used, although 2011-based and 2014-based projections have since been published by Welsh Government.

- Achieving the corporate objectives of strong communities and providing secure, suitable housing for everyone in Powys.
- Producing an aspirational Plan and one which, through the provision of new housing land allocations, is able to provide focus, confidence and increased certainty for developers looking to build homes across Powys.
- To provide headroom in the Plan for new and emerging evidence, for example the Mid-Year Estimates (June 2016) confirm that net migration is improving in an upward trend whilst the Joint Housing Land Availability Studies show that annual build rates are consistently recovering from the 2012 low. The Plan has to be sufficiently flexible to account for change.
- The need to support as great a supply of new homes, in the right places and of the right type, as is realistic and achievable so that the planning system can continue to trigger an increasing supply of much needed affordable homes.
- Aligning to the economic strategy which targets the improvement of the County's economic prosperity so as to increase the population of working age people in Powys.
- Aligning to aspirational yet realistic annual build rates (4,500 = average of 300 dwellings/annum) so as to be more reflective of an economic upturn and the build rates historically achieved (especially necessary as caution has been advised in the use of the 2011-based household projections due to the period of economic recession upon which they were based).

3.3.5 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 contingency has therefore been added. Consequently the plan makes provision for 5,588 dwellings in order to meet the dwelling requirement of 4,500 dwellings (300 p.a.).

3.3.6 The Welsh Government issued new household projections in March 2017 whilst the LDP was being examined. These projections replaced the previous 2011-based projections which informed the Plan's Dwelling Requirement Figure (DRF). The 2011 Census recorded 58,429 households in Powys. The principal projections (2014-based) showed household growth for Powys (county-wide) at 2026 as 60,034 compared to 62,964 in the earlier projections (2011-based), a reduction of 2,930 households. If the latest projections were to be used, this would provide a starting point of 1,605 additional households county-wide up to 2026, compared to 4,600 from the previous projections.

3.3.7 The Council has considered the implications of the latest projections but has chosen not to amend the LDP DRF for the following reasons. The latest household projections are regarded as a too pessimistic basis on which to plan as they were based on a 5 year period when net migration levels were known to have been particularly low and the economy was in slow recovery. Also if the latest principal projections were used, the Powys LDP plan area requirement would start from a base need of 1,426 dwellings rather than the 4,087 dwellings shown in Table H1, necessitating an annual build rate of 95 dwellings/annum. The number of dwellings being constructed each year in the LDP area already exceeds this level of projected growth and the Council wishes to plan positively for the future and not restrictively.

3.3.8 In addition, for the reasons identified in paragraph 3.3.4 which justify an uplift to the base figure, the Council has determined that 4,500 new dwellings is an appropriate housing objective for the Powys LDP area. The DRF is aligned to realistic build rates and is reflective of the Council's aspirations to grow the economy and retain and increase the economically-active population, whilst also maximising the opportunities for securing affordable homes.

3.3.9 Table H2 below shows how the housing provision is to be met.¹²

Table H2 – LDP Housing Provision

		Towns	Large Village	Small Village	Rural / Other	Totals
A	Total Completions 01/04/2011 – 31/03/2015 – Small and Large Sites	233	154	43	192	622
B	Housing Commitment Large Sites - Units Under Construction	119	37	5	1	162
C	Housing Commitment Large Sites – Units Not Started	564	327	103	23	1,017
D	Housing Commitment Large Sites – Units Not Started assessed against risk of non-delivery (row C minus non-delivery allowance)	338	196	62	14	610
E	New Housing Allocations	2,091	893	N/A	N/A	2,984
F	Projected units on Large Windfall Sites (11 years remaining)	145	123	19	40	327
G	Projected units on Small Windfall Sites (11 years remaining)	207	163	69	444	883
H	Total Housing Provision (Rows A, B, D, E, F and G)	3,133	1,566	198	691	5,588
	% Distribution of Total	56%	28%	4%	12%	100%

A large site equals five residential units or more

A) Completions – dwellings built since the start of the Plan Period (1/4/11 to 31/03/15)

B) Commitments (residential units) under construction (as at 31/03/15). Note that Row B does not include under construction units on small sites as these are picked up in the windfall projection for small site completions in Row G.

C) Commitments (residential units) having valid planning permission but not started (as at 31/03/15). (Again Row C does not include small sites not started because their contribution is included within the projected windfall completions in Row G).

D) Row C minus a 40% global discount based on historic non-delivery within the UDP era.

E) New Allocations from housing site allocations (HA sites) in Towns and Large Villages (see Appendix 1). This excludes sites with planning permission (HC sites) i.e. commitments (as at 31/03/15).

F and G) Windfall projections for 11 remaining years of the plan period, based on an assessment of completions on non-allocated UDP sites over the 9 year period 1/4/2006 – 31/03/15.

¹² 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.

3.3.10 The supply of land will be closely monitored through the annual Joint Housing Land Availability Study and reported in the Annual Monitoring Report and also in the Annual Performance Report submitted to the Welsh Government under the Planning Performance Framework. If a shortage in the supply of land is identified, the LPA will consider appropriate action to increase supply.

Strategic Policy SP2 – Employment Growth

To meet employment needs over the Plan period 2011-2026, and to maximise the opportunities presented by Local Growth Zones and other regeneration initiatives, the LDP identifies 45 hectares of land for employment purposes.

Land for the provision of 39 hectares of new B1, B2 and B8 employment development and 6 hectares of employment land within mixed use sites is allocated in accordance with policies E1 and E3.

(LDP Objectives – 1, 6, 7 and 8)

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

3.3.12 In order to inform the LDP, a Powys Economic Needs Assessment Study, 2011 was undertaken, and updated in 2015, which focussed mainly on land requirements for Class B1, B2 and B8 uses. The study reviewed the employment growth planned by the Powys Unitary Development Plan (UDP), 2010 which was based on the Mid Wales Employment Land Strategy 2001-2016 (2001). In response to the findings of the Strategy the UDP identified 54.9ha of strategic employment land to meet the needs of the county over the 15 year Plan period (2001-2016). In addition, the UDP allocated a further 20.64ha of local employment land which provided a total employment land allocation in the UDP of 75.54ha for its 15 year period. Of this total, approximately 64.51ha remained undeveloped in 2011, a take up of 11.03ha (or 1.1ha per annum).

3.3.13 This past take up rate of approximately 1ha per annum suggests that the LDP should provide only 15ha of employment land for its plan period. However, the 2011 study examined a range of factors including the historic and current economic context, the current employment property market and land supply, and took account of the projected economic outlook in order to provide an assessment of the potential employment land requirements to be provided for in the LDP. It also involved stakeholder input in order to provide a more fully informed assessment of employment land needs.

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

3.3.15 It is concluded that the LDP should allocate 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.

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

3.3.17 Local Growth Zones (LGZs), supported by Welsh Government, are 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' LGZs are being established in the Severn Valley (Welshpool / Newtown / Llanidloes), Llandrindod Wells, and Brecon* / Bronllys / Talgarth* (* Brecon and Talgarth are within the BBNPA and outside the scope of the Plan). 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.

Strategic Policy SP3 – Affordable Housing Target

Over the Plan period 2011-2026, the LDP will seek to provide 952 affordable dwellings through the following measures:

- 1. Setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with Policy H5; and**
- 2. Providing a framework for determining affordable housing exception sites in accordance with Policies H1 and H6.**

The provision of affordable housing will be controlled to ensure that dwellings remain affordable and available to those in local need in perpetuity.

(LDP Objective - 1)

3.3.18 An affordable housing target of 952 homes is set for the LDP¹³. This is 21% of the LDP dwelling requirement and has had regard to the findings of the Local Housing Market Assessment¹⁴ (LHMA). The LHMA identified a need for 153 additional affordable housing units per annum which leads to an authority-wide target for affordable homes of 1,530 dwellings over the remainder of the Plan period. The LDP affordable housing target contributes to meeting the overall need but is based on the dwellings that can be delivered through the planning system. The Updated Viability Assessment of the LDP (August 2016) 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 target contributions set out under Policy H5 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.

¹³ Further information is provided in the LDP Affordable Housing Topic Paper

¹⁴ An update to the LHMA was undertaken in 2014 and published in 2015.

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

1. 186 affordable homes completed from 1/4/2011 to 31/3/2015;
2. 659 affordable homes from allocated sites as set out in Appendix 1 and other sites in accordance with Policy H5;
3. 107 affordable homes on windfall sites (non-allocated sites), based on an assessment of completions over the period 1/4/2011 to 31/3/2015, and projecting forward for the remainder of the Plan period.

3.3.20 The LDP supports the development of sites for 100% affordable housing within settlement boundaries and on suitable exception sites. The LDP also makes provision for the release of land outside settlement boundaries for affordable housing as an exception to policies relating to general housing provision, in order to address local need for affordable housing, particularly in rural areas. The policy approach towards the location, scale and type of affordable housing proposals across the different settlement tiers is set out under Policy H1, and Policy H6 sets out the specific circumstances and requirements that will apply to affordable housing on exception sites.

3.3.21 The range of unit sizes, types and tenure should reflect local housing needs. The LHMA identifies an increasing need for smaller affordable units of 1 and 2 bed dwellings. The Council will generally expect the tenure mix to incorporate mainly social rented housing (75%), and intermediate housing (rent or sale) (25%) as this reflects the tenure mix identified in the LHMA for Powys, unless local evidence suggests the need for alternative tenure mixes. Detailed evidence of local housing needs is provided in the LHMA which will be updated regularly.

3.3.22 The size and initial and subsequent occupancy of affordable dwellings will be controlled in order to ensure that they remain affordable and available to those in housing need in perpetuity. This will usually be secured through the involvement of a Registered Social Landlord (RSL), or equivalent, or the Strategic Housing Authority. Where the affordable housing to be provided on an open market development or on an exception site involves private intermediate rent or affordable housing for sale, planning conditions and/or planning obligations will be used. Guidance as to securing affordable housing in perpetuity, along with associated monitoring mechanisms and enforcement responsibilities, will be provided in an Affordable Housing SPG.

3.3.23 TAN 2 requires local planning authorities to define local need in their development plan. The Council's definition of local need is set out in the Plan's Glossary (Appendix 5) and is based on the definition of local connection in the Council's Common Allocations Scheme. Further detail on the assessment of eligibility of proposed occupiers for affordable housing will be provided in the Affordable Housing SPG.

Strategic Policy SP4 – Retail Growth

To meet future retail needs over the Plan period, provision is made for up to 1,000 sq. m (net) of retail floorspace, of which 800 sq. m (net) would be convenience goods sales and 200 sq. m (net) would be comparison goods sales.

Land for local retail floor-space is allocated by Policy R2. Any additional need for convenience and comparison floorspace elsewhere should be accommodated in existing vacant premises.

(LDP Objectives – 1, 6)

3.3.24 The strategy supports the County's existing retail centres through the protection and encouragement of retail provision in appropriate and sustainable locations, together with allowing complementary uses that will enhance retail centres while resisting out of centre retail proposals.

3.3.25 Housing and employment allocations are supported by the identification of a **retail hierarchy** which further embeds the principles of sustainable development and reflects the function of centres in terms of their existing commercial role and retail offer.

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

3.3.27 A retail study¹⁵ was undertaken in 2011 and updated in 2015 to inform the LDP and this found, having regard to recent development, that whilst there was no significant need for additional comparison floor space, the study update recognised a need within the Plan period for additional convenience floor space to be allocated in the Presteigne area. The study update considered that any additional comparison floor space requirements could be accommodated utilising vacant premises within existing retail centres.

3.3.28 The strategy will improve the vibrancy and vitality of the retail centres with the classification of primary and secondary retail frontages within recognised Town Centre Areas to improve facilities and ensure the town centres remain attractive shopping destinations. Supporting policies will make the retail centres more resilient and able to compete more effectively with out-of-County retail centres and the growth of internet shopping.

Strategic Policy SP5 – Settlement Hierarchy

The LDP spatial strategy is based on the following sustainable settlement hierarchy which takes account of a settlement's size, levels of service provision and the capacity and suitability of a settlement to accommodate sustainable growth.

The sustainable settlement hierarchy comprises:

Towns

Large Villages

Small Villages

Rural Settlements

Open Countryside including the Undeveloped Coast

The development limits for Towns and Large Villages are set by designated Development Boundaries shown on the LDP inset maps.

Settlements across the Powys LDP area have been categorised into the hierarchy as follows:

¹⁵ Powys Retail Study, September 2012, Nathaniel Lichfield & Partners

Settlement Tier	Settlements in the Powys LDP Area
Towns	<p>Builth Wells (including Llanelwedd), Knighton, Llandrindod Wells, Llanfair Caereinion, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Montgomery, Newtown, Presteigne, Rhayader, Welshpool, Ystradgynlais, Hay-on-Wye (part BBNP area)</p>
Large Villages	<p>Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates, Forden and Kingswood, Four Crosses, Glasbury, Guilsfield, Howey, Kerry, Knucklas, Llanbryn-mair, Llandinam, Llandrinio, Llanfechain, Llangurig, Llangynog, Llanrhaeadr-ym-Mochnant, Llansantffraid-ym-Mechain, Llansilin, Llanymynech, Llanyre, Meifod, Middletown, New Radnor, Newbridge on Wye, Penybontfawr, Pontrobert, Three Cocks, Trefeglwys, Tregynon, Trewern</p>
Small Villages	<p>Abbeycwmhir, Aberedw, Abertridwr, Adfa, Beulah, Builth Road, Bwlch y Cibau, Caehopkin, Cemmaes, Cilmery, Cwm Linau, Derwenlas, Erwood, Esgairgeiliog Ceinws, Felinfach, Foel, Garth, Gladestry, Glantwymyn, Groes-lwyd, Leighton, Llanbadarn Fynydd, Llanbister, Llanddew, Llandewi Ystradenni, Llandyssil, Llanerfyl, Llanfihangel Tal-y-llyn, Llangadfan, Llangammarch Wells, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwrthwl, Nantmel, Norton, Pant y dwr, Penegoes, Penybont, Refail, Sarn, St Harmon, Velindre (Brecknock), Y Fan.</p>
Rural Settlements	<p>These are not listed but will be assessed against the following criteria:</p> <ul style="list-style-type: none"> • Historically recognised / named settlements; and • Contain at least 10 closely grouped dwellings. • The count of dwellings in bullet point 2 above shall not be taken to include farmhouses, rural conversions or dwellings originally granted for local need/affordable or agricultural/rural occupancy.
Open Countryside including the Undeveloped Coast	<p>Land outside the (development) boundaries of defined settlements including the undeveloped coast associated with the Dyfi estuary.</p>

(LDP Objectives – 1, 2, 3, 9)

3.3.29 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 and social and environmental capacity.

3.3.30 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 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 SP6 – Distribution of Growth across the Settlement Hierarchy

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
Towns: At least 50% of the Plan's housing growth and the Plan's employment land within:	
1. Towns	<p>Housing and Employment:</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>Additionally affordable housing will be permitted on exception sites forming logical extensions to the settlement.</p>
Large Villages: At least 25% of the Plan's housing growth and up to 20% of the Plan's employment land within:	
2. Large Villages	<p>Housing:</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>Additionally affordable housing will be permitted on exception sites forming logical extensions to the settlement.</p> <p>Employment:</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>Small Villages: No more than 10% of the Plan's housing growth within:</p>	
<p>3. Small Villages</p>	<p>Housing and Employment:</p> <p>The LDP does not identify development boundaries for Small Villages and there are no allocations for development within this tier.</p> <p>Housing:</p> <p>Open market housing development will be restricted to small infill plots (capable of accommodating two dwellings maximum) or to mixed schemes on larger infill sites (capable of accommodating five dwellings maximum) provided the scheme is for no more than two open market houses plus affordable housing.</p> <p>Additionally limited affordable housing will be permitted on either infill sites or exception sites forming logical extensions to the settlement.</p> <p>Employment:</p> <p>Proposals may be acceptable where they are justified and comply with policy.</p>
<p>Rural Settlements and Open Countryside: No more than 15% of the Plan's Housing Growth:</p>	
<p>4. Rural Settlements</p>	<p>Housing and Employment:</p> <p>Rural Settlements will be identified against the criteria set in Policy SP5. They are not listed in the LDP or subject to defined development boundaries. There are no allocations for development within this tier and proposals for development will be required to meet the exceptions policies as set out in national or local policy.</p> <p>Housing:</p> <p>Open market housing development will not be permitted in Rural Settlements.</p> <p>Single affordable homes to meet local need in perpetuity will be permitted on suitable sites where well-integrated into a rural settlement.</p> <p>Employment:</p>

	<p>There are no allocations for employment development within this tier. Proposals may be acceptable where they are justified and comply with policy.</p>
<p>5. Open Countryside including the Undeveloped Coast</p>	<p>To protect the open countryside including the undeveloped coast of Powys, the majority of growth is directed into sustainable settlements as defined above. Outside of settlements, strict control will be exercised over new development proposals.</p> <p>Development proposals will need to comply with relevant national policy including PPW and TANs including:</p> <p>TAN6: Planning for Sustainable Rural Communities</p> <p>TAN 23: Economic Development</p> <p>AND with relevant development management and topic based policies contained in the Plan. For example on design and resources, landscape, natural environment, air and water quality, transport and waste.</p> <p>Housing:</p> <p>Only housing development that complies with the national exceptions policies as set out in PPW and TAN 6 will be permitted in the Open Countryside.</p> <p>Employment:</p> <p>There are no allocations for employment development within this tier. Proposals may be acceptable where they are justified and comply with policy.</p> <p>Agriculture:</p> <p>Proposals will be assessed against national policy and all relevant policies of the Plan. TAN 6 relates to planning for sustainable rural communities and includes agricultural and forestry development as well as rural diversification.</p>
<p>No more than 30% of the Plan’s employment land on sites located outside of the settlement hierarchy:</p>	
<p>Allocated Sites outside of the settlement hierarchy</p>	<p>Housing: Not Applicable</p> <p>Employment:</p> <p>Land has been allocated at :</p> <p>Buttington Quarry and Brickworks – For B1, B2, B8 and</p>

	<p>other appropriate economic uses.</p> <p>Offa’s Dyke Business Park, Buttington – For B1 Uses.</p>
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(LDP Objectives – 1, 2, 3, 6, 7 and 8)

3.3.31 To reinforce and create a sustainable pattern of development which focuses upon the most appropriate town and village locations, Strategic Policy SP6 distributes growth across the settlement hierarchy.

3.3.32 In providing sufficient land to meet future housing and economic needs, and to ensure sustainable development, the LDP apportions more land to higher tier settlements (Towns and Large Villages). To inform this, a pro-rata apportionment based on household numbers was used initially alongside an assessment of the role and function of settlements¹⁶. (The percentage distribution of the total housing provision split between towns, large villages, small villages and the remaining rural areas is shown in Table H2 in paragraph 3.3.9).

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

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

3.3.35 PPW (Chapter 4) recognises the countryside as a dynamic and multi-purpose resource which requires the careful balancing of goals and needs. Whilst respecting the principle of exercising strict control over development in the open countryside, it is important given the nature of Powys and its rural economy that the Plan supports development proposals which are appropriate to the location and which sustain and enhance the working countryside. In particular PPW advocates a constructive approach to agricultural development and to rural diversification particularly for business re-use of farm buildings (7.6.5 PPW). All new development in the open countryside should respect the character of the surrounding area and be of appropriate scale and design.

3.3.36 In line with national policy, development proposals requiring a coastal location will generally be expected to be directed to the developed coastline (not applicable to the Powys LDP area) in preference to the undeveloped coast, which is rarely the most appropriate location for development. In order to protect the character and landscape of the undeveloped coast, development proposals which fail to conserve or enhance the undeveloped coast will not be supported.

Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets

To safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

¹⁶ Further information is provided in the Strategy Topic Paper

The following have been identified as strategic resources and assets in Powys:

1. Land designated at international, European and/or national level for environmental protection.
2. Historic environment designations, including:
 - i. Registered Historic Landscapes.
 - ii. Registered Historic Parks and Gardens.
 - iii. Scheduled Ancient Monuments and other archaeological remains.
 - iv. Listed Buildings and their curtilages.
 - v. Conservation Areas.AND the setting of designations i.-v.
3. Recreational Assets, including:
 - i. National Trails.
 - ii. Public Rights of Way Network.
 - iii. Recreational Trails.
 - iv. National Cycle Network.
4. The valued characteristics and qualities of the landscape throughout Powys.
5. Sennybridge (Ministry of Defence) Training Area.
6. Mineral Resource Areas.
7. Proposed Strategic Infrastructure Routes (if and when identified).

(LDP Objectives – 6, 7, 8, 9, 10, 11, 12 and 13)

3.3.37 Policy SP7 safeguards important strategic resources and assets from unacceptable development so as to protect them for the future well-being of the county. Where appropriate, safeguarded assets and resources are shown on the Proposals Map or relevant information can be found at the on-line links below or, for the historic environment designations, listed in Appendix 6.

3.3.38 Information on public rights of way can be found on the Definitive map and Statement held by the Council. The public rights of way utilised by the National Trails and Recreational Trails are marked on the Definitive Map but not sections on permissive paths and roads. The National Trails are Offa's Dyke Path and Glyndwr's Way. Recreational Trails important to Powys include the Wye Valley Walk, the Ann Griffiths Walk, the Pererindod Melangell, the Severn Way, The Epynt Way and the Kerry Ridgeway. Further information on these routes and trails and other nationally promoted trails within Powys, (walking and riding), can be found at:

<http://www.nationaltrail.co.uk/>

<https://www.ldwa.org.uk/>

<http://www.bhsaccess.org.uk/ridemaps/Ridingmap.php?file=Ridemaphome>

Information on the National Cycle Network including those routes which are regionally important to Powys, Lon Las Cymru, Lon Cambria, Tawe Uchaf and the Radnor Ring, can be found at:

<http://www.powys.gov.uk/en/roads-transport-and-parking/active-travel/> or,
<http://www.sustrans.org.uk/wales/our-work-wales>

3.3.39 The policy seeks to protect the County's strategically important resources and assets and their operation (including, where applicable, the use and enjoyment of the

asset) by avoiding sterilisation, providing for the future winning / working of resources, and in general protecting assets and resources from unacceptable development so as to protect the economic, environmental and social well-being of Powys. The protection of wider qualities associated with an asset could for example include, in the case of recreational trails, important views or areas which offer tranquillity and wilderness.

3.3.40 Only development proposals that will not have an unacceptable impact on the asset / resource and the purposes for which it is safeguarded should be permitted. For example, it may not be appropriate to permit new housing or a school in close proximity to an MOD training area as such establishments can create pressure to limit the activities and other use of MOD land.

3.3.41 The potential cumulative impacts of existing and proposed development(s) should be carefully considered. Resources and assets may offer multiple benefits, the Offa's Dyke Path for example, contributes to historic, recreational, tourism and visual / landscape assets. Offa's Dyke is a nationally important archaeological monument, part of which is designated as a Scheduled Ancient Monument, and other parts are unscheduled sections. The route of the Offa's Dyke Path National Trail also follows along or near sections of the monument as it passes through the Plan area. The safeguarding to be applied under Policy SP7, in combination with the protection afforded at the national level to Scheduled Ancient Monuments, and in respect of archaeology generally, will serve to protect this asset and its setting. The policy seeks to safeguard archaeological remains, whether scheduled or not, and their settings, in line with national legislation, policy and guidance. Further information on historic environment designations identified within Policy SP7 can be found within Appendix 6 of the Plan.

3.3.42 The County's built, historic and natural assets / resources are various and numerous. It is recognised that many will be protected by planning related legislation and policy and other forms of protection beyond the planning system. The Plan does not seek to duplicate such protection. Aside from the strategic safeguarding detailed in this policy, the Plan's detailed development management and topic based policy framework operates to protect a range of assets and resources that are important locally, regionally and/or nationally or internationally. These are covered by the following policy areas:

- Environment (DM2).
- Protection of Existing Employment Sites (DM16).
- Existing Community Facilities (DM11).
- Landscape (DM4).
- Minerals (DM8 and DM9).
- Public Open Space including Allotments (DM3).
- Design and Resources (DM13).
- Tourism (TD2, TD3).
- Transport (T1, T2, T3).

3.3.43 Further guidance to support the implementation of this policy will be provided within the set of Supplementary Planning Guidance as listed in Appendix 2 of the Plan.

4.0 Policies for Making Planning Decisions

4.1.1 This section sets out the Plan’s policies and proposals for determining planning applications in line with the Plan’s strategy. The first section (Section 4.2) sets out **general development management policies** that all applications will be considered against. These include a broad range of planning related policy matters including the natural environment, landscape, development and flood risk, contaminated and unstable land, design, development in Welsh Speaking Strongholds, etc.

4.1.2 It is followed by more specific topic based policies that relate to particular types of development. The LDP contains specific topic based policies on the following types of proposed development:

- Economic development (Section 4.4).
- Transport (Section 4.5).
- Housing (Section 4.6).
- Retailing and Town Centres (Section 4.7).
- Tourism (Section 4.8).
- Waste (Section 4.9).
- Sustainable Energy (Section 4.10).
- Minerals (Section 4.11).
- Community Facilities (Section 4.12).
- Military Operations (section 4.13).

4.1.3 The table below explains how to use the policies. A justification is provided after each policy.

Table DM1: How to Use the Policies

Step	Refer to	Explanation
1	Relevant development type policy	Refer to the relevant section of the plan to find the applicable development type policy. E.g. For tourism development, refer to Tourism Policy TD1 (Section 4.8).
2	Policy DM2 – DM16 and the Strategic policies SP1 - SP7	If the development is supported by the development type policy, or there is no relevant development type policy, it should then be considered against the Development Management policies (Section 4.2, Policies DM2 – DM16) and the Strategic Policies (Section 3.3, Policies SP1 - SP7).
3	DM1– Planning Obligations	Depending on the proposal, a Planning Obligation may be required in line with Policy DM1 (section 4.2).

4.1.4 The LDP does not include policies for every type of development, but the Strategic Policies (SP) and Development Management (DM) Policies will be used to determine all applications.

4.1.5 No specific policy is included on the re-use / adaptation of rural buildings, or on agricultural development, because PPW, TAN 6 and TAN 23 provide adequate policy. The Council has not prioritised economic reuses above other uses and supports a flexible approach to re-use and adaptation of rural buildings.

4.2 Development Management Policies

Policy DM1 – 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. **Significant adverse socio-economic and environmental impacts are addressed and mitigated;**
3. **Benefits are secured in the public interest to meet the additional demands of development proposals on local communities.**

Where on-site provision or mitigation is not appropriate, off-site provision, or a financial contribution towards it, may be sought.

Should it be demonstrated that for viability reasons not all of the identified contributions can be reasonably required, priority will be determined on the basis of the individual circumstances of each case.

4.2.1 The Council will only look to use planning obligations where planning conditions are considered inappropriate.¹⁷ In securing improvements to infrastructure, facilities, services and related works through planning obligations, where they are necessary to make the development acceptable, the Council will pay due regard to the overall development viability, including the cost of measures that are necessary to physically deliver a development and ensure that it is acceptable in planning terms. Such obligations may include:

- Essential infrastructure or utilities.
- The provision of affordable housing within residential developments.
- Community, educational, health, recreation, leisure and open space facilities.
- Transport infrastructure including sustainable transport measures and the rights of way network.
- Renewable/low carbon energy infrastructure.
- Ecological mitigation.
- Welsh Language mitigation.
- Other facilities and services and/or mitigation measures as considered necessary.

4.2.2 Planning obligations will be negotiated under section 106 of the Town and Country Planning Act 1990 and in accordance with the guidance set out within Welsh Office Circular 13/97 (or subsequent revisions), and the viability of development will be taken into account. In general 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, in the case of housing developments, the delivery of affordable housing required by Strategic Policy SP3 and Housing Policy H5 will be the priority in any further negotiations unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for

¹⁷ Planning conditions and planning obligations – see PPW, Section 3.5.
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

some other necessary purpose/s. Further guidance on securing planning obligations will be provided within Supplementary Planning Guidance (see Appendix 2).

4.2.3 The Planning Act 2008 made provision for Councils to seek contributions from development for infrastructure through a Community Infrastructure Levy (CIL). 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 shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect:

1. The important site designations, habitats and species afforded the highest levels of protection through European legislation including:

A. European Sites (SAC, SPA and Ramsar).

- i. Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other proposals or plans, will only be permitted where it can be demonstrated that:**
 - a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or**
 - b) The proposal will not adversely affect the integrity of the site.**
- ii. Where it cannot be demonstrated that development proposals would not adversely affect the integrity of the site and there is no satisfactory alternative solution, permission will be refused unless:**
 - a) There are imperative reasons of over-riding public interest; and**
 - b) Appropriate compensatory measures are secured.**

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).

Development proposals likely to have an adverse effect on a European Protected Species will only be permitted where it can be demonstrated that:

- i. The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and**
 - ii. There is no satisfactory alternative; and**
 - iii. The action authorised will not be detrimental to the maintenance of the habitat or population of the species concerned at a favourable conservation status in their natural range.**
- 2. The important site designations, habitats and species afforded levels of protection in line with national policy and legislation including:**
- A. National Nature Reserves and Sites of Special Scientific Interest;**
 - B. Protected Species including those listed in Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;**
 - C. Habitats and Species of principal importance for the purpose of maintaining and enhancing biodiversity conservation in Wales as listed in Section 7 of the Environment (Wales) Act 2016; and**
 - D. National Biodiversity Action Plan Habitats and Species.**

Development proposals likely to have an adverse effect on the conservation value of nationally protected sites, habitats or species, either directly, indirectly or in combination, will only be permitted where it can be demonstrated that:

- i. The proposal contributes to the protection, enhancement or positive management of the site, habitat or species; or**
 - ii. There is no suitable alternative to the proposed development; and**
 - a) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site, habitat or species; and**
 - b) Appropriate compensatory measures are secured; and**
 - c) The population or range and distribution of the habitat or species will not be adversely impacted.**
- 3. The locally important site designations, habitats and species including:**
- A. Local Nature Reserves;**
 - B. Local Biodiversity Action Plan Habitats and Species; and**
 - C. Regionally Important Geodiversity Sites and Geological Conservation Review Sites.**

Development proposals likely to have an adverse impact upon these sites, habitats or species will only be permitted where it can be demonstrated that:

- i. They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or**
- ii. The development could not reasonably be located elsewhere; and**

- a) **The benefits of the development outweigh the natural heritage importance of the site, habitat or species; and**
- b) **Mitigation and/or compensation measures are provided where adverse effects are unavoidable.**

4. The achievement of the Water Framework Directive's overarching objectives.

5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.

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. NRW publishes guidance for developers to assist with this process (see NRW OGN (Operational Guidance Note) 41: Assessment of ammonia and nitrogen impacts from livestock units when applying for an Environmental Permit or Planning Permission (March 2017) and NRW QG (Quick Guide) 9: Poultry Units: planning permission and environmental assessment).

4.2.8. Further details will be outlined in the Biodiversity SPG.

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, 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 and Mitigation Plan will be required. Where it is considered that the proposals have potential to affect a European site the proposals will need to be subject to a Habitats Regulations Assessment Screening, to establish whether the proposals could result in a likely significant impact to the site and its associated features either alone or in combination with other plans or projects. If the screening process concludes that the proposals are considered likely to have a significant negative effect (either alone or in combination) to a European site and where measures to avoid that likelihood are not available an Appropriate Assessment will be required to ascertain whether the proposals will have an adverse effect on the integrity of the European site.

4.2.15 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.

4.2.16 Further information on how to protect, manage and enhance biodiversity and geodiversity will be detailed in the Biodiversity SPG (See Appendix 2).

Policy DM3 - Public Open Space

Development proposals either partially or wholly located on existing Open Space will only be permitted where it can be demonstrated that:

- 1. There is an excess of such provision in the area; and**
- 2. There is no longer a requirement for that type of open space in the area; and**
- 3. The site would not be suitable to provide an alternative type of Open Space for which there is a shortfall; or**
- 4. 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.**

Provision for new Open Space will, subject to viability, be sought from all housing developments of 10 or more dwellings. The type and nature of the provision will be determined by the deficiencies identified in the Open Space Assessment for the locality and, depending on the individual circumstances, may be provided on or off site.

4.2.17 **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. The Open Space Assessment identifies the existing provision of 'Open Space' that needs to be taken into consideration for each of the Towns and Large Villages. Elsewhere Open Space is defined by the definitions and standards discussed below.

4.2.18 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.

4.2.19 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.

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

4.2.21 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.

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	1.20ha
All Sports	1.60ha
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

4.2.22 Provision of open space. All development proposals should incorporate an area(s) for passive, informal recreation appropriate to the scale and type of the proposal (see Policy DM13). For housing developments of ten or more dwellings further provision should be provided. The Council's Open Space Assessment identifies existing provision for the different categories of open space for towns and large villages. Where there is an existing shortfall in provision, there will be a need to make up the required provision for that particular category. Where there are multiple deficiencies, an assessment will be made as to which categories will be prioritised.

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

4.2.24 In order to ensure the continued use of the open space, arrangements must be in place for its long term aftercare and maintenance.

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

4.2.26 All open space proposals should take into consideration cycling and pedestrian, including the disabled, access routes on to the site, how the area relates to existing housing development and the rights of way network. Where contributions are being made towards existing provision there may be opportunities for improvement. In some instances there may be opportunities to combine areas required for open space with other planning requirements such as for biodiversity or drainage. Discussions early on in the pre-application stage would enable this to take place so that the most appropriate area for open space can be identified within the site boundary. Further details on the approach to be taken in relation to Open Space will be given in Supplementary Planning Guidance (See Appendix 1).

Landscape

4.2.27 The character and quality of Powys' landscape is one of its most important assets being a combination of its natural history and geology and the influence of human activity on these natural assets. 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. The quality of the Powys' landscape helps attract inward investment and creates employment opportunities. It is important for the tourism industry and also provides an attractive setting and sense of place in which local people can live and work.

Policy DM4 – Landscape

Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

- 1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and**
- 2. Have regard to LANDMAP, Registered Historic Landscapes, 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.**

Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.

4.2.28 Powys has a rich and diverse natural, historic and cultural heritage as reflected in its landscapes. These encompass large areas of farmland, river valleys, open upland hills and plateaux. Within these landscapes are areas recognised for their special qualities which include open panoramic views, a rich cultural heritage and a strong sense of remoteness and tranquillity, all represented in their own right and through the extensive coverage of historic, ecological and geodiversity designations. The county is further characterised by its topography and patterns of features such as broad, open uplands, peat moors, small hills and valleys, traditional field boundaries, woodlands and areas of open water, the experience of which can make a place particularly distinctive. The county's towns, villages and rural settlements provide character and a sense of

place where buildings and structures display traditions in their form, and materials, and contribute positively to the local landscape.

4.2.29 All development proposals will be required to demonstrate good quality design that complements and/or enhances the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing (see also Policy DM13 – Design and Resources).

4.2.30 The characteristics and qualities of the Powys landscape are recorded in LANDMAP, the strategic evidence base to support landscape based decision making in Wales (PPW 5.3.13). LANDMAP is an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are recorded, evaluated and collated into a nationally consistent Geographical Information System based data set.

4.2.31 There are five unique LANDMAP datasets (Geological Landscape, Landscape Habitats, Visual and Sensory Landscape, Cultural Landscape and Historic Landscape) consisting of aspect area maps and detailed surveys, recording key landscape characteristics, qualities, evaluations and management recommendations. Aspect areas identified as having an outstanding or high evaluation should be noted as being particularly sensitive, especially when this evaluation occurs in more than one dataset. Where areas have been evaluated as moderate or low, consideration should be given to enhancement. LANDMAP information and guidance can be accessed from the Natural Resources Wales website.

4.2.32 Development boundaries distinguish the Towns and Large Villages from the open countryside which surrounds them. Development proposals outside of the development boundaries and, excluding development that is of a very minor nature such as an extension to a dwelling, will be required to take the following approach:

- Firstly the quality and value of the landscape character of the location of the proposed development and its surroundings should be assessed by using the evaluation data for each of the five LANDMAP layers.
- Secondly the susceptibility of the landscape and its relevant receptors to the scale and nature of the specific development proposal within and in the context of its surroundings should be considered. This should include looking at how the proposal will impact on the key characteristics identified for each of the five LANDMAP layers.
- The combination of the results identifying the value of the landscape and the susceptibility of the landscape to the development proposal should then be used collectively to determine sensitivity of the landscape for not only where the development is proposed but in the context of its surroundings. This will inform whether or not the development proposal can be satisfactorily integrated into the landscape. A site appraisal that identifies any local variations in LANDMAP information, together with an understanding of the visual characteristics and extent of visual influence, may be submitted as evidence if the developer considers the LANDMAP information to be insufficient. Where development proposals can be demonstrated to be capable of being satisfactorily integrated into the landscape such proposals will need to demonstrate measures that will protect and/or conserve and/or enhance the important characteristics and qualities of the site and wider landscape.

Further guidance on this approach will be provided as Supplementary Planning Guidance.

4.2.33 Proposals which could have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken in accordance with relevant guidance. This will include all wind energy proposals (excluding anemometry masts) and most major developments. The landscape assessment should be informed by all five LANDMAP layers.

4.2.34 NRW has published a useful series of Guidance Notes on the use of LANDMAP including "Guidance Note 3: Using LANDMAP for Landscape and Visual Impact Assessment of Onshore Wind Turbines" which should be referred to.

4.2.35 Eleven of the fifty eight Registered Landscapes of Historic Interest in Wales are either partially or entirely located 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.

4.2.36 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. 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.

Policy DM5 – Development and Flood Risk

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 reduce / avoid the threat and alleviate the 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.**

4.2.37 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. Further information is found in 'TAN 15 – Development and Flood Risk' and 'The Chief Planning Policy Officers Letter (9th January 2014) - Planning Policy on Flood Risk and Insurance Industry Changes'.

4.2.38 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.

4.2.39 Applications for the variation or renewal of planning permission will only be approved, in line with Policy H1, 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 highly vulnerable development within an area of flood risk (Development advice zone C2).

4.2.40 The definition of floodplain within this policy is consistent with PPW; it is where water flows in times of flood and includes upland areas.

Policy DM6 – Flood Prevention Measures and Land Drainage

Development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.

Proposals near a watercourse or within an area of floodplain must comply with the following:

- 1. 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.**
- 2. Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.**
- 3. Opportunities to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.**
- 4. 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, and**
- 5. 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.**

Satisfactory provision shall be made for land drainage in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDS).

4.2.41 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."

4.2.42 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).

4.2.43 It is not the intention for this policy to be applied to canals.

4.2.44 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.

4.2.45 **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 Welsh Government has produced "*Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems*" (January 2016). It would be of assistance at the development management stage if developers could have regard to these standards in submitting planning applications where relevant. 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.

4.2.46 A SPG will be produced to provide further guidance on the minimum amount of information required to demonstrate that the proposed approach is feasible and/or that the detailed design could be covered by way of a planning condition.

Policy DM7 – Dark Skies and External Lighting

Development 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:

- 1. Unacceptable levels of light pollution especially in the countryside.**
- 2. An unacceptable adverse effect on the visibility of the night sky.**
- 3. A nuisance or hazard to highway users including pedestrians, and local residents.**
- 4. An unacceptable disturbance to protected species.**

4.2.47 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.

4.2.48 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.

4.2.49 Protected species are a material planning consideration. The way in which protected species are considered in the planning process is detailed in TAN 5¹⁸. The LDP does not repeat this guidance on how to deal with protected species and in this instance relies upon national guidance.

Policy DM8 - Minerals Safeguarding

Mineral Safeguarding Areas have been designated for sand and gravel, sandstone, limestone, igneous rocks and surface coal and these are shown on the Proposals Map.

Non-mineral development proposals within Mineral Safeguarding Areas will only be permitted where it can be demonstrated by the developer that:

- 1. The mineral resource is not of potential future value; or**
- 2. The development is of a temporary nature and can be completed and the site restored to a condition that would allow for future extraction; or**
- 3. The mineral can be extracted satisfactorily prior to the incompatible development taking place; or**
- 4. Extraction would not meet the tests of environmental acceptability or community benefit as set out in National Policy; or**
- 5. There is an over-riding need in the public interest for the development; or**
- 6. The development is householder development and / or of a very minor nature such as extensions to existing dwellings, and associated development within the curtilage of the property.**

¹⁸ Section 6 and annexes 7 – 9, TAN 5 (2009).

4.2.50 Policy DM8 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 PPW 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.

4.2.51 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.

4.2.52 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. In addition, a small area of non-safeguarded tertiary Shallow Coal Resource occurs near Coedway in Montgomeryshire, where past mining activities have left a legacy.

4.2.53 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 DM9 - Existing Mineral Workings

Within the defined mineral working buffer zones, development proposals will only be permitted where it is demonstrated that:

- 1. The proposal would not constrain the operations of the mineral site;**
- 2. The proposal would not be unacceptably affected by the mineral extraction operations at the site; and**
- 3. The proposal can demonstrate the appropriate mitigation measures.**

4.2.54 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. In accordance with the factors in paragraph 49 of MTAN 2, in exceptional circumstances coal working within 500m of a settlement may be acceptable.

Policy DM10 – Contaminated and Unstable Land

Development proposals on contaminated or unstable land will be permitted where they do not:

- 1. Result in any additional problems of ground instability or contamination either on or off site and shall remediate the contamination / instability.**
- 2. Unacceptably adversely affect public health and safety, nature conservation, historic or archaeological interests.**

4.2.55 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.

4.2.56 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.

4.2.57 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 to assess the extent of risk to the development from former mineral workings. In accordance with MTAN 2, Para. 228, development proposals within areas of coal mining legacy will be required to give full consideration to coal mining information and, where necessary, implement mitigation measures to the satisfaction of the Local Planning Authority to ensure the safety and stability of new development. Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries require the prior written permission of the Coal Authority.

4.2.58 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 DM11 - Protection of Existing Community Facilities and Services

The loss of the following existing Community Facilities and Services will only be permitted in respect of:

- 1. 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.**
- 2. An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:**

- i. **The premises have been for sale and/or vacant for a minimum of 6 months and attempts at actively 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.**

4.2.59 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.

4.2.60 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.

4.2.61 Proposals promoting alternative uses of existing neighbourhood or village shops, public houses or other services will be required to demonstrate that the premises have been actively marketed for a minimum of 6 months and that genuine efforts to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

Policy DM12- Development in Welsh Speaking Strongholds

Development proposals for 10 or more dwellings on windfall sites within or forming logical extensions to the following settlements will be subject to a Welsh Language Impact Assessment. Where the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture:

Towns	Llanfair Caereinion, Llanfyllin, Machynlleth and Ystradgynlais
Large Villages	Abercrave, Carno, Coelbren, Llanbryn-mair, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, Pontrobert, Penybontfawr and Trefeglwys

The implementation of any measures identified within the Language Action Plan shall be secured either by planning conditions or, where necessary, by planning obligations.

4.2.62 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.

4.2.63 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. The Community Council areas identified as the Welsh Speaking Strongholds are as follows:

Banwy, Cadfarch, Carno, Dwyriw, Glantwymyn, Llanbrynmair, Llanerfyl, Llanfair Caereinion, Llanfihangel, Llanfyllin, Llangyniew, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, Llanwddyn, Llywel, Machynlleth, Pen-y-bont-fawr, Tawe-Uchaf, Trefeglwys, Ystradgynlais.

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.

4.2.64 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 TAN 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.

4.2.65 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. Further information is found within the Powys Local Development Plan – Welsh Language Impact Assessment of Communities in the Upper Swansea Valley (June 2013). 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.

4.2.66 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 Policies SP5 and SP6 and by providing policy support for building strong local economies, providing appropriate housing provision, distribution and choice including affordable housing, and by protecting the historic environment and existing community facilities and services.

4.2.67 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 (towns and large villages) 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.

4.2.68 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. The Council will be responsible for carrying out a Language Impact Assessment in connection with windfall housing developments of a large scale, defined as developments of 10 or more dwellings, in the identified towns and large villages in the Welsh Speaking Strongholds in accordance with the requirements of TAN 20. The findings of the Council's assessment will be used to determine whether the development is likely to have adverse impacts on the Welsh language. Should this be the case, applicants will have the opportunity to demonstrate

how the identified impacts could be avoided or mitigated through the submission of a Language Action Plan. In cases where the Council considers that the impact of the development on the Welsh language cannot be effectively mitigated, the application may be refused.

4.2.69 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 shall be required to be implemented by planning conditions or, where necessary, via planning obligations. Further explanation will be provided 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 control over phasing of new housing development.

4.2.70 All advertisements, place names and signage within the Welsh Speaking Strongholds are expected to be bilingual in order to protect local linguistic character, tradition and promote cultural distinctiveness.

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.**
- 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.**
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.**
- 6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.**
- 7. It is inclusive to all, making full provision for people with disabilities.**
- 8. It incorporates adequate amenity land, together with appropriate landscaping and planting.**

9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.

Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

11. 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.
12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.
13. It demonstrates a sustainable and 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.
 - v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km².

4.2.71 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.

4.2.72 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 designing in

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.

4.2.73 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 publicly 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 needs of biodiversity should be considered through the incorporation of measures to encourage it, such as swift nesting bricks, bat and other wildlife access points in buildings and boundary fences, and native planting schemes that support pollinators and provide food.
- The choice of materials must balance utility with appearance and cost.

4.2.74 **Local Distinctiveness.** 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. Further guidance and definition around local distinctiveness in Powys in relation to residential development is to be provided within an SPG.

4.2.75 **Tourism Assets.** The Council is committed to developing, supporting and safeguarding tourism in Powys. Many visitors choose Powys to enjoy the qualities of the rural landscape and the opportunities it provides for outdoor activities such as walking cycling and riding. Tourism is of significant importance to the Powys economy and provides income for many rural residents. New development proposals should have regard to this significance and should not result in any harmful impacts on assets important to the tourism offer. Development proposals should not decrease the overall attraction of the local area nor have a detrimental effect on the operation, functioning or setting of existing and established attractions, businesses, facilities or accommodation, for example, hotels, bed & breakfast establishments, visitor centres, cafes, areas or features of visitor interest.

4.2.76 **Historic Environment.** 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.

4.2.77 The Historic Environment (Wales) Act 2016, Chapter 6 of PPW and TAN 24, along with Welsh Government/CADW best practice guidance, set out the legislation, policies and guidance to be applied in managing development and change of the historic environment in Wales. Many elements of the County's historic environment are protected through national legislation and guidance, including Listed Buildings, Conservation Areas, and Scheduled Ancient Monuments, and as such do not require specific policies in the LDP. Developments affecting listed buildings and their settings will be judged for their effect on listed buildings and their settings, in line with national policy. Developments within Conservation Areas are to be judged on their effect on the character and appearance of the area, in accordance with national policy. However, significant weight shall also be given to any detailed assessment documents, such as Conservation Area Character Appraisals and Conservation Area Management Plans, that the Council adopt. Further guidance is also to be prepared as part of SPG in order to provide generic guidance on assessment of character and appropriate forms of development within Conservation Areas where a specific Conservation Area Appraisal or Conservation Area Management Plan is not in place.

4.2.78 The Council expects all development proposals to plan positively for all aspects of the historic environment. Regard should also be given to the information held on the Historic Environment Record (HER) in order to identify local features or areas that may be affected by proposals. The Welsh Government has issued statutory guidance on the compilation and use of the HER (May 2017) which includes guidance as to how the HER should be used to inform development management decisions. Within Powys, the HER is managed by the Clwyd-Powys Archaeological Trust (CPAT), and, where relevant, advice will be sought from CPAT to inform planning decisions that may affect designations or areas recorded on the HER. Supplementary Planning Guidance will be prepared in relation to these non-designated aspects of the historic environment following adoption of the LDP. Further information relating to the historic environment can be found within Appendix 6 of the Plan.

4.2.79 **Open space.** All development proposals should incorporate an area(s) for passive, informal recreation appropriate to the scale and type of the proposal. For housing developments of ten or more dwellings further provision should be provided as per Policy DM3.

4.2.80 **Transport requirements.** 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. Development proposals that could detrimentally impact on highway safety and amenity will be expected to incorporate evidence demonstrating how they are to be mitigated. The Council will encourage developments which promote pedestrian and cycle friendly access, avoiding conflict with private motorised vehicles and provide appropriate links where possible. Proposals considered to generate significant amounts of travel or traffic should be in sustainable locations, accessible by means other than private car. Alternatively, such developments will be required to demonstrate how traffic and/or any sustainability, environmental quality, amenity or safety impacts are to be mitigated. These development proposals should be accompanied by satisfactory travel plans and/or transport assessments.

4.2.81 Where considered appropriate planning obligations in respect of transport or traffic requirements may be sought in accordance with Policy DM1 – Planning Obligations.

4.2.82 For the county road network further guidance is provided by PPW, TAN 18, Manual for Streets, Manual for Streets 2, Design Manual for Roads and Bridges (DMRB), the CSS Wales Parking Standards and Setting Local Speed Limits in Wales 2009. Developments that access onto and impact the trunk road network will be assessed by the Welsh Government, who solely use the DMRB standards.

4.2.83 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement particularly reducing the number of short trips taken by car and increasing Active Travel journeys. Developers will be required to ensure that new developments encourage walking and cycling, whether for work or enjoyment, by giving careful consideration to location, design, access arrangements, travel ‘efficient lines’ through a development, and comprehensive integration with existing and potential off-site links, for example, providing footpath/cycleway links, stiles, gates, bridges, signposting, etc. In some cases it may be appropriate for this to be achieved through the enhancement of the existing Public Rights of Way network.

4.2.84 **Amenities.** Development must respect the existence and amenities of neighbouring uses including approved development. These amenities include privacy (affected by 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 whilst these effects are routinely mitigated, the operations would be prejudiced if noise sensitive uses were allowed nearby. The reference given to “nearby or proposed properties” in the policy means residential properties which lawfully exist or have planning permission. Development proposals which may have an impact on ground water quality will be considered under Policy DM2 – The Natural Environment.

4.2.85 **Utilities.** Utility infrastructure encompasses services such as water supply, sewerage treatment, electricity and gas and heat supplies, and telecommunications. Responsibility for the supply and maintenance of existing services rests with a mix of statutory undertakers and private companies. Where possible, practical and not an undue burden, particularly likely to be the case where there exists little or no infrastructure or spare grid capacity, developments should utilise sustainable, low and zero carbon energy technologies. Where this is not possible, developments should be connected to the existing infrastructure but in locations where there is no spare capacity, future development will include provision for increasing the existing capacity and developers will need to work closely with utility providers in providing new infrastructure where it is required. The creation of extra capacity will improve the resilience of the local network which will provide benefits for communities across Powys in line with Paragraph 2.13 of Annex C, of TAN 8.

4.2.86 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,

Energy Services Companies (ESCOs) and the developer for aftercare and maintenance of the works. Site specific utility issues and constraints are included in LDP Housing and Employment Sites table of this plan (refer to Appendix 1) and presented on maps within the Renewable Energy Assessment (2017).

4.2.87 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.

4.2.88 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', all relevant LDP policies and SPG.

4.2.89 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.

4.2.90 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 affected (in line with Water Framework Directive objectives).

4.2.91 PPW (section 5.1.2) cites the importance of promoting the functions and benefits of soils, and in particular their function as a carbon store. Section 14.8.20 refers specifically to Peat and the need to protect peat bogs. PPW however does not provide a definition of what constitutes a carbon store, or peat deposit. The Council therefore has referred to the British Geological Survey's published map of thick peat that identifies the locations of all Peat deposits of at least 1m in thickness.

4.2.92 **Sustainable energy and resources.** 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 and or heat from renewable and low carbon sources e.g. Building mounted Solar PV or water heating panels, Heat Pumps, Biomass (wood, pellet, etc.) or other appropriate renewable, low or zero carbon technologies.
- Water conservation and efficiency, which may include use of grey water plumbing systems and sustainable drainage schemes (SuDS).
- 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.

4.2.93 Heat Demand Density is the level of demand (measured in kilowatts or megawatts) for heat and domestic hot water from generating plant that is located within a pre-defined area (metres²/kilometres²). For assessing heat demand density, developers should follow the quick calculation method as set out in the Renewable Energy SPG which is based on utilising benchmark consumption figures. If this calculation yields a result that is greater than 3MW/km² then an investigation into the technical feasibility and financial viability of community and/or district heating networks will need to be undertaken. The list below represents the main options that developers should consider:

- Connection to existing Combined Heat and Power (CHP)/Combined Cooling Heat and Power (CCHP) distribution networks.
- Site wide renewable (and part renewable) CHP/CCHP and biomass (locally sourced) solutions.
- Site wide gas-fired CHP/CCHP.
- Site wide renewable (and part renewable) community heating/cooling and biomass (locally sourced) solutions.
- Site wide gas-fired community heating / cooling.
- Individual building integrated renewable energy heating technology (non-domestic buildings only).

4.2.94 Combined Heat and Power (CHP), and Combined Cooling Heat and Power (CCHP) plants are facilities that, as their name indicates, produce heat and electricity for a particular site or building that would justify such an approach. A cooling function is also included in the case of CCHP. CHPs and CCHP are most often to be found in places such as schools, hospitals, leisure centres and residential care homes, as well as many commercial settings.

4.2.95 Building Integrated Renewables (BIR) are taken in the Renewable Energy Toolkit (2015) to include, in the context of heat generation, solar hot water panels, micro-scale biomass heating (such as wood-chip or pellet boilers and stoves), as well as ground and air source heat pumps.

Policy DM14 – Air Quality Management

Development proposals will only be permitted where any resultant air pollution does not cause or lead to an unacceptable risk of harm to human health or the natural environment.

Proposals will need to demonstrate that measures can be taken to overcome any significant adverse risk, with particular attention being paid to:

- 1. National Air Quality Strategy objectives and any Air Quality Management Areas.**
- 2. The critical levels for the protection of habitats and species within a European site or Site of Special Scientific Interest in accordance with Policy DM2.**

4.2.96 Air pollution can cause significant damage to human health and the environment. This policy is intended to ensure that proposed developments will not intensify existing problems, cause new problems or result in people being exposed to unacceptable levels of air pollution.

4.2.97 The UK Air Quality Strategy (2007) sets out the standards (concentrations of pollutants in the atmosphere which can broadly be taken to achieve a certain level of environmental quality) and objectives (policy targets not to be exceeded). The Strategy is available for download on the DEFRA website. Where appropriate, developers should have regard to its content.

4.2.98 Whilst air quality within Powys is good in general there has been one designated Air Quality Management Area (AQMA) in Newtown which was centred on New Road. Here, the levels of Nitrogen Oxide (NO₂) exceeded the objective level set out in the UK Air Quality Strategy. Following the designation of the AQMA in 2007 the levels of Nitrogen Oxide fell allowing the AQMA to be revoked in March 2017. Air Quality across the Plan area continues to be closely monitored; if any AQMAs do become designated during the remainder of the plan period then where it is considered that a development proposal may impact upon an AQMA developers will be required to provide an assessment of air quality impact, together with proposals for mitigation.

4.2.99 The Topic Paper ‘Environment – Pollution and Flooding’ (2015), identified that current levels of diffuse air pollution are having an adverse impact on the European protected sites across the County. It highlighted that sites in the region are already at risk of suffering adverse effects from diffuse air pollution as they exceed critical loads for some pollutants. Some pollutants are generated locally such as ammonia from agricultural units and fertilisers.

4.2.100 Emissions from agricultural units can result in local hotspots of high ammonia concentrations and nitrogen deposition around installations. It should be noted that this occurs against a background of high nitrogen deposition across the county. Natural Resources Wales has published interim casework internal guidance on Livestock Production which advises how developers should consider the impacts of such development on sites of International and National importance for biodiversity using the Simple Calculation of Ammonia Impact Limits (SCAIL) tool (<http://www.scaill.ceh.ac.uk/>). Developers are expected to liaise with Natural Resources Wales with regards to when the tool should be used and for advice on its implementation. Where a proposal is identified as having a potential adverse impact on National and / or International sites, the Council will require consideration and implementation of proposals which move towards a ‘pollution neutral’ approach. This represents a means through which development may be allowed, whilst ensuring pollution does not damage the integrity of

the National and / or International sites and their ability to support the features for which they are designated. This ensures compliance with the new enhanced biodiversity duties under S.6 Environment (Wales) Act 2016, EIA Schedule 2 and Sustainable Management of Natural Resources.

Policy DM15 – Waste within Developments

Development proposals shall demonstrate:

- 1. How the production of waste will be minimised during all stages of the development and how the waste materials that do arise will be managed in a sustainable way, in accordance with the waste hierarchy; and**
- 2. That adequate provision has been made in the design of the development for the storage and collection, composting and recycling of waste materials.**

4.2.101 All development generates waste, so it is therefore essential that the management of waste is considered at an early stage as this will enable measures to be taken which can prevent the generation of waste in the first place and ensure that where it is generated it is managed in a sustainable way. The level of information required will vary depending upon the nature of the proposal and the nature of the site, for example, whether it is a green-field site or previously developed land with structures which require removal.

Policy DM16 - Protection of Existing Employment Sites

Proposals for the use of existing employment sites for alternative uses will be permitted where:

- 1. It can be demonstrated that the land and premises are no longer required for employment purposes;**
- 2. The proposal would not lead to an under provision of employment land or premises in the sub / local area; or**
- 3. Prejudice the existing or future operational use of surrounding employment sites and premises.**

Sites safeguarded for employment use are identified by Policy E4.

4.2.102 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. A number of important employment sites should be retained for economic uses and are safeguarded by the LDP through Policy E4. Other employment land and buildings should 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 TAN 23, (Para. 4.6).

4.3 Topic Based Policies

4.3.1 The topic-based policies of the Plan relating to particular types of development are as follows:

4.4 Economic Development

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

4.4.2 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 (such as offices, research and development centres for products and processes and light industry) 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.

Policy E1 - Employment Proposals on Allocated Employment Sites

Proposals for B1, B2 and B8 employment development will be permitted on the following allocated employment sites where they comply with the category of the site and permitted uses of the site:

Site Name	Location	Size of Employment Development Area (ha.)	Category	Site Allocation Ref. No.
<u>Ystradgynlais</u>				
Woodlands Business Park *	Ystradgynlais	2.31	High Quality	P58 EA1
		2.31 ha.		
<u>Central Powys</u>				
Wyeside	Builth Wells	1.2	High	P08 EA1 / P08

Enterprise Park *			Quality	EC1
Heart of Wales Business Park	Llandrindod Wells	3.9	Prestige	P28 EA1
Broadaxe Business Park *	Presteigne	2.4	Local	P51 EA1
Brynberth Enterprise Park *	Rhayader	3.7	Local	P52 EA1
		11.2 ha.		
<u>Severn Valley & North</u>				
Parc Busnes Derwen Fawr *	Llanidloes	1.2	High Quality	P35 EA1
Parc Hafren *	Llanidloes	1.7	Local	P35 EA2 / P35 EC1
Llanidloes Road *	Newtown	2	High Quality	P48 EA1
Abermule Business Park *	Abermule	2.6	High Quality/Local	P02 EA1
Churchstoke *	Churchstoke	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	0.5	Local	P18 EA1
		24.08 ha.		
<u>Machynlleth</u>				
Treowain Enterprise Park *	Machynlleth	1.7	High Quality	P42 EA1
		1.7 ha.		
Total		39.29 ha.		

* Suitable for waste uses through Policy W1

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

4.4.3 Allocated employment sites will complement existing employment sites in providing a continuous supply of appropriate employment land across the Plan area to accommodate expansion in the economy, to replace and upgrade the existing supply of

premises where needed, and to ensure choice and range across types, settings and locations.

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

Policy E2 - Employment Proposals on Non-Allocated Employment Sites

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

- 1. The proposal is up to 0.5ha. and is located within or adjoining a settlement with a development boundary.**
- 2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.**
- 3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.**

4.4.5 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, in both urban and rural areas, 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.

4.4.6 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 the reuse of existing buildings and farm diversification, or homeworking in accordance with policies E6 or E7.

Policy E3 – Employment Proposals on Allocated Mixed Use Employment Sites

Proposals for employment led mixed use developments will be permitted on the following allocated Mixed Use sites:

Site Name	Location	Size of Employment Development Area (ha.)	Category	Site Allocation Ref. No.
<u>Central Powys</u>				
Gypsy Castle Lane	Hay-on-Wye	2.4	Mixed Use	P21 MUA1

Land adj. Gwernyfed Avenue	Three Cocks	3.4	Mixed Use	P53 MUA1
Total		5.8 ha.		

Where appropriate, other employment and ancillary uses will be permitted on allocated mixed-use employment sites where it can be demonstrated that the proposed development complements and enhances the future viability of the site.

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

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

4.4.9 Mixed use development proposals on allocated mixed use sites shall include an equitable proportion of employment related development, measured in site area, which will contribute to the overall supply of the required balance in employment land across the Plan area. A guideline figure has therefore been provided in the Mixed Use Employment Site Allocation table indicating the contribution each mixed use site may provide to the overall supply of employment land. However, this figure is not intended to be prescriptive and the precise contribution and mix of uses for a site shall be determined through the preparation of a development brief that takes account of viability issues. In addition some ancillary uses such as day nurseries, training centres and cafes may be acceptable where they complement the primary use of the site.

4.4.10 The Council is also supportive of mixed use proposals on non-allocated sites, live-work and home working proposals where the proposed development accords with the relevant policies of the Plan. For example, retail uses will be considered against the LDP's retail policies.

Policy E4 - Safeguarded Employment Sites

In order to protect the function of existing employment areas, uses on sites in Policy E1 and on the following sites will be restricted in accordance with Policy DM16:

Settlement	Site	Site Ref. No.
Builth Wells & Llanelwedd	Irfon Enterprise Park	P08 ES1
	Wyeside Enterprise Park *	P08 ES2
Knighton	Knighton Enterprise Park	P24 ES1
Llandrindod Wells	Ddole Road Industrial Estate *	P28 ES1
	Heart of Wales Business Park	P28 ES2
Machynlleth	Dyfi Eco Park *	P42 ES1
	Treowain Enterprise Park *	P42 ES2
Newtown	Dyffryn Enterprise Park *	P48 ES1
	Mochdre Enterprise Park *	P48 ES2
	Vastre Enterprise Park *	P48 ES3
	St. Giles Technology Park	P48 ES4

Llanidloes	Parc Hafren * Parc Busnes Derwen Fawr *	P35 ES1 P35 ES2
Presteigne	Presteigne Industrial Estate * Broadaxe Business Park *	P51 ES1 P51 ES2
Rhayader	East Street Enterprise Park Brynberth Enterprise Park *	P52 ES1 P52 ES2
Three Cocks	Three Cocks Industrial Estate * Javel Industrial Estate *	P53 ES1 P53 ES2
Welshpool	Severn Farm Enterprise Park * Henfaes Lane * Buttington Cross Enterprise Park Offa's Dyke Business Park	P57 ES1 P57 ES2 P57 ES3 P60 ES1
Llanfyllin	Llanfyllin Industrial Estate *	P32 ES1
Four Crosses	Four Crosses *	P18 ES1
Ystradgynlais	Cae'r-bont Enterprise Park * Ynyscedwyn Industrial Estate * Ystradgynlais Workshops Gurnos Industrial Estate * Woodlands Business Park *	P58 ES1 P58 ES2 P58 ES3 P58 ES4 P58 ES5

* Suitable for waste uses through Policy W1

4.4.11 There is often intense pressure from alternative development proposals, notably from housing, retail and leisure developments. Policy E4 will protect existing employment areas and future development restricted to employment uses to protect existing jobs and ensure continued availability of a wide range of employment opportunities, by resisting the redevelopment of extant employment land and buildings for alternative purposes. This will include vacant land and premises within these employment areas where appropriate infill development will be allowed.

4.4.12 The sites are well located and relate well to existing settlements and infrastructure and could therefore reduce the need for residents to travel further afield to access employment opportunities. Their protection will ensure that a range of sites, in terms of size, location and potential uses, is retained over the Plan period. It is likely that a large proportion of this land will accommodate expansion space for indigenous occupiers. The employment land that is genuinely available within these sites is therefore limited as the majority of the land will provide flexibility for existing users.

4.4.13 Many waste management facilities are akin to general industrial or B2 uses. Policy W1 therefore directs new waste management uses to existing and suitable allocated B2 sites which are indicated in Policy E4, as well as existing waste management uses. Due to existing uses and occupiers, not all sites identified will be suitable for all types of waste management facility and each proposal would be considered on its own merits.

Policy E5 – Bronllys Health Park

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

4.4.14 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.

4.4.15 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 historic assets which should be protected 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.

4.4.16 Any potential development as well as taking account of the site heritage and its designation as a Historic Park and Garden, will need to take account of any natural heritage and undertake ecological and Habitats Regulations Assessments.

4.4.17 Potential uses of the site will be evolved as the approach to the delivery of the Health and Care Strategy for Powys is developed; acceptable potential uses should relate to the health and wellbeing purpose of the site and must complement the site's role as a hospital and could include:

- A care farm, gardens and allotments;
- The re-use of existing buildings, for health related activities which may include education, sport, hospitality or temporary accommodation;
- Affordable housing in accordance with Policy H6; and
- Supported accommodation.

Open market housing will not be allowed, except through the re-use of a suitable, existing building.

Policy E6 - Farm Diversification

Development proposals for farm diversification will be permitted where:

- 1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;**
- 2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and**
- 3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.**

4.4.18 Farm diversification offers key benefits for the socio-economic growth of rural communities allowing the creation of commercial opportunities to provide rural employment that utilises existing resources; and helps maintain the viability of individual farm units or enabling the family unit to remain within the community and to have viable employment.

4.4.19 In considering development proposals for farm diversification activities consideration should be given in the first instance to the reuse of existing buildings. If this is not possible, a sensitively designed new building within the existing farm complex may be considered.

4.4.20 Farm diversification tends to occur in locations which may be distant from major centres and often served by low standard local roads. Thus farm diversification proposals may be at odds with transport policies if they cannot be served by means other than the private car. They may also generate additional traffic incompatible with the capacity of the road. As such farm diversification schemes may be required to address traffic generation issues in accordance with paragraph 3.14 of TAN 18.

Policy E7 – Home Working

Proposals for home working, where planning permission is required will be permitted where it can be demonstrated that the proposal would be compatible with adjacent land uses and that it would not result in any adverse impacts on local amenity and/or the character of the area.

4.4.21 The policy relates to small businesses operating from home, providing for considerations resulting from the increasing trend for home working (for now and the future). Such businesses can play an important role in developing and supporting a diverse economy across the Plan area. It is recognised that many small businesses are started by individuals working from their own homes, and that such instances are likely to increase as technological innovations evolve. In considering home working within the context of planning, it is recognised that it does not necessarily require planning permission. For instance, planning permission will not normally be required where the use for business purposes proposed for part of the house does not result in a change to the overall character of the property and its use as a dwelling.

4.4.22 Generally the requirement for planning permission results where the business activity ceases to be ancillary to its use as a dwelling or where the residential character of the property is altered. Where such businesses are of a scale and intensity where planning permission will be required, the Council will have regard to the implications of the proposal on surrounding properties and on the likely access and parking arrangements emanating from the nature of the proposal.

4.4.23 All proposals should have regard to the provisions of national policy in the form of PPW and TAN 6.

4.5 Transport

Policy T1 – Travel, Traffic and Transport Infrastructure

Transport infrastructure, traffic management improvements and development proposals should incorporate the following principal requirements:

- 1. Safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making ‘Active Travel’ journeys by walking or cycling;**
- 2. Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and,**
- 3. Minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas.**

Transport infrastructure improvements will be supported where they promote sustainable growth, maximise the efficiency and safety of the transport systems, improve public and private transport integration and encourage passenger and freight rail operations.

4.5.1 The policy seeks to enable transport and traffic infrastructure improvements to ensure an efficient, effective and integrated system but one which has regard to the safety of all road users in all areas especially those making ‘purposeful journeys’ as Active Travel and the impact it may have on the transport network and the local environment.

4.5.2 It seeks to support the coordination of a wide range of traffic management measures and transport interchange developments including road, rail, pedestrian and cyclist travel networks and connections.

4.5.3 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.

4.5.4 Proposals that benefit rail passenger operations and proposals that support rail freight 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 by the Development Management and Strategic Policies.

4.5.5 The Mid Wales Joint Local Transport Plan (Mid Wales LTP) is a statutory document that was approved by the Welsh Government (WG) in May 2015. The Mid Wales LTP covers a programme of projects for the period 2015-2020 and provides a longer term framework for schemes up until 2030. Should funding become available it will facilitate the progression of the following specifically identified proposals:

- A44 Radnor Forest Bends and East-West routes (2015 – 2020)
- B4385 Beulah to A4081 Llanyre (2020 – 2030)

Policy T2 – Safeguarding of Disused Transport Infrastructure

Disused transport infrastructure and routes are safeguarded from development proposals which prevent or restrict future re-use for transport purposes.

4.5.6 TAN 18 advises local planning authorities to safeguard disused transport infrastructure or routes which may potentially be brought back into productive use and, in the case of railways, even if that is likely to be outside the Plan period. As an interim measure local planning authorities are expected, where possible, to consider their use as open space corridors for walking and cycling.

4.5.7 Such assets within Powys help to bolster the tourism sector, promotes a healthy lifestyle and the protection of them supports the sustainable strategy of the plan. Development proposals that will prevent or restrict the efficient and effective future use of such infrastructure will, therefore, not be supported.

Policy T3 – Newtown By-pass

The route of the Newtown by-pass is safeguarded and protected.

4.5.8 Newtown is the largest settlement in Powys and in the Wales Spatial Plan 2008 was identified as a primary key settlement. Its need for a by-pass to relieve congestion in the town and to improve the flow of traffic on the A483/A489/A470/A44 east/west strategic routes through Mid Wales to the Midlands has been identified for some time. Welsh Government announced a Preferred Route in 2010. Construction commenced in 2016 with completion due in 2018.

4.6 Housing

Policy H1 - Housing Development Proposals

To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals will only be permitted:

1. In Towns and Large Villages:

- i. On sites allocated for housing or on other suitable sites within the development boundary; or**
- ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6.**

2. In Small Villages:

- i. On sites located between existing buildings in an otherwise built up frontage which are capable of accommodating no more than 2 open market dwellings; or**
- ii. On sites located between existing buildings in an otherwise built up frontage or which form logical extension to the settlement, and which are capable of accommodating no more than 5 dwellings for affordable housing in accordance with Policy H6.**

3. In Rural Settlements:

- i. **For affordable housing in accordance with Policy H6 where the development proposal is for only a single dwelling on a site which is well integrated into the settlement; or**
- ii. **Where development satisfies one of the criteria set out in 4. i) - iii) below.**

4. In the Open Countryside:

- i. **Where the development relates to a need for housing which meets current national policy on housing in the open countryside; or**
- ii. **Where the development relates to the conversion of a rural building(s) which accords with the current national policy on the sustainable re-use of rural buildings; or**
- iii. **Where the development relates to the renovation of a former abandoned dwelling in accordance with Policy H8.**

4.6.1 Policy H1 identifies suitable locations for new housing within the settlement hierarchy to support the delivery of a sustainable pattern of development. The type and scale of development permitted within each tier is commensurate to a settlement's place in the sustainable settlement hierarchy and controlled as follows:

Criterion 1.i) directs housing growth in Towns and Large Villages to allocated sites and to other suitable windfall sites within the settlement's development boundary. Open market housing development on these sites will be expected to contribute to Affordable Housing in accordance with Policy H5. **Criterion 1. ii)** enables the development of affordable housing on exception sites beyond the development boundary.

Criterion 2. limits development in Small Villages. Small infill sites may be suitable for one or two open market dwellings but larger infill sites if developed for housing should be developed for no more than five dwellings and must contribute to meeting local affordable housing needs. Small scale development of no more than five affordable homes may also be permitted on exceptions sites forming logical settlement extensions.

To provide a consistent policy approach towards the development of open market housing in Small Villages, the Council is prepared for larger infill sites (up to five dwellings maximum) as referred to in 2 ii) to accommodate mixed schemes of open market and affordable dwelling types provided the open market element of the development is for no more than two dwellings. In such circumstances and to protect the underlying principles of the policy, the planning consent will be conditioned or other mechanisms used to ensure that the affordable homes are provided alongside or in advance of open market housing on the site.

In assessing the capacity of Small Village infill sites, the Council will assume a new build density of 20-25 dwellings/ha which provides a maximum plot size of 0.05 ha/dwelling. Sites capable of accommodating no more than two units will therefore be 0.1ha maximum and sites capable of accommodating no more than 5 units will be 0.25ha maximum.

Criterion 3. relates to Rural Settlements where development proposals for new open market housing will not be permitted. Policy H6 is an exceptions policy which

enables local affordable housing to be built in areas which otherwise carry a presumption against development. Due to their nature, Rural Settlements are not regarded as suitable locations for any type of larger housing scheme (whether open market or affordable). Therefore, Criterion 3. limits development in this settlement tier to only single rural affordable homes. However, there are situations where new housing development in the rural area may be of a nature that is supported by national policy. It is therefore, considered appropriate for the policy under H1 3. ii) to support the same types of development in Rural Settlements as that permissible in the open countryside.

Criterion 4. applies a restrictive approach to housing development in the open countryside in line with national policy. The policy identifies where certain types of development will be supported and determined in accordance with national policy and Technical Advice Notes namely:

- Rural enterprise worker dwellings – see TAN 6, July 2010.
- One Planet Development – see TAN 6, July 2010.
- Re-use / adaptation of rural buildings – see PPW, TAN 6 and TAN 23.

Policy H2 – Housing Sites

Land is identified for residential development at the following locations:

a) Housing Allocations (HA) and Mixed Used Allocations (MUA):

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Builth Wells & Llanelwedd	P08 HA2	Land west of Primary school, Builth Wells	59	2.2
Builth Wells & Llanelwedd	P08 HA3	Land adj. To Tai Ar Y Bryn, Hospital Rd., Builth	43	1.6
Knighton	P24 HA1	Adj 'Shirley', Ludlow Road, Knighton	24	0.96
Knighton	P24 HA3	Presteigne Road, Knighton	70	3.5
Llandrindod Wells	P28 HA1	Land adj. Crabtree Green, Llandrindod Wells	50	2.2
Llandrindod Wells	P28 HA2	Tremont Park extension, Llandrindod Wells	122	4.5
Llandrindod Wells	P28 HA3	Ithon Road, Llandrindod Wells	122	4.5
Llandrindod Wells	P28 HA4	Land at Ridgebourne Drive, Llandrindod Wells	100	7.6*
Llanfair Caereinion	P30 HA1	Land at Tanyfron, Llanfair Caereinion	40	2.4
Llanfair Caereinion	P30 HA2	OS 6906, Land North of Watergate Street	20	1.1
Llanfyllin	P32 HA1	Land opposite Maesydre, Llanfyllin	14	0.5
Llanfyllin	P32 HA2	Maesydre Field, Llanfyllin	55	2.3
Llanfyllin	P32 HA2	Field 7674, South of Maesydre, Llanfyllin	90	3.8
Llanidloes	P35 HA1	Land at Penyborfa, Llanidloes	27	1
Llanidloes	P35 HA2	Chapel Farm, Gorn Road, Llanidloes	46	1.7

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Machynlleth	P42 HA1	OS1546, Aberystwyth Road	29	1.4
Machynlleth	P42 HA2	Land adjacent HA1, Aberystwyth Rd	14	0.5
Machynlleth	P42 HA3	Mid Wales Storage Depot	14	0.4
Montgomery	P45 HA1	Land at Verlon, Forden Road	54	10.8*
Newtown	P48 HA2	Hendidley	15	0.55
Newtown	P48 HA3	South of Heol Treowen Extension	70	2.6
Newtown	P48 HA4	South of Heol Treowen / Great Brimmon	136	6.6
Presteigne	P51 HA2	Joe Deakins Road Site	35	1.3
Rhayader	P52 HA1	Tir Gaia	70	3.5
Rhayader	P52 HA2	Land off East Street, Rhayader	16	0.6
Welshpool	P57 HA1	Land off Gallowtree Bank, Welshpool	30	1.5
Welshpool	P57 HA2	Land at Greenfields, Caeglas	11	0.4
Welshpool	P57 HA3	Land at Red Bank, Welshpool	149	5.5
Ystradgynlais Area	P58 HA1	Land off Brecon Road, Ystradgynlais	59	2.2
Ystradgynlais Area	P58 HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	41	1.5
Ystradgynlais Area	P58 HA5	Glanrhyd Farm, Ystradgynlais	8	0.3
Ystradgynlais Area	P58 HA9	Penrhos Farm	76	3.0
Ystradgynlais Area	P58 HA10	Brynygroes	136	4.5
Ystradgynlais Area	P58 HA11	Penrhos School Extension	122	4.5
Ystradgynlais Area	P58 HA12	Cynlais Playing Fields	10	0.64
Abercrave	P01 HA1	Land to East of Maesycribarth	14	0.5
Abermule	P02 HA1	Land adjoining Abermule House	10	0.4
Abermule	P02 HA2	Land adj The Meadows and land adjacent Parkside	30	3.3*
Arddleen	P03 HA1	Land west of Trederwen House	17	1.7*
Berriew	P04 HA1	Land to the east of the village adjacent canal	12	0.7
Boughrood & Llyswen	P06 HA1	Land at Llyswen, adj to Llys Meillion	30	1.1
Boughrood & Llyswen	P06 HA2	Land adjoining Beeches Park, Boughrood	15	0.8
Bronllys	P07 HA1	Land adj Bronllys CP School, Neuadd Terrace	38	1.4
Bronllys	P07 HA2	Land at Bronllys to the west of Hen Ysgubor	10	0.6
Bronllys	P07 HA3	Land to rear of Greenfields, Bronllys	6	0.3
Caersws	P09 HA1	Land north of Carno Road	43	1.6

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Carno	P10 HA1	Land off Ffordd Dol-Llin	14	0.5
Carno	P10 HA2	Land north of Gerddi Cledan	27	1.0
Churchstoke	P12 HA1	Land west of Fir House	36	1.34
Clyro	P13 HA1	Land South east of Clyro (B)	14	0.5
Crew Green	P15 HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	23	1.5
Crossgates	P16 HA1	Land South of Studio Cottage	19	0.7
Fornden	P17 HA1	Land off Heritage Green	15	0.8
Fornden	P17 HA2	Land between Heatherwood & Kingswood Lane	10	0.5
Four Crosses	P18 HA1	Land at Oldfield (including land rear of School)	32	3.4*
Glasbury	P19 HA1	Treble Hill Stables, Glasbury	5	0.3
Guilsfield	P20 HA1	Land adj. Celyn Lane	20	0.9
Guilsfield	P20 HA2	Land to East of Groes-lwyd	22	0.8
Hay on Wye	P21 MUA1	Land at Gypsy Castle lane	49	1.8
Howey	P22 HA1	Land at Crossways Court	38	1.4
Howey	P22 HA2	Land adjacent Goylands Estate	12	0.8
Knucklas	P25 HA1	Land at Castle Green	17	0.4
Llanbrynmair	P26 HA1	Land west of Bryncoch,	19	0.7
Llandinam	P27 HA1	Land opposite Old Barn Close, Llandinam	8	0.3
Llandrinio	P29 HA1	Gwernybatto Land off Orchard Croft	30	1.1
Llanfechain	P31 HA1	Land north of Church, Llanfechain	25	1
Llangurig	P33 HA1	Land adj. Maesllan, Llangurig	19	0.7
Llanrhaeadr-ym-Mochnant	P36 HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	19	0.7
Llansantffraid-ym-Mechain	P37 HA1	Land at Spoonley Farm, Llansantffraid	22	0.8
Llansantffraid-ym-Mechain	P37 HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	13	0.6
Llanymynech	P40 HA1	Land adj Parc Llwyfen	11	0.4
Llanymynech	P40 HA2	Land off Carreghofa Lane	20	1.6*
Llanyre	P41 HA1	Land at Llanyre Farm	19	0.7
Meifod	P43 HA1	Pentre works and adjacent land, Meifod	45	1.9
Middletown	P44 HA1	Land West of Golfa Close, Middletown	19	0.7
Penybontfawr	P49 HA1	Land east of Ysgol Pennant	11	0.4
Pontrobert	P50 HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	6	0.5
Presteigne	P51 MUA1	Former Kaye Foundry Site	60	2.0
Three Cocks	P53 MUA1	Land between/adj Gwernyfed Avenue, Three Cocks	32	0.6
Tregynon	P55 HA1	Rear of Bethany Chapel	24	0.9
Trewern	P56 HA1	Land east of Trewern School, Trewern	27	4.1*

* Part of the site is phased beyond the plan period.

b) Housing Commitments (HC):

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Builth Wells & Llanelwedd	P08 HC1	The Old Skin Warehouse Site, Brecon Rd	7	0.3
Builth Wells & Llanelwedd	P08 HC2	Hay Road Garage	11	0.2
Builth Wells & Llanelwedd	P08 HC3	Builth Wells Cottage Hospital	17	0.5
Knighton	P24 HC1	Former clothing factory, West Street.	21	0.5
Knighton	P24 HC2	Site of former Motorway mouldings factory	18	0.5
Llandrindod Wells	P28 HC1	Land at Gate Farm	10	0.2
Llandrindod Wells	P28 HC2	Highland Moors	16	1.3
Llandrindod Wells	P28 HC3	Site adj, Autopalace	22	0.2
Llanfyllin	P32 HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	14	0.4
Llanidloes	P35 HC1	Lower Green, Victoria Avenue	31	0.8
Llanidloes	P35 HC2	Land at Hafren Furnishers	23	0.5
Llanidloes	P35 HC3	Land adjacent Dolhafren Cemetery, Llanidloes	31	1.1
Llanwrtyd Wells	P39 HC1	The Vicarage Field, Beulah Road, Llanwrtyd	7	0.5
Llanwrtyd Wells	P39 HC2	OS 2664 Caemawr, off Ffos Road	47	1.9
Llanwrtyd Wells	P39 HC3	OS 1451 Meadow View, Station Road	19	0.8
Montgomery	P45 HC1	Land at New Road	13	2.6
Newtown	P48 HC1	Heol Pengwern	50	2
Newtown	P48 HC2	Bryn Lane	65	3.3
Newtown	P48 HC3	Ffordd Croesawdy	29	0.5
Newtown	P48 HC4	Land at Severn Hts, (Brimmon Close)	23	5.4
Newtown	P48 HC5	Rock Farm	103	8.5
Newtown	P48 HC6	Rear of Pentecostal Church	27	1
Newtown	P48 HC8	Former Magistrates Court and TA building, Back Lane	23	0.1
Newtown	P48 HC9	Severnside Yard, Commercial Street, Newtown	48	0.5
Newtown	P48 HC10	1 Wesley Place, Newtown	6	0.02
Presteigne	P51 HC1	Knighton Road Site	11	0.6
Rhayader	P52 HC1	Nant Rhyd-Hir	18	1.0
Rhayader	P52 HC2	Old Builders Supply Depot	10	0.2
Welshpool	P57 HC1	Burgess Lands, Red Bank	73	5.0
Ystradgynlais Area	P58 HC1	Land R/O Jeffrey's Arms, Brecon Road	18	1.0

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Ystradgynlais Area	P58 HC2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	45	1.1
Bettws Cedwain	P05 HC1	Bryn Bechan	10	0.4
Boughrood & Llyswen	P06 HC1	The Depot Boughrood	12	0.3
Boughrood & Llyswen	P06 HC2	Beeches Park , Boughrood	5	0.3
Bronllys	P07 HC1	Land adjacent to Bronllys Court	34	1.5
Caersws	P09 HC1	Part of Buck Hotel, Main Street	5	N/A
Castle Caereinion	P11 HC1	Land at Swallows Meadow	31	2.3
Churchstoke	P12 HC1	Land at Maes Neuadd (rear of Village Hall)	16	0.6
Churchstoke	P12 HC2	Land at the Garage	6	0.3
Churchstoke	P12 HC3	Land at the Hatchery	12	0.5
Churchstoke	P12 HC4	Land adjacent The View	11	0.48
Clyro	P13 HC1	Land South east of Clyro (A)	21	0.6
Crossgates	P16 HC1	Oaktree Meadows	15	1.4
Guilsfield	P20 HC1	Sarn Meadows	46	3.3
Kerry	P23 HC1	Dolforgan View, Kerry	62	2.1
Knucklas	P25 HC1	Old Station Works	6	0.28
Llanbryn-mair	P26 HC1	Brynoch	5	1
Llansantffraid-ym-Mechain	P37 HC1	Land off Fford Spooney, Llansantffraid	12	0.4
Llansantffraid-ym-Mechain	P37 HC2	Bronhyddon. Llansantffraid	5	1.05
Llansilin	P38 HC1	Land Opposite the Wynnstay Inn, Llansilin	23	0.7
Llanymynech	P40 HC1	PT OS 3978, Off Ashfield Terrace	13	0.4
Llanyre	P41 HC1	Land between Moorlands and Llyr	12	0.6
New Radnor	P46 HC1	Water Street Farm	14	0.6
Newbridge on Wye	P47 HC1	The Orchard	5	0.3
Newbridge on Wye	P47 HC2	Land at Tyler's Field	26	1.7
Trefeglwys	P54 HC1	Land to West of Llwyn-celyn (Phase 2)	17	0.9

4.6.2 These housing sites will provide for the development of new housing over the whole Plan period. It is not expected that all sites will be available for development immediately; some will come forward later in the Plan period.

4.6.3 The development of all of these sites will contribute to the achievement of Policy SP1. Further details in respect of the development requirements for each site are contained in Appendix 1 of the Plan.

4.6.4 Appendix 1 and the Proposal Maps also identifies Housing Land Bank Sites (HLB). These are sites with extant planning permission at 01/04/2015 for five or more dwellings that are not within the Towns and Large Villages as defined by the LDP Settlement Hierarchy. All the sites contribute to the total housing provision figure (Rows A, B, C of Table H2). These sites were permitted under Unitary Development Plan Policy, however they may be contrary to the LDP's Policies and Proposals; any renewals or resubmissions of planning applications on these sites will need to demonstrate compliance with the LDP's Policies.

Policy H3 - Housing Delivery

- 1. Housing development proposals 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. Proposals to develop parts of sites must not prejudice the development of the remainder of the site or seek to avoid planning obligations.**
- 3. Proposals 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.**

4.6.5 Policy H3 seeks to achieve an appropriate range and mix of housing types to meet local needs, as identified in evidence such as Local Housing Market Assessment¹⁹, 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 DM13.

4.6.6 A phasing plan is important for sensitively located or larger development sites, and may be appropriate in order to assist in mitigating the impact of housing developments on the Welsh language and culture in Welsh Speaking Strongholds, as is explained under policy DM12. A phasing plan must explain how the impact of the development on the local community will be mitigated.

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

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

4.6.9 Some sites may be subject to the preparation of a development brief detailing the requirements of Policy H3 (see Appendices 1 & 2).

¹⁹ The LHMA Update was completed in 2014 and published in 2015.

Policy H4 - Housing Density

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

	Units per ha.
Towns and Large Villages	27+
Small Villages	20-25
Rural settlements / single dwellings	10-15

4.6.10 The density guidelines set out in Policy H4 will apply to all housing developments whether on allocated, windfall or exception sites. The density guide range provides flexibility and reasonable density requirements which reflect recent trends in average densities achieved on sites in Powys and also aligns with the density assumed in the Viability Assessment.

4.6.11 Land is a finite resource and Policy H4 seeks to ensure the best and most efficient use of land, maximising the development potential of sites whilst conserving land resources for other uses. Policy H4 also seeks to promote the development of smaller homes to meet housing needs generated by decreasing household size. Promoting higher density also helps to improve site viability and thus the potential for greater contributions to be gained.

4.6.12 The density of development should take into account the character of an area, specific design requirements such as access and visibility requirements, amenity space, landscaping, parking and growing spaces as supported by the Development Management policies. Lower densities are acceptable in Small Villages and Rural Settlements to reflect historic patterns of development and to meet specific local housing needs such as self-builds or rural affordable homes. PPW²⁰ advocates that Development plans should have a clear development management policy on density. Policy H4 reflects PPW by encouraging higher density development in Towns and Large Villages which are the settlements best served by public transport.

4.6.13 Densities may vary from the guide where justified by other policy considerations and evidence such as an acknowledged physical, biodiversity or infrastructure constraint on a site. Accessible town centre locations may be appropriate for medium-rise development or flats resulting in higher density. Conversely in rural locations, a high density may be fundamentally out of character.

Policy H5 - Affordable Housing Contributions

Proposals for new housing development of five or more dwelling units or on sites of 0.25ha and above will be required to make contributions towards the provision of affordable housing.

The target contributions required to be made by development proposals will be based on the required contribution for the relevant sub-market area as set out below:

- i. Central Powys – 30% contribution.**
- ii. Severn Valley – 20% contribution.**

²⁰ Paragraphs 4.7.2, 4.7.4 and 9.2.24, PPW

iii. North Powys - 10% contribution.

iv. South West Powys – 0% contribution.

Contributions shall be made in the form of on-site affordable housing provision. Alternative forms of contributions, including off-site provision or financial contributions in lieu of on-site provision, will only be considered where it can be demonstrated that on-site provision would not be appropriate.

The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.

Affordable housing provided under this policy will be controlled in accordance with Policy SP3.

4.6.14 Contributions towards, and the provision of affordable housing is key to the delivery of the LDP strategy and meeting the plan's affordable housing target. Policy H5 responds to the requirement for the delivery of a contribution towards affordable housing through the planning system. Policy H5 sets out the target contributions for four sub-market areas which are based on distinct areas of similar house prices as defined in the LDP's Viability Assessment, as updated in August 2016 and illustrated on the map which is accompanied by a list of Community Council areas by sub-market area (Appendix 4). The percentage contributions set out in the policy will be reviewed periodically to reflect changes in land values, house prices, policy requirements and development costs. Where the evidence identifies changes in viability that would have a positive or negative impact on the level of contribution that could be sought, or where changes to affordability and affordable housing need are identified through the LHMA process, the target contributions will be reviewed as part of the LDP's Annual Monitoring Report and appropriate action taken.

4.6.15 The term 'contribution' is defined as either on-site provision, off-site provision or a financial contribution ('commuted sum'). The presumption will be that the contribution will be made on-site, as this form of affordable housing ensures that the housing is provided in the location where it is needed. Consideration will only be given to alternative forms of contribution where on-site provision would not be practical, commuted sums being particularly appropriate where contributions would amount to less than a whole unit. Where contributions would equate to less than 1 unit, commuted sums of the equivalent amount to the part contribution will be required. Commuted sums will be managed and utilised by the Council in order to ensure that they are spent on facilitating or providing affordable housing to address the evidenced affordable housing need. Further detail as to the management and use of commuted sums will be provided in the Affordable Housing SPG.

4.6.16 Policy H5 applies to all housing development above the threshold of 5 or more dwelling units or 0.25 ha of land. The policy thresholds and target contributions are informed by the findings of the updated Viability Assessment and review carried out by the District Valuer Service (August 2016), and taking into account evidence of development being delivered on the ground. The percentage target contributions vary according to each sub-market area as identified by the above-mentioned updated viability work. The success rate and achievability in practice of the percentage target contributions will be monitored and reviewed periodically.

4.6.17 Where affordable housing provision is made on-site, and the tenure need is for social rented, the developer must partner with a Registered Social Landlord (RSL), or

an equivalent organisation or the Strategic Housing Authority (SHA) to ensure that the delivery of the housing will remain affordable in perpetuity. In cases where the evidenced local need is for an intermediate tenure (for rent or sale), the affordability of housing will be controlled to ensure that it remains affordable in perpetuity, as set out under Policy SP3. Policy H5 supports financial contributions in lieu of on-site affordable housing where there is a lack of commitment from RSLs to partner with a developer.

4.6.18 Developers seeking to negotiate a reduction in affordable housing provision or the removal of the affordable housing requirement on viability grounds will need to submit a detailed viability appraisal demonstrating that the required contribution would make the development unviable. The evidence should test the impact of varying levels of affordable housing contributions on development viability and should identify the level at which affordable housing can be provided whilst maintaining development viability. Further detail on the Council's approach towards negotiating and securing on-site provision and financial contributions, including guidance relating to viability and the circumstances under which contributions may be varied or reviewed, will be provided in the Affordable Housing SPG.

Policy H6 - Affordable Housing Exception Sites

Proposals for the development of affordable housing to meet a proven, unmet local need in Towns, Large Villages, Small Villages and Rural Settlements will be permitted where:

- 1. The proposed development is of a size, scale and tenure commensurate with the defined need and appropriate to the settlement tier, and accords with the requirements of Policy H1; and**
- 2. The site is solely for affordable housing and there are clear and adequate arrangements to ensure that the benefits of affordable housing are secured for initial and subsequent occupiers, in accordance with the requirements of Policy SP3.**

4.6.19 Policy H6 is a traditional exception site policy which allows the development of sites for 100% affordable housing to meet local needs in locations not normally acceptable for residential development in accordance with PPW and TAN 2. Sites adjacent to Towns and Large Villages are likely to be suited to accommodating the larger affordable housing schemes and therefore these sites are reserved for development by Registered Social Landlords, or equivalent organisations, or the Strategic Housing Authority. Single unit developments by individuals will not be acceptable in these locations.

4.6.20 The policy also aims to help sustain rural communities and retain people in their local communities by allowing the development of small scale affordable homes to meet local identified housing need. Affordable housing development in Rural Settlements will be restricted to single affordable dwellings to meet a specific identified local need. Affordable homes in Small Villages and Rural Settlements may be developed by an RSL or an individual (self-build) to meet a specific identified local need.

4.6.21 New affordable homes should be of a size, scale and tenure that is commensurate with the defined need. The design of social housing is governed by various standards and minimum requirements, such as the Development Quality Requirements and Welsh Housing Quality Standards issued by the Welsh Government. The Affordable Housing SPG provides further detail on mechanisms to control the

affordability of housing in terms of size and design, particularly in respect of intermediate forms of affordable housing.

Policy H7 – Householder Development

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

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

4.6.22 A large percentage of planning applications received are for householder development and in particular extensions to existing dwellings and for ancillary buildings. Householder developments are important as they allow homeowners to meet their changing needs, add value to properties and also through good design it is possible for homeowners to reduce their energy bills. Badly designed householder development can seriously affect the appearance of a building and have a negative impact on neighbouring properties and the street scene. PPW requires that all new development, extensions and alterations to existing properties are well designed.²¹

4.6.23 When considering proposals for ancillary buildings within the curtilage of a dwelling house the Council will look to apply conditions which will not allow the building to be occupied at any time other than for purposes ancillary to the residential use of the main dwelling. This policy also provides support for home-working. Design and amenity matters are addressed by Policy DM13.

Policy H8 - 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 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.**

4.6.24 In order to protect the character of the rural landscape and local vernacular buildings, Policy H8 supports renovation, and partial re-build of rural buildings. The

²¹ Some improvements, alterations and extensions to dwellings can be undertaken without planning permission through Permitted Development Rights.

proposed dwelling and its associated works will be subject to conditions to ensure its sensitive and appropriate renovation or partial re-build.

4.6.25 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.

Policy H9 - Replacement Dwellings

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

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

4.6.26 Policy H9 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.

Policy H10 - Gypsy and Traveller Sites and Caravans

Proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans, to meet a proven, unmet local need, will be permitted where sites are situated in a sustainable location which has access to educational, community, social, health and other services and facilities.

The provision of new ancillary buildings associated with the use of the site will only be permitted where it can be demonstrated the need cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.

4.6.27 Proposals for gypsy and traveller sites or accommodation will be supported where they meet the needs of persons defined as Gypsy and Travellers by the Housing (Wales) Act 2014.

4.6.28 Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites²² and should also satisfy the criteria of the Development Management Policies to ensure acceptable design, security, landscaping, and screening to limit any adverse visual impact.

Policy H11 - Gypsy and Traveller Site Provision

In order to meet the defined need for 7 Gypsy and Traveller Pitches, land is allocated at the following locations:

Reference	Site	Pitches
P42 HC1	Land adjacent to the Cemetery, Newtown Road, Machynlleth	5
P57 HC2	Land at Leighton Arches, Welshpool	2

4.6.29 The Gypsy and Traveller Accommodation Needs Assessment 2008 identified a need for 14 pitches in South Powys. A permanent site on the edge of Brecon, within the BBNP, was acquired by the County Council and construction completed in 2014 to meet this need. There is also an existing permanent site in Welshpool. The 2008 Assessment was updated in 2014. The updated Assessment 2014 led to the need being identified for a permanent site in Machynlleth and the Council commenced action to meet this need in accordance with statutory requirements.

4.6.30 The Council undertook a Gypsy and Traveller Accommodation Assessment (GTAA) in 2016 in accordance with the Housing (Wales) Act 2014. This confirmed the need in Machynlleth and identified the need for 5 pitches to be provided by 2021, which is to be met by allocation P42 HC1 which benefits from planning permission. The north-eastern extent of the allocation remains within the C2 Flood Risk extent (Development Advice Maps) although this land will not be occupied for residential purposes. It also identified a future need in Welshpool for 2 pitches by 2026 which the Council will provide at Leighton Arches (P57 HC2). The GTAA acknowledged that a further need for 3 pitches in Brecon, within the BBNP, was being addressed by the Council on the existing public site.

4.7 Planning for Retailing and Town Centres

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

²² <http://gov.wales/topics/people-and-communities/communities/communitycohesion/gypsytravellers/sites/?lang=en>

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

Policy R1 – New Retail Development

The retail hierarchy of Powys is:

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

Within defined retail centres proposals for new retail development which would be of a scale and design appropriate to the settlement and in accordance with the retail hierarchy will be supported.

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

4.7.3 In accordance with national planning guidance²³ this policy defines a retail centre hierarchy which recognises the specific role and function of the current retail offer within the County and is a framework for determining future development proposals. All new retail proposals should form part of, or complement, the retail hierarchy which places area retail centres first and recognises the more local role of district and local retail centres This approach integrates land use planning so that, for instance, new retail development can be integrated with the provision of housing. In so doing this will reduce the need to travel, enhance existing centres and support the viability of existing retail providers.

4.7.4 As detailed within the Powys Retail Study²⁴ the proposed Retail Hierarchy for Powys consists of three tiers of provision. The differences between these centres is determined by a number of factors, including:

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

4.7.5 **Area Retail Centres:** The largest retail centres in the County are accessible to a wide range of transport modes, containing a wide range of retail outlets, financial and professional services, both nationally and locally owned. They serve not only their

²³ PPW, Chapter 10 (Para. 10.2.3 and Para. 10.2.4)
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

²⁴ Powys Retail Study (September 2012), Para. 5.36-5.38.

resident population, but also a wide catchment area due to the nature of retail facilities and services they offer. Settlements categorised as Area Retail Centres are therefore considered to be strategically important in terms of their retail and service provision and best suited to accommodate large new retail developments.

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

4.7.7 Local Retail Centres: These tend to have lesser catchment areas, and are generally characterised by either a very compact retail area or a dispersal of several shops. They offer a limited range of facilities and services, including banking and postal services, many of which are essential for day to day basic needs and for the successful operation of local businesses. They often form the focal point to the community, with community facilities located either within or close to the Town Centre Areas.

4.7.8 Within each of the Area, District and Local Retail Centres in the retail hierarchy, a defined Town Centre Area has been identified (see maps attached in Appendix 7 of the Plan). These areas are the most appropriate locations for town centre uses and the policy aims to ensure a concentration of diverse town centre uses in accessible areas, in order to sustain and enhance centres whilst reducing the need to travel²⁵.

4.7.9 It is the Council's policy to locate future retail development within existing Town Centre Areas wherever possible. Therefore, in accordance with PPW and TAN 4, developers proposing new edge of centre or out-of-centre developments will be expected to demonstrate that there is a need for the additional retail provision, that it can be satisfactorily located and that it will not have an unacceptable adverse impact on existing retail centres.

Policy R2 – Retail Allocations

The following site is allocated in part for retail development:

Site Name	Location	Size of Retail Development Area (ha)	Site Allocation Ref. No.
Former Kaye Foundry	Presteigne	0.4 (to provide 1000 sq. m net retail floorspace)	P51 MUA1

4.7.10 The allocation makes provision for the retail need identified by the Powys Retail Study (Addendum 2015) as quantified in Policy SP4. The study identified a qualitative deficiency in the District Retail Centres of Presteigne and Knighton in terms of foodstore provision within the LDP period, and that there would be sustainability benefits in making provision for up to 1,700 sq. m gross Class A1-A3 floorspace in Presteigne which would reduce shopping trips / expenditure leaking outside the town. The redevelopment of the former Kaye Foundry site in Presteigne will enable this to be

²⁵ PPW, Chapter 10 (Para. 10.1.4). <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

achieved. The allocation of land along with the reoccupation of vacant shop units will accommodate all of the projected need for Class A1 to A3 floorspace in the Knighton-Presteigne area.

4.7.11 The study identified that existing vacant premises within Town Centre Areas elsewhere could accommodate any additional need in convenience and comparison goods floorspace and allocations are not required.

Policy R3 – Development within Town Centre Areas

Within defined Town Centre Areas proposals for new development will be permitted where:

- 1. It enhances the vitality and viability of the existing town centre and accords with Policy R1;**
- 2. It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and**
- 3. It would not result in less than 75% of units within the Primary Frontage, or less than 66% of units within the Secondary Frontage being used for A1 and A3 uses, unless:**
 - i. The shop has been vacant for a prolonged period and it has been demonstrated to have been actively marketed for a minimum of six months; or**
 - ii. The proposal is for a community use which is of wider public benefit and in need of a town centre location.**

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

4.7.13 Secondary Shopping Frontages have also been identified in the Area Retail Centres of Newtown and Welshpool where there are frontages that make an important contribution to the vitality, viability and attractiveness of the centre but where a wider mix of uses may be considered appropriate.

4.7.14 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.

4.7.15 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.

4.7.16 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.

4.7.17 A potential threat to the vitality, viability and attractiveness of town centres is that of 'dead shop frontages' within the Primary and Secondary 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 area.

4.7.18 A prolonged vacancy period will be in excess of the six months required for active marketing. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

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

4.7.20 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.

Policy R4 – Neighbourhood and Village Shops and Services

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

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

4.7.21 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 280sq. m²⁶. Policy DM11 refers to proposals involving the loss of neighbourhood and village shops and services.

²⁶ Powys Retail Study (September 2012), Para. 5.48-5.49

4.8 Planning for Tourism

4.8.1 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' tourism economy.

4.8.2 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.

4.8.3 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).

Policy TD1 – Tourism Development

Development proposals 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 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 TAN 6; 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.**

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

4.8.5 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 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.

4.8.6 Developments that include year-round facilities, such as all-weather recreation facilities, that can be utilised by local people are encouraged. Tourism developments in

a Town or Large Village can support the settlement's role, function and character. Tourists can use existing facilities and services within the settlement which supports the local economy through spending and employment. Development that utilises existing buildings and/or brownfield sites is also encouraged.

4.8.7 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, provided the enjoyment and setting of the asset is safeguarded. 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.

4.8.8 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.

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

Policy TD2 - Alternative Uses of Existing Tourism Development

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

4.8.10 Existing tourist accommodation, facilities and attractions in Powys make an important contribution to the local tourism and business economies particularly in the more rural areas lying outside the development boundaries of towns and large villages. Proposals for the redevelopment or change of use from a tourist use to an alternative use need careful consideration to ensure there are no detrimental impacts on the tourism economy, local employment, provision of local services and the local natural and built environments. In the towns and large villages it is recognised that such changes of use can more readily be absorbed into the urban fabric and still contribute to the local economy. This policy supports the appropriate change of use from tourism to an alternative use where it does not detrimentally affect its location.

4.8.11 In this regard practical and reasonable attempts for a minimum of six months should be made to secure a development's future as a tourism business prior to its change of use. The applicant must provide a statement clearly illustrating the attempts to sustain the tourist business and how the proposed new use will support the existing community. If the facility is being marketed then it must be demonstrated that it has been actively marketed for a minimum of six months. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period. Development that will result in the loss of important local

facilities, and in particular all weather facilities such as indoor sport or recreational facilities will not generally be supported as it would not support a sustainable and year round tourism sector.

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

Policy TD3 – Montgomery Canal and Associated Development

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 or prejudice its sensitive restoration will be opposed.

4.8.13 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, the Montgomery Canal in Wales is also a Special Area of Conservation (SAC). To comply with the requirements of the Conservation of Habitat and Species Regulations 2017, 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.

4.8.14 The canal represents a multifunctional resource 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. Major works are required in order to re-link the canal to the Shropshire section and return it to a navigable condition over its entire length to Frankton Locks which would link it to the Llangollen Canal in Shropshire and so join the national waterways network. To realise the potential benefits from full restoration, the Council supports the aim of the Montgomery Canal Partnership to re-open the Canal. Any proposals that would obstruct its sensitive restoration would be opposed.

4.8.15 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 historic environment and seeks to ensure that the community aspirations of restoring the canal will be balanced with the necessary environmental and ecological mitigation and enhancement.

4.8.16 Appropriate canal-related developments are uses that can demonstrate that they are associated with, and justify locations in close proximity to, the canal. Such developments would be supported provided discussions with potential applicants/ developers and the Council/National Conservation Body are undertaken at the earliest

opportunity to ensure that there is no adverse impact on the designated site and proposals meet the appropriate Development Management policies. Examples include:

- Moorings;
- Boat services and facilities;
- Canal side visitor services and accommodation.

Proposals of this kind will be supported in line with Policies SP7 and TD1 and appropriate DM policies provided they do not impact adversely on the statutory designations, local settings or canal heritage.

4.9 Waste

Policy W1 – Location of Waste Development

Proposals for the management of waste which accord with the waste hierarchy will be supported on employment sites identified in Policies E1 and E4. Where it can be demonstrated that the identified sites are not suitable for the proposed use, development proposals will be permitted within the defined development boundaries of Towns and Large Villages in accordance with Policy E2.

Proposals for new waste management facilities in the open countryside, will be strictly controlled and will only be permitted where:

- 1. The proposal seeks to sustainably manage waste arising entirely within the boundaries of an operational site; or**
- 2. The proposal seeks to sustainably manage wastes arising from a specific development(s) in the immediate locality for a temporary period; or**
- 3. The proposal is for the recovery or disposal of non-hazardous wastes and it would meet an identified need at the regional level; or**
- 4. The proposal is for the recovery or disposal of inert waste and its use is necessary to address issues of instability, landscape, flood risk, safety or to facilitate an appropriate end use; or**
- 5. The proposal would meet a local need, and would reflect the priority order of the waste hierarchy.**

4.9.1 Policy W1 seeks to facilitate an integrated and adequate network of waste management facilities in sustainable locations in line with national policy and guidance and in accordance with the waste hierarchy. All proposals for waste management will be considered against the waste hierarchy, in line with Policy W1. Evidence that a proposal accords with the waste hierarchy should be provided within a Waste Planning Assessment, which should be submitted alongside all proposals for recycling, recovery and disposal, in accordance with TAN 21. It is accepted that waste facilities at all levels of the waste hierarchy may be required and the aim of the policy is not to prevent disposal or recovery proposals from coming forwards but to ensure that they are justified in the proposed location.

4.9.2 Over the last decade there has been a dramatic shift in the way in which waste is managed across Wales, away from a reliance on landfill towards reuse, recycling and recovery. In 2015/16, for example, the local authority collected waste recycling and composting rate in Powys was 59.1%, which is in line with the statutory target of 58%. 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). The LDP needs to be able to respond to this shift and direct proposals to the most appropriate locations, recognising that many waste management facilities are akin to general industrial or B2 uses. The policy therefore directs new waste management uses to existing and suitable allocated B2 sites, as well as existing waste management uses. Not all sites identified will be suitable for all types of waste management facility and each proposal would be considered on its own merits. Existing and allocated sites within the flood plain, for example, will be unsuitable for disposal facilities or facilities for the incineration of waste, in accordance with TAN 15. Allocated and existing sites suitable for waste management uses have been identified in policies E1 and E4.

4.9.3 It is recognised that some waste uses are not appropriate on industrial sites. For example, it may be necessary to locate a facility close to the source of the arisings and/or end user e.g. composting, or it may not be possible to accommodate the spatial requirements within an industrial estate, e.g. landfill, or the proposal may be intended to meet a very localised need which cannot be met on existing or allocated sites. Proposals outside allocated or existing sites must be demonstrated to be required and will be rigorously tested to ensure that their location is necessary and appropriate recognising that there is significant potential to avoid adverse impacts through careful site selection. Where there is a demonstrable need for a facility outside development boundaries this should not be to the detriment of the landscape. Careful siting will be necessary to ensure that proposals can be assimilated into the landscape.

4.9.4 National policy cautions against the overprovision of recovery and disposal facilities but recognises that there will continue to be a need for these types of capacity up until 2050 when the aspiration of zero waste has been realised. In order to ensure sufficient provision exists, TAN 21 provides advice on the point at which the extent of provision within a region is considered to be sufficient and in terms of landfill, sets out a monitoring framework to enable action to be taken in the event that provision falls below 5 years. Powys falls within both the North Wales and the South East Wales region, covering a vast rural area which makes the management of waste particularly challenging. Annual Monitoring Reports published to date indicate that significant progress is being made with respect to the development of recovery capacity and that sufficient landfill void exists within both regions.

4.9.5 There is disposal capacity at Bryn Posteg, Llanidloes, and significant remaining capacity available in both North and South East Wales which is considered sufficient to meet the County's disposal needs for the foreseeable future. No provision for landfill is therefore made within the LDP. Should a need arise during the Plan period, Policy W1 would enable a site to be brought forwards. 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 Council has entered into a contract which includes residual waste going to Pembroke Dock with export for energy recovery and it is expected that this will be extended. Should a need for a facility arise within the authority there are sites available within Powys and Ceredigion, furthermore, Policy W1 would enable a site to be brought forwards in the absence of suitable existing or allocated sites.

4.9.6 The Council has entered into a contract with Agrivert as part of the Central Waste Partnership to manage local authority collected food waste with wastes being managed in England. Since the contract was signed a facility has been developed in Bridgend which enables the wastes to be managed within Wales. Given this, and the rurality of the County it is considered unlikely that large scale facilities for the treatment of food waste will come forwards. Nevertheless, should proposals come forward for the

management of food wastes they will be directed towards existing and allocated industrial estates in the first instance, in accordance with Policy W1. Proposals for the management of agricultural waste on farms may constitute permitted development or may be considered under policies W1, E2 and RE1 where planning permission is required. Where proposals would involve the importation of material, they will be considered against Policy W1 as well as policies E2 and RE1.

4.9.7 TAN 21 advises against the disposal of inert waste and instead promotes the use of permanent recycling repositories or 'urban quarries' to enable the storage and processing of wastes arising from construction and demolition. Buttington Quarry is an allocated site which may be suitable for such a use. Such facilities may also need to be located close to the source of the arisings for a temporary period and Policy W1 allows for this, subject to adequate justification being provided at the planning application stage as well as provision for restoration.

4.9.8 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).

4.9.9 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.

4.9.10 Construction, excavation and demolition waste can often be re-used as recycled aggregates 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).

Policy W2 – Waste Management Proposals

Development proposals for waste management will be permitted where they are supported by a Waste Planning Assessment and where they meet the following criteria:

- 1. The proposal minimises the need to transport waste by road, taking into account the proximity principle.**
- 2. The highway network is suitable for use by heavy goods vehicles or can be improved to accommodate such vehicles.**
- 3. There would be no adverse impact on amenity, human health or the environment due to noise, dust, odour or air quality.**
- 4. There would be no adverse impact on surface water or groundwater.**
- 5. There would be no adverse impact on features of ecological or built heritage interest.**
- 6. There would be no adverse landscape impacts and any visual impact of the development is minimised through sensitive location and the use of landscaping.**
- 7. Where facilities are proposed in built up areas they will generally be supported where wastes are managed within a building.**
- 8. There is an identified end user where the proposal would involve the production of waste heat; and**
- 9. Provision is made for restoration and aftercare of the site upon its cessation.**

4.9.11 Well located, properly managed waste facilities have the potential to make a significant positive contribution towards the health and well-being of communities in Wales through the safe management of waste, recovery of important resources and provision of jobs. Conversely, poorly located, poorly controlled facilities can harm residential amenity, impact on human health and cause pollution of the natural environment. Given the diverse, rural nature of Powys it is inevitable that some forms of waste management will need to be located outside existing settlements.

4.9.12 The transport infrastructure in the County means that there is necessarily reliance on transportation of waste by road. Whilst this is recognised, it is essential that consideration is given by applicants as to the appropriateness of a location taking into account the nature of the proposal and its scale. Facilities which require waste to travel over significant distances will need to be carefully justified. The suitability of the highway network to accommodate HGVs will also be an important consideration, particularly where proposals are located in the open countryside.

4.9.13 Natural Resources Wales has a statutory duty in the regulation of waste and care is needed to ensure that the planning system does not duplicate those controls, as explained within paragraph 2.12 of TAN 21. Nevertheless, PPW highlights that local planning authorities should be satisfied that proposals are capable of effective regulation, therefore it will be essential that applicants demonstrate how matters such as noise, dust, odour, air quality, surface water and pollution of groundwater will be controlled so as to avoid harm or a loss of amenity. Proposals for the external storage and management of waste will be carefully assessed to ensure that they do not have an unacceptable impact on amenity.

4.9.14 Where proposals generate waste heat, consideration should be given to potential end-users of that heat. The extent to which the heat could be utilised will require the mapping of opportunities, identifying new or existing developments with a heat demand (e.g. public sector buildings, social housing schemes with above minimum environmental performance targets or industrial needs) and the development of an energy opportunities plan to identify clusters which may benefit from district heating networks.

4.9.15 Where proposals are justified outside allocated or existing sites because they meet a need arising at the regional, local or site specific level, it is essential that provision is made to secure restoration upon cessation of the waste use to prevent the site being occupied by a use for which such a location is unnecessary. This is to avoid a proliferation of industrial development, particularly in open countryside.

4.10 Sustainable Energy

Policy RE1 – Renewable Energy

Proposals for renewable and low carbon energy development will be permitted subject to the following criteria:

- 1. Within or close to the Strategic Search Areas (SSAs), proposals for wind energy greater than 25MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the SSA.**
- 2. Within the Local Search Areas (LSAs), proposals for solar PV between 5 – 50MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the LSA.**
- 3. Proposals for all types of renewable and low carbon energy development and associated infrastructure either on their own, cumulatively or in combination with existing, approved or proposed development, shall comply with all other relevant policies in the LDP.**
- 4. Satisfactory mitigation shall be in place to reduce the impact of the proposal and its associated infrastructure. Proposals shall make provision for the restoration and after-care of the land for its beneficial re-use.**
- 5. Where necessary, additional compensatory benefits will be sought by agreement with applicants in accordance with Policy DM1 - Planning Obligations.**

4.10.1 Renewable energy and low carbon energy are defined by PPW (Paragraph 12.8.7). Renewable energy includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy covers technologies that are energy efficient (but does not include nuclear). The Renewables Directive (2009/28/EC) requires 20% of energy consumed in the European Union (EU) to be generated from renewable sources by 2020. This target is pooled across the EU, the UK's legally binding target by 2020 is 15%.

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

- 30% of electricity will be generated by renewables (e.g. wind, solar PV, biomass, hydro, wave or tidal power);
- 12% of heat will be derived from renewables (e.g. biomass, biogas, solar, or heat pump);
- 10% of fuel will be derived from renewables (e.g. electrification).

This is implemented through the UK Renewable Energy Strategy 2009 and these targets were reaffirmed in the Energy Act 2013. This strategy explains that climate change, economic opportunities and security of supply are the key drivers for meeting the targets.

4.10.3 Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation. PPW (12.8.9) explains that Local Planning Authorities can make a positive provision by considering the contribution that their area can make towards developing and facilitating renewable and low carbon energy, and enable this contribution to be delivered.

4.10.4 PPW (Figure 12.2) 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 5-50MW for all other technologies).
- Sub Local Authority (50kW-5MW).
- Micro (below 50kW).

4.10.5 The County Council is responsible for determining planning applications for energy generating proposals of less than 10MW; Welsh Government for proposals between 10-350MW; and UK Government for larger proposals. Further guidance is set by PPW, TAN 8 and National Policy Statements.

4.10.6 The County Council has not refined Strategic Search Areas in the LDP, but the Mid Wales Conjoined Public Inquiry has left a large body of evidence in relation to SSAs. Wind energy proposals greater than 25MW will only be acceptable within or close to the boundaries of SSAs; acceptable sites close to SSAs will be those that provide robust evidence that the land is suitably unconstrained in line with TAN 8.

4.10.7 To inform policy development, the Council prepared a renewable energy assessment (REA), updated in 2017, utilising the method set out in Welsh Government's 'Planning for Renewable and Low Carbon Energy – A Toolkit for Planners' (September 2015). The REA undertook a high-level strategic assessment of the potential for different scales of renewable and low carbon energy generation across the plan area based on a defined set of assumptions for each type of renewable energy resource. At the Local Authority-wide scale of renewable electricity energy generation, the REA concluded that solar PV energy was the only renewable energy resource for which it was possible to identify Local Search Areas (LSAs). The solar LSAs were identified by applying a series of constraints and the resulting areas were further reduced in number by a Landscape Sensitivity Study. They are shown on the LDP proposals and inset maps, and listed in the table below. By following the Toolkit and applying a series of assumptions, LSAs are considered to be the least constrained areas of the County within which it may be possible for solar PV farms of the Local Authority-wide scale to be accommodated.

4.10.8 In order to determine whether a particular site within an LSA is acceptable for a solar PV farm, further site specific assessments and information will be required at the planning application stage. This reflects the strategic nature of LSAs and recognises that, whilst the LSAs are generally the 'least-constrained' parts of Powys in terms of the assumptions applied, they are not without site specific constraints. Also, it will be necessary for all proposals to comply with other legislation and regulations such as those in respect of common land or the Habitats Directive.

Table RE1 - Local Search Areas (Solar)

LSA Number	LSA Name	LSA Size (sq. km)	Potential Capacity (MW)	Landscape Sensitivity
SA	Bachrydrada	2.3	10	Medium-High
SB	Abertridwr	3.7	10	Medium

SC	Ffridd Llwydiarth	1	10	Medium-Low
SD	Domgay	0.6	25	Medium
SE	Buttington	1.1	10	Medium-Low
SF	Heldre Hill	0.9	25	Low
SG	Staylittie	14.4	25	Medium
SH	Trefen	0.9	25	Medium
SI	Glynhafren	2.3	10	Medium-High
SJ	Bryn Blaen	3.2	10	Medium
SK	Bryn Titli	8.4	25	Medium-Low
SL	Waun Ddubarthog	20.5	50	Low
SM	Drysgol	4.3	25	Low
SN	Bwlch y Sarnau	3.4	10	Medium-Low
SO	Llandegley Rhos	8	10	Medium
SP	Gilwern Hill	4.5	10	Medium
SQ	Nant Fawr	2.3	10	Medium
SR	Llandefalle Hill	4.9	25	Medium-Low
SS	Camlo Hill	9.9	25	Medium-Low
ST	Ddyle	10.9	10	Medium-High

(Source: Powys REA: Landscape Sensitivity Study for Solar Farm Development, Powys County Council, May 2017)

4.10.9 The REA Update also identified the contribution that the County is potentially able to make towards meeting the national targets mentioned above. This contribution is shown below. Further information on the methodology for calculating these figures can be found within the REA.

Table RE2 - Summary of Renewable Electricity Contribution

Energy Technology	Existing Installed Capacity (MW)	Potential Installed Capacity by 2026 (MW)	Potential Change (MW) by 2026
Biomass	2.5	2.5	-
Energy from Waste	-	-	-
Hydropower	8.8	19.1	10.3
Landfill Gas	2.1	2.1	-
Windpower	312.7*	316.7	4
Solar PV Farms	-	45	45
Other (AD, CHP, etc.)	0.5	1.7	1.2

BIR	10.1	11.3	1.2
Total	336.7	398.4	61.7

(Source: REA, 2017)

*Includes SSAs

Table RE3 - Summary of Renewable Thermal Contribution

Energy Technology	Existing Installed Capacity (MW)	Potential Installed Capacity by 2026 (MW)	Potential Change (MW) by 2026
Biomass (CHP)	5.7	5.7	-
Biomass Boilers	-	1.8	1.8
Energy from Waste	-	-	-
AD	-	1.7	1.7
BIR	68.8	72.3	3.5
Total	74.5	81.5	7

(Source: REA, 2017)

4.10.10 The uptake of renewable energy will be monitored to help show how the LDP is assisting to deliver the contribution in the REA.

4.10.11 Policy DM13 provides measures aimed at promoting the uptake of renewable heat. The REA recognised that whilst there was some potential, no settlement in Powys reached the heat density threshold necessary to enable the designation of heat demand density areas. Whilst the uptake of renewable heating technologies is being encouraged, it is recognised that delivery will ultimately depend on external factors (such as wider national political support), and activities outside the planning process.

4.10.12 Policy RE1 supports the delivery of national policy by encouraging renewable and low and zero carbon energy projects, subject to material planning considerations. Proposals which are likely to have a significant impact on the landscape and/or visual amenity will be required to undertake a Landscape and Visual Impact Assessment in accordance with Policy DM3. In relation to wind energy, TAN 8 states that, “within (and immediately adjacent to) the SSAs, the implicit objective is to accept landscape change i.e. a significant change in landscape character from wind turbine development”, and this will need to be considered when determining applications in SSAs. “Outside the SSAs, the implicit objective is to maintain the landscape character i.e. no significant change in landscape character from wind turbine development.” (TAN 8, Annex D, Paragraph 8.4).

4.10.13 All renewable energy proposals and associated infrastructure, such as power lines or battery storage facilities, must respect the existence and amenities of neighbouring residential and sensitive properties including approved development. This is particularly the case when it comes to ‘shadow flicker’, reflected light or noise from wind turbines, ‘glint and glare’ from solar developments, and odour associated with anaerobic digestion.

4.10.14 Further details will be included within an SPG on Renewable Energy. This will provide further details on the site specific, landscape and cumulative impact assessments that should be undertaken and the information that should be provided by development proposals to enable the determination of planning applications.

4.11 Minerals

4.11.1 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 DM8, 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.

4.11.2 No specific policy is included in respect to onshore oil and gas because National Policy provides an adequate policy framework.

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 crushed rock aggregate minerals help to maintain a steady and adequate supply; or**
 - ii. In the case of non-energy minerals address a shortage of high specification material that is of limited availability nationally; or**
 - iii. For all minerals - bring clear environmental, economic or social benefits.**
- 2. Development 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.**

4.11.3 The policy provides the extended land-bank 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 land-bank (permitted reserves) of 10 years for crushed rock aggregates throughout the Plan Period at the agreed rate of 2.51 million tonnes per annum for its contribution to the South Wales regional aggregate supply. The MPA has no requirement to contribute sand and gravel to the regional supply.

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

Table M1 - Minerals Operations in Powys

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 **	Clay and Shale	22 Feb 2042	19 Apr 2026	200
Middletown	Igneous	22 Aug 2060	22 Aug 2030	200
Berwyn Granite (Pen-y-Parc Quarry & Pen-y-Graig Quarry)	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.

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

4.11.6 For all applications, the use of conditions will be considered to ensure the environmental impacts of the proposed operations are mitigated. 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.

4.11.7 An extant Petroleum Exploration & Development Licence (PEDL148) impinges into the MPA area south of Ystradgynlais. The Proposals Maps indicate the extent of the licence area.

Policy M2 – New Minerals Sites

Development proposals for new 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. 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.**

4.11.8 Given the Regional Technical Statement requirement for hard rock, sand and gravel and constraints around the remaining coal resource in Ystradgynlais, 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 MTAN 2 (paragraph 46). Conditions for all new applications will be considered as described in paragraph 4.11.6 above.

4.11.9 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 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.

Policy M3 – Borrow Pits

Development proposals for temporary mineral workings to supply a particular construction project, remote from an authorised quarry, will be permitted where they meet the requirements set out in National Policy / Guidance.

4.11.10 Given the size of Powys sometimes it will be environmentally and economically advantageous to allow 'borrow pits' which stop the need to import quarried stone over long distances with the associated disturbance and environmental impacts. PPW Chapter 14, contains the relevant national policy on this.

Policy M4 – Minerals Proposals

Development proposals for mineral extraction will be permitted where they would not result in any significant adverse impacts upon public health, the environment, local amenity and the local transport network and where they meet the following criteria:

- 1. Suitable access and transport routes have been identified.**
- 2. Noise is demonstrated to be within acceptable levels.**
- 3. The best practicable means are identified to control dust, smoke, fumes and to ensure that operations do not cause a deterioration in local air quality.**
- 4. Blasting is controlled within acceptable levels.**

- 5. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to be within acceptable levels.**
- 6. Sites of nature conservation, historic, cultural and landscape importance are identified and any adverse impacts are demonstrated to be acceptable.**
- 7. Effective mitigation measures proposed to minimise any potential effects from subsidence or land instability have been identified and demonstrated to the Council's satisfaction.**
- 8. Landscape and visual impact is minimised in accordance with Policy DM4 - Landscape.**
- 9. Satisfactory proposals have been submitted for landscaping, after use and after care of the site in accordance with Policy M5.**

4.11.11 Reference should be made to PPW and MTANs 1 & 2 in considering minerals proposals. Clear guidance in respect of the following is contained within these documents and is consequently not considered here:

- Minimising the potential harm to local residents;
- Protection of local amenity;
- Protection of environmentally important areas and protected species;
- Minimising potential harm to the environment e.g. surface and groundwater resources;
- Reducing the impacts of mineral extraction such as dust, blasting, noise and visual intrusion; and
- Minimising potential impacts on the existing transport network.

4.11.12 For onshore oil and gas applications, protection of the water environment will be of key concern, and the Council will expect as a minimum the production of detailed baseline surveys over a study area defined by clear evidence, a Water Framework Directive (WFD) screening assessment (as a minimum, with a full WFD assessment where required) and a Monitoring and Response Plan covering operation and post-development periods, including a water remediation strategy of a level of detail appropriate to pollution risks which are present.

Policy M5 – Restoration and Aftercare

Proposals for mineral working will be required to make provision for the restoration and after-care of the land and for its beneficial re-use and enhancement.

Financial bonds included in a Planning Obligation will be sought to secure the necessary works for restoration and aftercare.

4.11.13 Schemes for landscaping, after use and after care of the site should be comprehensive and show how the site will be restored to agriculture, forestry, woodland, conservation or amenity after-uses or regeneration re-uses and be maintained in the long-term. Such schemes must show progressive working and restoration, unless it can be demonstrated that this is not practicable without sterilising permitted reserves.

4.11.14 The use of planning conditions at the application stage will ensure that land is restored to a high standard in readiness for its agreed after-use, which should be set out in the application after prior discussions with the Authority. Early discussions are vital

and will enable the Authority to provide guidance on preferred after-uses and reclamation standards, taking into account local strategies.

4.12 Community and Indoor Recreation Facilities

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

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

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

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

Policy C1 – Community Facilities and Indoor Recreation Facilities

Development proposals for community or indoor recreation facilities will be permitted where:

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

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

4.12.6 Facilities should be appropriate in scale and nature to their location. For example, facilities that generate a high level of travel demand and serve an area wider than just the local geographic community should be located within Towns. It is acknowledged that multi-use of facilities may not always be appropriate (for example, many faith groups require dedicated facilities). However, where multi-use is appropriate consideration should be given to the use of the facility for other types of community use including multiple or shared use of the building for public or commercial purposes.

4.13 Military Operations

4.13.1 Since the removal of Crown Immunity by the Planning Acts, the Ministry of Defence Estates Department is required to apply for planning permission²⁷ for certain development proposals on the Sennybridge Training area.

4.13.2 The Sennybridge Training Area is a site of strategic military importance in the UK. In accordance with Policy SP7 it will be safeguarded from development that would compromise its operation.

Policy MD1 – Development Proposals by the MOD

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

²⁷ The Crown still enjoys certain exemptions and special arrangements with respect to matters involving national security or special urgency. Special arrangements and exemptions also exist relating to enforcement against the Crown.

5.0 The LDP's Monitoring Framework

5.1 The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas. This process of monitoring constitutes the regular, continuous and systematic collection and analysis of information to measure and assess policy implementation, effectiveness and impact through the use of a monitoring framework. The framework establishes a range of issues that need to be addressed and incorporates the gathering, organisation and analysis of information.

5.2 Monitoring is an increasingly important aspect of evidence based policy making and monitoring systems are key mechanisms in developing a fuller understanding of the issues that impact upon communities and the extent to which existing policies are meeting their stated objectives leading to more effective future policy formulation. Components of the monitoring framework include:

- Identifying data needs and requirements;
- Data capture;
- Data analysis;
- Identification of targets; and
- Identification of indicators.

5.3 The monitoring framework will allow for an ongoing assessment of whether the underlying LDP objectives remain valid or whether the prevailing economic, social or cultural circumstances have significantly altered. It provides the means by which progress towards meeting policy objectives can be measured and whether specific policies are being implemented in the anticipated manner. In essence, the framework will allow an assessment of whether the implementation of the LDP has been, or is being, successfully achieved.

The Annual Monitoring Report

5.4 The Authority is required to produce an Annual Monitoring Report (AMR) on its LDP. The production of an Annual Monitoring Report following LDP adoption is monitored as a national performance indicator as part of the Planning Performance Framework and will be reported in the LPA's Annual Performance Report submitted to the Welsh Government. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline steps that the Council intends to take to secure the implementation of the policy in question and any revisions to the LDP to replace or amend the policy.

5.5 The AMR will provide an assessment of whether the underlying LDP strategy remains sound, the impact of policies at the local and wider level and whether policies and related targets have been met or progress is being made towards meeting them.

5.6 The AMR will also include the monitoring of significant effects of implementing the Plan, as required under the Strategic Environmental Assessment (SEA) Regulations. The results of this monitoring will identify any unforeseen effects of the implementation of the LDP at an early stage and will enable appropriate remedial action to be taken. Appendix 4 of the SEA report provides a framework for assessing these effects. This includes a range of monitoring across different topic areas that can be carried out to assess performance against the SEA objectives (see Table NTS2 of the SEA report).

5.7 Annual monitoring of the LDP will focus on the implementation of policies, whilst the SEA monitoring is aimed at monitoring the longer term effects on wider environmental matters and resources, for example natural and historic environment designations, landscape, soil, water and air quality. Certain aspects of the SEA monitoring are dependent on information collated and published by other bodies, which also influences the timescales over which this monitoring can be undertaken. Furthermore, environmental impacts may be affected by a range of factors beyond the influence of the Plan.

5.8 The Council also carries out regular monitoring of the nationally prescribed Sustainable Development Indicators, the results of which are reported to the Welsh Government on a quarterly basis. Where possible and relevant, these have been integrated within the LDP Annual Monitoring.

Monitoring Indicators

5.9 The monitoring framework has been structured around the strategic objectives of the LDP.

5.10 A series of monitoring indicators have been established that will allow the measurement of policy effectiveness and impact. Local Development Plan Regulation 37 prescribes the following two Core Indicators that must be included within the AMR:

- The housing land supply taken from the current Housing Land Availability Study (TAN 1); and
- The number of net additional affordable and general market dwellings built in the LPA area (TAN 2).

5.11 Other Core Output indicators are set out in national guidance and have been incorporated into the monitoring framework.

5.12 Additionally, a range of further Local Indicators have been developed which relate to the Powys context and to the specific requirements of individual policies and objectives.

Targets

5.13 Realistic and achievable targets are identified for each indicator, together with the identification of the point or level at which any deviation from the identified target will trigger the need for action to be taken.

5.14 Targets can be broadly grouped into three principal categories:

- Numerical or Quantum Targets - these might relate to the scale of development proposed (e.g. the level of anticipated housing development) and could be expressed as a single numerical value, as a series or range of values or as a percentage;
- Outcome Targets - these would relate to a particular outcome that the policy or policies in question aim to bring about or to prevent from occurring; and
- Proposal Specific Targets - these relate to specific development proposals (e.g. a highway scheme), where the target will be to deliver the proposal in question within the Plan period or by a specifically defined point in time.

Actions

5.15 It is not necessarily anticipated that a failure to meet an established target will automatically result in a review of the policy in question. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the LDP is concerned.

5.16 There will be cases where effective policy implementation will be a key factor in determining how successful the LDP will be in achieving the strategic aims and objectives. In such cases (e.g. in relation to new housing development where delivery will need to occur throughout the Plan period), it will be important to ensure that delivery remains on track in order to achieve the policy aims by the end of the Plan period. Where one specifically identified target is missed, this would represent an opportunity to assess the policy to establish the causes of the lower than anticipated level of performance. However, missing a further target could significantly impact on the ability of the Plan to achieve its stated aims and objectives and would require a review of that particular policy.

Table 2: Summary of Monitoring Assessment and Actions

Assessment	Action
The indicators point to the successful implementation of the policy.	No further action required. Monitoring to continue.
LDP policies are not being implemented in the intended manner.	Officer and/or Member training may be required.
Indicators suggest the need for further guidance in addition to those identified in the Plan.	Supplementary Planning Guidance may be required.
The indicators are suggesting that the LDP policy is not proving to be as effective as originally expected.	Further research and investigation required.
The indicators are suggesting that the policy is not being implemented.	Following confirmation, the policy will be subject to a review process.
The indicators are suggesting that LDP strategy is not being implemented.	Following confirmation, the LDP will be subject to a review process.

5.17 Table 3 below sets out the Monitoring Framework for the LDP:

Table 3 - Annual Monitoring Framework

THEME 1 – PLANNING FOR GROWTH IN SUSTAINABLE PLACES					
<p>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:</p> <p>i. 5,588 dwellings to deliver a dwelling requirement of 4,500 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.</p> <p>ii. 45 hectares of employment and economic development uses.</p> <p>iii. Retail, tourism, recreation, infrastructure, services and other needs.</p>					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR1	CORE: Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study.	Maintain a minimum 5 year supply of land for housing (as required by TAN1).	JHLAS Study records a housing land supply of less than 5 years in any one year following adoption of the Plan.	SP1.	Annual Joint Housing Land Availability Study for Powys, Powys County Council.
AMR2	CORE: Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption).	To provide 4,500 (average 300 per annum) net additional dwellings over the Plan period 2011-2026. Annual net additional dwelling requirement for remainder of the Plan period: 2015-2016: 322 2016-2017: 321 2017-2018: 325 2018-2019: 357 2019-2020: 356 2020-2021: 356	The number of annual net additional dwellings completed falls below the cumulative dwelling requirement (identified in the target as the annual net additional dwelling requirement for the remainder of the Plan) for two consecutive years.	SP1.	Annual Joint Housing Land Availability Study for Powys, Powys County Council. Development Management information.

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		2021-2022: 377 2022-2023: 354 2023-2024: 367 2024-2025: 361 2025-2026: 352			
AMR3	CORE: The number of net additional affordable homes built in the LPA area.	To provide 952 (average 63 per annum) net additional affordable homes over the Plan period (2011-2026). Annual net additional affordable housing target for the remainder of the Plan period (2015-2026): 2015-2016: 90 2016-2017: 89 2017-2018: 69 2018-2019: 72 2019-2020: 69 2020-2021: 68 2021-2022: 60 2022-2023: 54 2023-2024: 66 2024-2025: 71 2025-2026: 67	The number of net additional affordable homes completed falls below the cumulative target (identified in the target as the annual net additional affordable housing target for the remainder of the Plan) for two consecutive years.	SP3.	Joint Housing Land Availability Study Database. Development Management information.
AMR4	CORE OUTPUT: Total housing units permitted on allocated sites (HA) as a % of overall housing provision.	8% of overall housing provision on HA sites to be permitted per annum.	The percentage of overall housing provision permitted on HA sites falls below the target for two consecutive years.	SP1, H2	Joint Housing Land Availability Study Database. Development Management information.
AMR5	LOCAL: Total housing units completed on Housing Allocations (HA).	The number of housing units on HA sites to be completed per annum as follows:	The number of additional dwellings completed on HA sites falls below the annual target for two consecutive	SP1, H2.	Joint Housing Land Availability Study Database.

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		<p>2015-2016: 45 2016-2017: 221 2017-2018: 232 2018-2019: 254 2019-2020: 287 2020-2021: 304 2021-2022: 372 2022-2023: 325 2023-2024: 329 2024-2025: 312 2025-2026: 303</p>	years.		Development Management information.
AMR6	LOCAL: Number of housing units completed on windfall sites (non-allocated sites) per annum.	For the amount of development delivered on windfall sites to align with that anticipated by the windfall projection of 110 dwellings per annum.	The number of housing units delivered on windfall sites deviates from the cumulative projection of 220 dwellings over two consecutive years.	SP1.	<p>Joint Housing Land Availability Study Database.</p> <p>Development Management information.</p>
AMR7	LOCAL: Average % of affordable housing secured as a proportion of total number of housing units permitted on private developments of 5 or more units in each sub-market area.	<p>% of affordable housing as a proportion of all housing units secured annually on private developments of 5 or more units to be in accordance with sub-market targets as follows:</p> <p>30% Central Powys 20% Severn Valley 10% North Powys 0% South West Powys</p>	% of affordable housing secured as a proportion of total housing units permitted on private developments of 5 or more units within any sub-market area falls below the target contributions set out in Policy H5 for two consecutive years.	SP3, H5.	<p>Joint Housing Land Availability Study Database.</p> <p>Development Management information.</p> <p>Section 106 register.</p>
AMR8	LOCAL: Number of planning permissions, or subsequent variation/removal of	No reduction in or removal of the target contributions permitted, unless in accordance	1 or more housing developments permitted, or subsequent variation/removal of planning conditions, approvals	SP3, H5.	Joint Housing Land Availability Study Database.

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	planning conditions, approvals of discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5.	with the provision made within Policy H5 for reduction/removal of this requirement.	for discharge/modification under section 106A or by Deed of Variation, relating to housing developments of 5 units or more, where the affordable housing contribution permitted is lower than the relevant target set under Policy H5 and not in accordance with Policy H5 in any one year.		Development Management information. Section 106 register.
AMR9	LOCAL: Changes in residual values (housing development viability) across the 4 sub-market areas, set against the residual values applied in the Viability Assessment Update (August 2015).	To keep the viability of affordable housing delivery under review to enable the maximum level to be achieved and to reflect changes in viability.	Change in residual values of 5% or more from the residual values in the Viability Assessment Update (August 2015) or from residual values in any future update in any one year.	SP3, H5.	Annual viability testing carried out by or on behalf of the Authority informed by sources including: Land Registry House Price Index. Build Cost Information Service (BCIS). RICS/RAU Rural Land Market Survey. Stats Wales average weekly rents at social rent.
AMR10	LOCAL: Number of affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.	For the majority of affordable housing contributions secured through planning permission to be provided on-site.	The total number of affordable housing contributions secured through planning permissions off-site and via commuted sums exceeds the total number of affordable housing contributions (units) secured on-site in any one year.	H5.	Joint Housing Land Availability Study Database. Development Management information. Section 106 register.

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<p>AMR11</p>	<p>LOCAL: Number of Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.</p>	<p>For the average affordable housing tenure mix secured through planning permissions to be in accordance with the evidence of housing needs identified in the Local Housing Market Assessment (LHMA) of:</p> <p>Social rented – 75% Intermediate rented housing – 25%</p> <p>Or revised percentages within any updated LHMA.</p>	<p>The average affordable housing tenure mix secured through planning permissions does not accord with evidence of need identified in the LHMA for two consecutive years.</p>	<p>SP3.</p>	<p>Joint Housing Land Availability Study Database.</p> <p>Development Management information.</p> <p>Section 106 register. Local Housing Market Assessment.</p>
<p>AMR12</p>	<p>LOCAL: The preparation and adoption of Supplementary Planning Guidance relating to Affordable Housing.</p>	<p>To prepare and adopt Supplementary Planning Guidance relating to Affordable Housing within 6 months of adoption of the Plan.</p>	<p>The Affordable Housing SPG is not adopted within 6 months of adoption of the LDP.</p>	<p>SP3, H5, H6.</p>	<p>PCC Planning Policy.</p>
<p>AMR13</p>	<p>LOCAL: The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.</p>	<p>For the scale of affordable housing developments permitted on exception sites to be appropriate to the settlement tier.</p>	<p>1 or more developments permitted for single affordable homes on exception sites in Towns and Large Villages in any one year.</p> <p>1 or more developments permitted in Small Villages where the development involves more than 5 affordable homes.</p> <p>1 or more developments</p>	<p>SP6, H1, H6.</p>	<p>Development Management Information.</p>

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			permitted in Rural Settlements where the development does not involve a single affordable home in any one year.		
AMR14	LOCAL: No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.	5 pitches provided in Machynlleth by 2021. 2 pitches provided in Welshpool by 2026.	Failure to deliver the 5 pitches in Machynlleth by 2021. Failure to deliver the 2 pitches in Welshpool by 2026.	SP1, H11.	Development Management Information. GTAA.
AMR15	CORE OUTPUT: Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.	Total of 2ha of employment land to be permitted per annum on allocated sites in order to meet the minimum requirement of 30 hectares over the Plan period.	The total amount of employment land permitted falls below the cumulative requirement of 4ha for two consecutive years.	SP2, E1, E3.	Development Management information.
AMR16	LOCAL: Retail development up to 1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.	Pre-application processed by 2020. Planning permission granted by 2022. Commencement of development by 2024. Completion of development by 2026.	Failure to meet any of the set targets in respect of the development stages.	SP4, R2.	Development Management information.
<p>Objective 2 – Sustainable Settlements and Communities To support sustainable development, access to services and the integration of land uses, by directing housing, employment and services development in accordance with a sustainable settlement hierarchy. Higher levels of development will be directed to Powys' towns and larger villages but where these are unable to sustain further growth due to capacity constraints, development will be accommodated in nearby towns or large villages.</p>					

Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR17	LOCAL: Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.	<p>% of net housing units permitted by tier of hierarchy per annum to accord with the following distribution:</p> <p>Towns – at least 50% of total housing growth permitted.</p> <p>Large Villages – at least 25% of total housing growth permitted.</p> <p>Small Villages – no more than 10% of total housing growth permitted.</p> <p>Rural Settlements / Open Countryside including the undeveloped coast no more than 15% of total housing growth permitted.</p>	<p>Proportion of total housing development permitted:</p> <p>a) falls below the targets for Towns and Large Villages;</p> <p>b) exceeds the targets for Small Villages and Rural Settlements / Open Countryside including the undeveloped coast;</p> <p>for two consecutive years.</p>	SP6, H1.	Development Management information.
AMR18	<p>LOCAL: Number of open market housing developments permitted in Small Villages.</p> <p>LOCAL: Number of affordable housing developments permitted in Small Villages.</p>	<p>No open market housing developments of more than 2 units to be permitted in Small Villages.</p> <p>No affordable housing developments of more than 5 units to be permitted in Small Villages.</p>	<p>1 or more open market housing developments of more than 2 units permitted in Small Villages.</p> <p>1 or more affordable housing developments of more than 5 units permitted in Small Villages.</p>	SP6, H1.	Development Management Information.

AMR19	LOCAL: Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.	<p>% of net employment land permitted by tier of hierarchy per annum to accord with the following distribution:</p> <p>Towns – at least 50% of total employment growth permitted.</p> <p>Large Villages – no more than 20% of total employment growth permitted.</p> <p>Sites located outside the settlement hierarchy – no more than 30% of total employment growth.</p>	<p>Proportion of employment land permitted:</p> <p>a) falls below the target for Towns;</p> <p>b) exceeds the targets for Large Villages and Sites outside the settlement hierarchy;</p> <p>for two consecutive years.</p>	SP6.	Development Management information.
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Objective 3 – Efficient Use of Land
To support the re-use and remediation of suitably and sustainably located previously developed land and where this is not possible to make efficient use of green field sites. To apply a general presumption against unsustainable development in the open countryside including the undeveloped coast, development on soils of high environmental and agricultural value and important mineral resources which are recognised as finite resources.

Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR20	LOCAL: Amount (hectares) and location of windfall development permitted on previously developed land and greenfield land.	For the majority of windfall development permitted to be on previously developed land located within the development boundaries of Towns and Large Villages.	The majority of windfall development permitted is on greenfield land located outside the development boundaries of Towns and Large Villages.	PPW, SP6.	Development Management information.
AMR21	LOCAL: The average overall density (units	For the average overall density of housing	The average overall density of housing developments	H4.	Development Management

	per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.	permitted on sites to accord with the guide ranges set out in Policy H4 in respect of: Towns and Large Villages - 27 units per hectare. Small Villages – 20-25 units per hectare. Rural Settlements – 10-15 units per hectare.	permitted within each settlement category falls below the targets for each settlement type in any one year.		information.
AMR22	LOCAL: Amount of permanent, sterilising development permitted within a minerals safeguarding area.	No permanent, sterilising development to be permitted within a minerals safeguarding area, unless in accordance with Policy DM8.	1 or more developments permitted for permanent, sterilising development, within a minerals safeguarding area not in accordance with Policy DM8, in any one year.	DM8.	Development Management information.
<p>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.</p>					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR23	<p>LOCAL: Number of highly vulnerable developments granted planning permission within C2 floodplain areas.</p> <p>LOCAL: Number of developments granted</p>	<p>No highly vulnerable developments units to be permitted within C2 floodplain areas.</p> <p>No developments to be permitted within C1 floodplain areas without meeting all TAN 15 tests.</p>	<p>1 or more highly vulnerable developments permitted within C2 floodplain areas in any one year.</p> <p>1 or more developments permitted within C1 floodplain areas where not all TAN 15 tests are met in any one year.</p>	TAN 15, DM5.	Development Management Information.

	planning permission in C1 floodplain areas.				
AMR24	LOCAL: The preparation and adoption of Supplementary Planning Guidance relating to Land Drainage.	To prepare and adopt Supplementary Planning Guidance relating to Land Drainage within 24 months of adoption of the LDP.	Supplementary Planning Guidance relating to Land Drainage not adopted within 24 months of adoption of the LDP.	DM6.	PCC Planning Policy.
AMR25	LOCAL: Number of waste developments permitted on: a) employment allocations listed under Policy E1; b) within development boundaries; c) in open countryside.	No waste developments permitted in open countryside, unless in accordance with Policy W1.	1 or more waste developments permitted in open countryside not in accordance with Policy W1.	W1.	Development Management Information.
<p>Objective 5 – Energy and Water To support the conservation of energy and water and to generate energy from appropriately located renewable resources where acceptable in terms of the economic, social, environmental and cumulative impacts.</p> <p>In particular, to:</p> <p>i. Contribute to the achievement of the Water Framework Directive targets in Powys.</p> <p>ii. Deliver the county’s contribution to the national targets for renewable energy generation.</p>					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR26	LOCAL: Additional installed capacity (MW) of wind turbine developments permitted within SSAs	To contribute towards achieving the TAN 8 SSA capacity targets.	No additional installed capacity of wind turbine developments permitted within SSAs for two consecutive years.	RE1.	Development Management information. WG DNS information.

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	per annum.				
AMR27	LOCAL: Additional installed capacity (MW) of solar PV developments permitted within LSAs per annum.	For contributions to be made towards renewable energy generation through new solar developments permitted within LSAs.	No additional installed capacity of solar PV developments permitted within LSAs for two consecutive years.	RE1.	Development Management information.
AMR28	LOCAL: Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.	For additional community/district heating schemes to be permitted under Policy DM13 (criterion 15).	No additional community/district heating schemes permitted under Policy DM13 (criterion 15) for two consecutive years.	DM13 (criterion 15)	Development Management information.
AMR29	LOCAL: Additional installed capacity (MW) renewable, low or zero carbon electricity permitted per annum. LOCAL: Additional installed capacity (MW) of renewable, low or zero carbon thermal permitted per annum.	Additional installed capacity of renewable low or zero carbon electricity permitted of 30.85MW (potential electricity contribution) by 2021. Additional installed capacity of renewable low or zero carbon electricity permitted of 61.7MW (potential electricity contribution) by 2026. Additional installed capacity of renewable, low or zero carbon thermal permitted of 3.5MW (potential thermal contribution) by 2021.	The amount of additional installed capacity of renewable low or zero carbon permitted falls below the potential electricity or thermal contribution.	RE1, DM13.	Development Management information and monitoring undertaken for Sustainable Development Indicators.

		Additional installed capacity of renewable low or zero carbon thermal permitted of 87MW (potential thermal contribution) by 2026.			
AMR30	The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.	To prepare and adopt Supplementary Planning Guidance relating to Renewable Energy within 12 months of adoption of the Plan.	The SPG relating to Renewable Energy is not adopted within 12 months of adoption of the LDP.	RE1, DM13.	PCC Planning Policy.
AMR31	LOCAL: Number of developments permitted for wind and solar PV energy greater than 5MW.	No developments permitted, unless the size and location is in accordance with criteria 1 and 2 of Policy RE1.	1 or more developments permitted of a size (MW) and location not in accordance with criteria 1 and 2 of Policy RE1.	RE1.	Development Management information.
THEME 2 – SUPPORTING THE POWYS ECONOMY					
Objective 6 – Vibrant Economy To support a diverse, robust and vibrant economy for Powys, including a strong rural economy, which is sustainable and responsive to change. To ensure towns and larger villages are the main focus for economic development and that town centres are vital, viable and attractive.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR32	CORE OUTPUT: Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.	No major retail, office or leisure development to be permitted outside Town Centre Areas, unless in accordance with national policy, TAN 4, or LDP policies E2 and TD1.	1 or more major retail, office or leisure developments permitted outside Town Centre Areas not in accordance with national policy, TAN 4, or LDP policies E2 and TD1 in any one year.	TAN 4, E2, TD1.	Retail Studies/Surveys. Development. Management information.
AMR33	LOCAL: The number	Employment uses within	1 or more other employment	SP2, E1, E3.	Development

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	of developments permitted for new economic development on allocated employment and mixed use sites in respect of business (B1), general industry (B2), storage and distribution (B8) multiple uses, ancillary uses, and other uses.	classes B1, B2 and B8, or ancillary uses, only to be permitted on allocated employment and mixed use sites, unless in accordance with policies E1 and E3.	developments permitted on allocated employment and mixed use sites not in accordance with policies E1 and E3 in any one year.		Management information.
AMR34	LOCAL: Number of employment developments permitted on non-allocated sites.	No employment development to be permitted on non-allocated sites, unless in accordance with Policy E2.	1 or more employment developments permitted on non-allocated sites not in accordance with Policy E2 in any one year.	E2.	Development Management information.
AMR35	LOCAL: Number of developments permitted for alternative use of existing employment sites listed under Policy E4.	No developments permitted for alternative use of existing employment sites listed under Policy E4 unless in accordance with Policy DM16.	1 or more developments permitted for alternative use of existing employment sites listed under Policy E4 not in accordance with Policy DM16 in any one year.	DM16, E4.	Development Management information.
AMR36	LOCAL: Number of developments permitted within Town Centres, which would result in less than: 75% of units within a Primary Shopping Frontage; 66% of units within Secondary Shopping Frontage;	No development permitted that results in less than the percentage of units set by Policy R3 for the respective Shopping Frontages being for A1 and A3 uses, unless in accordance with Policy R3.	1 or more developments permitted that result in less than the percentage of units set by Policy R3 for the respective Shopping Frontages being for A1 or A3 uses not in accordance with Policy R3, in any one year.	R3.	Development Management information.

	being for A1 and A3 uses.				
Objective 7 – Key Economic Sectors To maintain and strengthen key economic sectors within Powys including manufacturing in the Severn Valley and Ystradgynlais, sustainable year-round tourism opportunities, agriculture and the rural economy.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR37	LOCAL: Number of new tourism facilities, attractions or extensions to existing development permitted.	No developments permitted for new tourism facilities or attractions or for extensions to existing development, unless in accordance with Policy TD1.	1 or more developments permitted for new tourism accommodation, facilities or attractions, or for extensions to existing development not in accordance with Policy TD1 in any one year.	TD1.	Development Management information.
AMR38	LOCAL: Number of developments permitted for alternative use of existing tourism development in rural areas.	No developments permitted for change of use of existing tourism developments to alternative uses in rural areas, unless in accordance with Policy TD2.	1 or more developments permitted for alternative (non-tourism) use of existing tourism developments in rural areas not in accordance with Policy TD2 in any one year.	TD2.	Development Management information.
Objective 8 – Regeneration To support the regeneration and renewal of Powys’ built environment, its historic towns and employment premises and to support regeneration activities such as the Powys Local Growth Zone initiative.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR39	LOCAL: Employment development (ha) permitted and delivered within Powys Local Growth Zones.	For employment development to be permitted and delivered within Powys Local Growth Zones.	No employment developments permitted or delivered for employment development within Powys Local Growth Zones for two consecutive years.	SP2.	Development Management information.

THEME 3 – SUPPORTING INFRASTRUCTURE AND SERVICES					
Objective 9 – Infrastructure and Services To support the provision of new infrastructure and services to meet the future needs of Powys’ communities.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR40	LOCAL: Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.	For new or improved infrastructure to be secured through developer contributions in connection with developments permitted, where appropriate.	1 or more developments permitted not in accordance with Policy DM1 in any one year.	DM1.	Development Management information.
AMR41	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Planning Obligations.	To prepare and adopt Supplementary Planning Guidance relating to Planning Obligations within 6 months of adoption of the LDP.	Supplementary Planning Guidance relating to Planning Obligations not adopted within 6 months of adoption of the LDP.	DM1, DM12, DM13, H5.	PCC Planning Policy.
Objective 10 – Important Assets To support the operation and development of locally, regionally and nationally important assets located in Powys.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR42	LOCAL: Developments permitted within the Sennybridge Training Area for operational purposes.	For the Sennybridge Training Area to continue as a nationally significant training facility and for its operation to be generally supported by the Plan.	1 or more developments proposed for operational reasons refused planning permission in any one year.	SP7, MD1.	Development Management information.
AMR43	LOCAL: Number of developments permitted that would	No developments permitted that would have an unacceptable	1 or more developments permitted that would have an unacceptable adverse impact	SP7.	Development Management information.

	have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.	adverse impact on identified strategic resources and assets identified, or on their operation.	on identified strategic resources or assets, or on their operation, not in accordance with Policy SP7, and, where applicable, there is an outstanding objection from a statutory consultee (i.e. NRW, CADW) or the relevant Council Officer in any one year.		
THEME 4 – GUARDIANSHIP OF NATURAL, BUILT AND HISTORIC ASSETS					
Objective 11 – Natural Heritage To conserve and protect Powys’ land, air and water resources important for environmental quality, geodiversity and biodiversity and where possible to ensure development enhances them.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR44	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to biodiversity.	To prepare and adopt Supplementary Planning Guidance relating to biodiversity within 6 months of adoption of the LDP.	Supplementary Planning Guidance relating to biodiversity not adopted within 6 months of adoption of the LDP.	SP7, DM2.	PCC Planning Policy.
AMR45	LOCAL: The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).	No developments permitted on or affecting identified locally important site designations unless in accordance with Policy DM2 (3).	1 or more developments permitted on or affecting identified locally important site designations not in accordance with Policy DM2 and where there is an outstanding objection from the County Ecologist or the Local Wildlife Trust.	DM2.	Development Management information.

Objective 12 – Resources To facilitate the sustainable management of Powys’ natural and environmental resources whilst enabling development to take place including the provision of at least a 25 year land bank of crushed rock aggregates.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR46	CORE OUTPUT: Extent of primary land – won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN requirement).	Percentage of crushed rock aggregates compared against the annual target for the LDP area identified in the Regional Technical Statement.	Less than a 25 year land bank of permitted aggregate reserves in any one year.	M1, M2.	Annual monitoring returns. Regional Aggregates Working Party.
AMR47	LOCAL: Number of developments permitted within the defined mineral working buffer zones.	No development is permitted within the defined mineral working buffer zones, unless in accordance with the criteria set out under Policy DM9.	1 or more developments permitted within the defined mineral working buffer zones not in accordance with Policy DM9 in any one year.	DM9.	Development Management information.
Objective 13 – Landscape and the Historic Environment 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, in particular local assets that are not statutorily protected or designated under national legislation, and to ensure that development respects local distinctiveness.					

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Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR48	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Archaeology.	To prepare and adopt Supplementary Planning Guidance relating to Archaeology within 24 months of adoption of the LDP.	Supplementary Planning Guidance relating to Archaeology not adopted within 24 months of adoption of the LDP.	SP7.	PCC Planning Policy.
AMR49	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Landscapes.	To prepare and adopt Supplementary Planning Guidance relating to Landscapes within 12 months of adoption of the LDP.	Supplementary Planning Guidance relating to Landscapes not adopted within 12 months of adoption of the LDP.	SP7, DM4.	PCC Planning Policy.
AMR50	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Residential Design.	To prepare and adopt Supplementary Planning Guidance relating to Residential Design within 18 months of adoption of the LDP.	Supplementary Planning Guidance relating to Residential Design not adopted within 18 months of adoption of the LDP.	DM13.	PCC Planning Policy.
AMR51	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.	To prepare and adopt Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records within 24 months of adoption of the LDP.	Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records not adopted within 24 months of adoption of the LDP.	SP7, DM13.	PCC Planning Policy.
AMR52	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Conservation Areas.	To prepare and adopt Supplementary Planning Guidance relating to Conservation Areas within 18 months of adoption of the LDP.	Supplementary Planning Guidance relating to Conservation Areas not adopted within 18 months of adoption of the LDP.	SP7, DM13.	PCC Planning Policy.

AMR53	LOCAL: The number of wind energy and major developments permitted and accompanied by a Landscape and Visual Impact Assessment.	No developments permitted that could have a significant landscape or visual impact, unless accompanied by a Landscape and Visual Impact Assessment.	1 or more developments permitted that could have a significant landscape or visual impact permitted without an accompanying Landscape and Visual Impact Assessment.	DM4.	Development Management information.
AMR54	LOCAL: The number of developments permitted within or affecting the setting of a Conservation Area.	No developments to be permitted in or affecting a Conservation Area, unless in accordance with Policy DM13 or national guidance.	1 or more developments permitted in or affecting a Conservation Area not in accordance with Policy DM13 or national guidance and where there is an outstanding objection from the Council's Built Heritage Officer.	DM13.	Development Management information.

THEME 5 – SUPPORTING HEALTHY COMMUNITIES

Objective 14 – Healthy Lifestyles

To encourage active healthy lifestyles by enabling access to open spaces, areas for recreation and amenity including allotments or growing spaces, and to ensure development provides opportunities for walking, cycling, open and play spaces where required.

Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR55	LOCAL: The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.	That major residential developments contribute towards addressing the open space deficiencies identified in the Open Space Assessment in terms of the amount and type of public open space provided.	1 or more major residential developments permitted where no amount of provision is secured for public open space where deficiencies have been identified by the Open Space Assessment in any one year. 1 or more major residential developments permitted where the type of public open space secured is not of the type required by the Open Space	DM3.	Development Management information. Open Space Assessment.

			Assessment in any one year.		
AMR56	LOCAL: The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.	Net gain of public open space as a result of development granted planning permission. No net loss of public open space identified or as defined in the Open Space Assessment as a result of development granted planning permission.	No net gain of public open space as a result of development granted planning permission in any one year. A net loss of public open space identified or as defined in the Open Space Assessment as a result of development granted planning permission in any one year.	DM3.	Planning Applications and monitoring undertaken for Sustainable Development Indicators.
AMR57	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Open Space.	To prepare and adopt Supplementary Planning Guidance on relating to Open Space within 18 months of adoption of the LDP.	Supplementary Planning Guidance relating to Open Space not adopted within 18 months of adoption of the LDP.	DM3.	PCC Planning Policy.
Objective 15 – Welsh Language and Culture To support and protect Welsh language and culture in Powys and specifically the Welsh Speaking Strongholds of the north-west and south-west.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR58	LOCAL: The number of major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified within Policy DM12 (in Welsh Speaking Strongholds) accompanied by a Language Action Plan	For all major housing developments within or forming logical extensions to the Towns and Large Villages identified to be accompanied by a Language Action Plan which includes mitigation measures to protect, promote and enhance Welsh language and	1 or more major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified, without a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture in any one year.	DM12.	Development Management information.

	setting out mitigation measures to protect, promote and enhance the Welsh language and Culture.	Culture.			
Objective 16 – Community Well-being To promote development that supports community wellbeing and cohesion, especially in communities suffering from multiple deprivation and social exclusion.					
Ref. no.	Indicator – Core/Local	Monitoring Target	Trigger Point	Relevant Policies	Data Source
AMR59	LOCAL: Number of developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service.	No developments permitted that result in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service, unless in accordance with Policy DM11.	1 or more developments permitted resulting in the loss of an existing community or indoor recreation facility, or neighbourhood/village shop, public house or service not in accordance with Policy DM11 in any one year.	DM11.	Development Management information.

Appendix 1 – LDP Housing and Employment Sites

Towns	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
Builth Wells & Llanelwedd	P08	HC1	The Old Skin Warehouse Site, Brecon Rd, Builth.	0.3	7	Phase 1/2	N/A	0.0	N/A	Commitment. *Project level HRA screening required – River Wye SAC
Builth Wells & Llanelwedd	P08	HC2	Hay Road Garage	0.2	11	Phase 2	N/A	0.0	N/A	Commitment. *Project level HRA screening required – River Wye SAC. Site lies within the historic settlement core of Builth Wells archaeological intervention maybe required.
Builth Wells & Llanelwedd	P08	HC3	Builth Wells Cottage Hospital	0.5	17	Phase 1	100	17.0	N/A	100% Affordable Housing Commitment (P/2013/1190: Full Planning Permission)
Builth Wells & Llanelwedd	P08	HA2	Land west of primary school, Builth Wells	2.2	59	Phase 3	30	17.7	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.

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Towns	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
Builth Wells & Llanelwedd	P08	HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	1.6	43	Phase 2	30	12.9	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 HA2 above. *HRA screening required – River Wye SAC.
Builth Wells & Llanelwedd	P08	EC1	Land at Wyeside Enterprise Park, Llanelwedd	0.5	N/A	Phase 2/3	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.
Builth Wells & Llanelwedd	P08	EA1	Land at Wyeside Enterprise Park, Llanelwedd	0.7	N/A	Phase 2/3	N/A	N/A	0.7	Ecological and badger surveys required. The proposed growth being promoted for this settlement would require improvements at Builth Wells WwTW. 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	Phase 3	N/A	7.0	N/A	Commitment (PR73301) (P/2010/0798). 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

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										harmless any contamination.
Knighton	P24	HA1	Adj 'Shirley' Ludlow Road.	0.96	24	Phase 2	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)
Knighton	P24	HC2	Site of former Motorway mouldings factory	0.5	18	Phase 3	10	7	N/A	Commitment. Site part in Shropshire – Full site planning permission for 36. (PR3227/05) (P/2010/0115, P/2013/0504). Part of site in 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. 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.
Knighton	P24	HA3	Presteigne Road	3.5	70	Phase 3	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

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										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 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	Phase 2	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	P28	HC2	Highland Moors	1.3	16	Phase 2	N/A	0.0	N/A	Commitment (PR475404, Full planning permission).-*Project level HRA screening required – River Wye SAC. Trunk road improvements (in the form of right turn lanes, roundabouts or possibly traffic lights) may be required if any further planning applications submitted.
Llandrindod Wells	P28	HC3	Site adj, Autopalace	0.2	22	Phase 3	N/A	0.0	N/A	Commitment. (Series PR114621, Full planning permission). *Project level HRA screening required – River Wye SAC.
Llandrindod Wells	P28	HA1	Land adj. Crabtree Green	2.2	50	Phase 2	30	15.0	N/A	P/2013/0444 Application for outline planning permission Pending. Planning Committee resolved to permit subject to a legal agreement being completed. The current planning application has demonstrated that subject to mitigation and controls to be secured by

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										condition, the development will not be harmful to the SSSI/SAC. Northern and western edge of the site is within TAN 15 C2 zone, this area will not be able to be developed.
Llandrindod Wells	P28	HA2	Tremont Park extension	4.5	122	Phase 2/3	30	36.6	N/A	New allocation. Ecological / Botanical Survey advised to inform enhancement. Off-site works to connect with public sewer would be required and could be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991*Project level HRA screening required – River Wye SAC.
Llandrindod Wells	P28	HA3	Ithon Road	4.5	122	Phase 1 - 3	30	36.6	N/A	New allocation. Nearby 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. 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

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										the 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	P28	HA4	Land at Ridgebourne Drive,	7.6	100	Phase 1/2	30	30.0	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and potential future phasing as provision of internal road scheme necessary to realise full allocation. Plan anticipates approx. 3.7 ha being developed. 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 would 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	P28	EA1	Heart of Wales Business Park	3.9	N/A	Phase 2/3	N/A	N/A	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. *Project level HRA screening required –

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										River Wye SAC.
Llanfair Caereinion	P30	HA1	Land at Tanyfron, Llanfair Caereinion	2.4	40	Phase 2	10	4.0	N/A	New access to be created through the garage (a further 10 residential units to the 30 may be built here on brownfield land). Concerns from the community regarding highways issues will need to be resolved through highways alterations including the closure of existing access points, and traffic management / pedestrian access to be detailed in a development brief. The whole site to be developed together as one. However the steep middle part of the site is not to be developed and is for access only. *Project level HRA screening required – Tanat and Vyrnwy Bat sites SAC.
Llanfair Caereinion	P30	HA2	OS 6906, Land North of Watergate Street	1.1	20	Phase 3	10	2.0	N/A	Highway improvements along Watergate Street (awaiting the signing of a S106 agreement for P/2009/0484). *Project level HRA screening required – Tanat and Vyrnwy Bat sites SAC.
Llanfyllin	P32	HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	0.4	14	Phase 2	N/A	5.0	N/A	Commitment (M/2007/1043). *Project level HRA screening required – Tanat and Vyrnwy Bat sites SAC.
Llanfyllin	P32	HA1	Land opposite Maesydre, Llanfyllin	0.5	14	Phase 2	10	1.4	N/A	*Project level HRA screening required – Tanat and Vyrnwy Bat sites SAC.
Llanfyllin	P32	HA2	Maesydre Field, Llanfyllin	2.3	55	Phase 3	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

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Llanfyllin	P32	HA2	Field 7674, South of Maesydre, Llanfyllin	3.8	90	Phase 2/3	10	9.0	N/A	creating a new gateway into Llanfyllin, therefore a Development Brief is required *Project level HRA screening required – Tanat and Vyrnwy Bat sites SAC.
Llanidloes	P35	HC1	Lower Green, Victoria Avenue	0.8	31	Phase 2	N/A	9.0	N/A	Commitment (P/2006/0103).
Llanidloes	P35	HC2	Land at Hafren Furnishers	0.5	23	Phase 2	N/A	0.0	N/A	Commitment (P/2008/0406 Expires 2018).
Llanidloes	P35	HC3	Land adjacent Dolhafren Cemetery, Llanidloes	1.1	31	Phase 1	N/A	31.0	N/A	Commitment. 100% Affordable Housing. (P/2014/0188 for 31 dwellings).
Llanidloes	P35	HA1	Land at Penyborfa, Llanidloes	1	27	Phase 3	10	2.7	N/A	Sewerage connection and hydraulic modelling required. Access through Pen-y-borfa 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 TAN 15 Development Advice Map; as a precaution an Flood Consequence Assessment should be undertaken
Llanidloes	P35	HA2	Chapel Farm, Gorn Road, Llanidloes	1.7	46	Phase 3	10	4.6	N/A	Access improvements and pedestrian facilities required. Within the Clywedog Valley Registered Historic Landscape therefore landscape impact mitigation will be required together with the potential visual amenity effects on the Glyndwr's Way national trail which will need to be considered in a project assessment. Ecology

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										survey and mitigation required.
Llanidloes	P35	EC1	Land at Parc Hafren, Llanidloes	0.5	N/A	Phase 2/3	N/A	N/A	0.5	Commitment on northern part of site (P2012/0611, P/2013/0729).
Llanidloes	P35	EA1	Land at Parc Busnes Derwen Fawr, Llanidloes	1.2	N/A	Phase 2/3	N/A	N/A	1.2	Brownfield site. Ecology mitigation required for loss of extended phase 1 habitat. Land contamination survey required.
Llanidloes	P35	EA2	Land at Parc Hafren, Llanidloes	1.2	N/A	Phase 2/3	N/A	N/A	1.2	Ecology survey and mitigation required for loss of extended phase 1 habitat.
Llanwrtyd Wells	P39	HC1	The Vicarage Field, Beulah Road, Llanwrtyd	0.5	7	Phase 2/3	N/A	0.0	N/A	Commitment. *Project level HRA screening required – River Wye SAC.
Llanwrtyd Wells	P39	HC2	OS 2664 Caemawr, off Ffos Road	1.9	47	Phase 3	N/A	6.0	N/A	Commitment. *Project level HRA screening required – River Wye SAC.
Llanwrtyd Wells	P39	HC3	OS 1451 Meadow View, Station Road	0.8	19	Phase 2/3	N/A	6.0	N/A	Commitment. S106. *Project level HRA screening required – River Wye SAC.
Machynlleth	P42	HA1	OS1546, Aberystwyth Road	1.4	29	Phase 3	10	2.9	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

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										Oakwood and Bat sites. The north west boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.
Machynlleth	P42	HA2	Land Adjacent HA1, Aberystwyth Rd	0.5	14	Phase 3	10	1.4	N/A	Ecological Survey will be required to inform enhancements. Road access via adjoining site allocation to the east on to roundabout. Offsite 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. The western boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.

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Machynlleth	P42	HA3	Mid Wales Storage Depot	0.4	14	Phase 3	10	1.4	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. 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 western boundary of the site abuts zone C2 of the TAN 15 Development Advice Map – a Flood Consequence Assessment will be required to demonstrate that the consequences of flooding on access / egress can be managed.
Machynlleth	P42	HC1	Land adjacent to cemetery, Newtown Road	0.6	5 (pitches)	Phase 2	N/A	N/A	N/A	Full planning permission (P2016/1227) granted in August 2017 for the change of use of land to form a Gypsy and Traveller Site for 5 families. A FCA has been undertaken. The north-eastern extent of the allocation remains within the C2 Flood Risk extent (Development Advice Maps) although this land will not be occupied for residential purposes.
Machynlleth	P42	EA1	Land at Treowain Enterprise Park	1.7	N/A	Phase 2/3	N/A	N/A	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	13	Phase 1	N/A	6.0	N/A	Commitment (final phase). Completed. Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape.

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Montgomery	P45	HA1	Land at Verlon, Forden Road	10.8	54	Phase 3	20	10.8	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and potential future phasing as provision of new link road necessary to realise full allocation. Plan anticipates approx. 2 ha being developed. Sensitive site re: heritage and landscape buffer required for Sewage Treatment Works. Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape - so will require assessing under ASIDOHL2. Site lies immediately close to three Scheduled Ancient Monuments, 'Montgomery Castle', 'Montgomery Town Walls' and 'Ffridd Faldwyn hillfort' development adjacent to these sites may come within the terms of 1979 Scheduled Ancient Monuments and Archaeological Areas Act and would require consultation with Cadw and CPAT to ascertain the effects that it might have on the setting of this historic asset. Any development here may also require archaeological intervention as part of any planning application. As part of any development proposal the existing junction of the B4385/B4388 will need to be permanently closed up to all vehicular traffic. Site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required – Montgomery Canal

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										SAC (hydrological connections).
Newtown	P48	HC1	Heol Pengwern	2	50	Phase 1	100	50.0	N/A	Commitment – Affordable Housing Site (P/2010/0199 Full planning permission). Completed.
Newtown	P48	HC2	Bryn Lane	3.3	65	Phase 1	N/A	12.0	N/A	Commitment (M/2005/1154 Full planning permission). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown	P48	HC3	Ffordd Croesawdy	0.5	29	Phase 1	100	29.0	N/A	Commitment – Affordable Housing Site (M/2007/0376 Outline planning permission, P/2009/0521 Reserved Matters). Completed.
Newtown	P48	HC4	Land at Severn Hts, (Brimmon Close)	5.4	23	Phase 2	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	P48	HC5	Rock Farm	8.5	103	Phase 3	N/A	17.0	N/A	Commitment (Series of Permissions). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections). Site impinges on the historic settlement core of Llanllwchaiarn therefore any proposed development here may require archaeological intervention as part of any planning application.
Newtown	P48	HC6	Rear of Pentecostal Church	1	27	Phase 3	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

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										(hydrological connections).
Newtown	P48	HC8	Former Magistrates Court and TA building, Back Lane	0.1	23	Phase 1/2	N/A	6	N/A	Commitment. Full planning permission (P/2013/0891).
Newtown	P48	HC9	Sevenside Yard, Commercial Street, Newtown	0.5	48	Phase 1/2	N/A	48.0	N/A	Full planning permission (P/2013/1185). Under construction. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown	P48	HC10	1 Wesley Place, Newtown	0.015	6	Phase 1	0	0	N/A	Commitment. Full planning permission (P/2014/0144).
Newtown	P48	HA2	Hendidley	0.55	15	Phase 2	20	3	N/A	Part of residential site remaining undeveloped. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown	P48	HA3	South of Heol Treowen Extension	2.6	70	Phase 2/3	20	14.0	N/A	An ecological survey will be required 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).
Newtown	P48	HA4	South of Heol Treowen / Great Brimmon	6.8	136	Phase 3	20	27.2	N/A	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

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										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).
Newtown	P48	EA1	Llanidloes Road	4.14	N/A	Phase 2/3	N/A	N/A	2	Only 2ha. of the allocated site lies outside of the C2 zone of the Development Advice Mapping accompanying TAN 15. Therefore, until a satisfactory Flood Consequences Assessment as recommended in the Strategic Flood Consequences Assessment is prepared, the western half of the site will only be appropriate for open space and landscaping. An ecological survey will be required to inform enhancements. *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections). The site overlies the line of the Roman Road, therefore proposed development here will require archaeological intervention as part of any planning application.
Presteigne	P51	MUA1	Former Kaye Foundry Site	2.4	60	Phase 2/3	30	18.0	0.4 (Retail)	The Strategic Flood Consequences Assessment (SFCA) has identified that 6% of the site is in flood zone C2, however, the SFCA has also demonstrated that Flood risk at the site is considered manageable (in line with TAN 15). Demonstration that access / egress to the site can be achieved in line with guidance set out in TAN 15 should be provided in a site specific FCA that takes into account the site specific recommendations in the SFCA. Recommend consultation with Emergency Services /

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										<p>Emergency Planners re access / egress.</p> <p>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 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. 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. A public right of way crosses the site (156/1807/1). Impact on Town Centre and historic environment to be demonstrated. Traffic Assessment required. *Project level HRA screening maybe required - River Wye SAC. Comprehensive 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.</p>
Presteigne	P51	HC1	Knighton Road	0.6	11	Phase 1	100	11	N/A	Commitment. 100% affordable housing.

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			Site.							(P/2013/1026).
Presteigne	P51	HA2	Joe Deakins Road Site	1.3	35	Phase 3	30	10.5	N/A	Offsite works required to connect with the water main which is approximately 160m away. Offsite 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 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. 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. *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.
Presteigne	P51	EA1	Broadaxe Ind. Estate	2.4	N/A	Phase 1/2/3	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 dependent on the pace and build rate of development there will ultimately be

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										<p>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. 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. *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. The Strategic Flood Consequences Assessment (SFCA) considers that flood risk at the site is manageable. However, demonstration that access / egress to the site can be achieved in line with guidance set out in TAN 15 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 (see SFCA). Infrastructure design will be key for this site. Note: the developable area of the site may be constrained as a result of the mitigation required.</p>
Rhayader	P52	HC1	Nant Rhyd-Hir	1	18	Phase 1	N/A	0.0	N/A	Commitment (P/2010/0524).

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Rhayader	P52	HC2	Old Builders Supply Depot	0.2	10	Phase 1	N/A	3.0	N/A	Commitment (P/2009/0321).
Rhayader	P52	HA1	Tir Gaia	3.5	70	Phase 2/3	30	21.0	N/A	Pending planning application (P/2010/1383). *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader	P52	HA2	Land off East Street	0.6	16	Phase 3	30	4.8	N/A	The eastern boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. Ecological Survey required to inform enhancements, retention of substantial buffer along watercourse is desirable. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader	P52	EA1	Brynberth Ind. Estate	3.7	N/A	Phase 2/3	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. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. The Strategic Flood Consequences Assessment (SFCA) has demonstrated that Flood risk at the site is considered manageable (in line with TAN 15). Demonstration that access / egress to the site can be achieved in line with guidance set out in TAN 15 should be provided in a site specific FCA that takes into account the site specific recommendations in the SFCA. Recommend consultation with Emergency Services / Emergency Planners re access / egress.

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Welshpool	P57	HC1	Burgess Land, Welshpool	5	73	Phase 2	N/A	22.0	N/A	Commitment. Under construction. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool	P57	HC2	Leighton Arches	0.1	2 (pitches)	Phase 2/3	N/A	N/A	N/A	Full planning permission (P/2016/1240) granted to extend the existing gypsy and traveller site to incorporate two additional pitches, an amenity building and parking.
Welshpool	P57	HA1	Land off Gallowstree Bank	1.5	30	Phase 2/3	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	P57	HA2	Land at Greenfields, Caeglas	0.4	11	Phase 2/3	20	2.2	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool	P57	HA3	Land at Red Bank	5.5	149	Phase 2/3	20	29.8	N/A	Transport assessment required, investigate sewerage infrastructure requirements; contaminated land survey. Significant highway improvements will need to be undertaken to the highway leading to the site from the town end, together with new footway links to the existing infrastructure. The junction of the U2212/U2208 would need to be permanently closed up and re-routed to the new access point that would serve the development. *Project level HRA screening

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										required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability.
Welshpool	P57	EC1	Land at Buttington Cross Enterprise Park	1.5	N/A	Phase 1/2	N/A	N/A	1.5	Commitment (P/2014/1141). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Ystradgynlais Area	P58	HC1	Land R/O Jeffrey's Arms, Brecon Road	1	18	Phase 2	N/A	6.0	N/A	Commitment (P/2011/1166 Full Planning Permission).
Ystradgynlais Area	P58	HC2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	1.1	45	Phase 2	100	45	N/A	100% Affordable Housing Commitment (P/2014/1022 Full Planning Permission).
Ystradgynlais Area	P58	HA1	Land off Brecon Road, Ystradgynlais	2.2	59	Phase 2/3	0	0	N/A	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

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										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	P58	HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	1.5	41	Phase 2/3	0	0	N/A	Highway access improvements. Ecology and contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area	P58	HA5	Glanrhyd Farm, Ystradgynlais	0.3	8	Phase 2	0	0	N/A	Ecology and land contamination surveys required. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of pipe would be required, which may impact upon the density achievable on site. 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

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										fund the necessary improvements.
Ystradgynlais Area	P58	HA9	Penrhos Farm	3.45	76	Phase 3	0	0	N/A	Highways improvement, ecology, land contamination assessments required. Site within buffer zone of existing minerals extraction permission. 0.52ha for access, landscaping and open space. Due to the amount of proposed development, and the close proximity of sites, it may 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 (WwTW) has limited capacity. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements. 0.48ha around the Highway access point to be left undeveloped to provide a screen of deciduous trees. Total area of allocation expanded to enable 76 units to be accommodated.
Ystradgynlais Area	P58	HA10	Brynygroes	4.5	136	Phase 2/3	0	0	N/A	Planning Application (P/2014/1133).
Ystradgynlais Area	P58	HA11	Penrhos School Extension	4.5	122	Phase 2/3	0	0	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

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										build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area	P58	HA12	Cynlais Playing Fields	0.64	10	Phase 2	0	0	N/A	Requires remodelling of layby exit to form satisfactory access to site. The south western boundary of this site includes a small area (0.02ha) of zone C2 of the TAN 15 Development Advice Map; this area cannot be developed, a Flood Consequence Assessment should be undertaken which includes the testing of potential blocking of adjacent bridge together with climate change hydrology. Certain works will require consent from the appropriate regulatory bodies as site adjacent to a main river. Further assessments on Contaminated Land and Ecology required. 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. Ystradgynlais Wastewater Treatment Works (WwTW) has limited. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary improvements.

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Ystradgynlais Area	P58	EA1	Land at Woodlands Business Park, Ystradgynlais	2.31	N/A	Phase 2/3	N/A	N/A	2.31	Due to the amount and close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Hay-on-Wye	P21	MUA1	Land at Gypsy Castle Lane	4.2	49	Phase 2 (Housing) Phase 2/3 (Employment)	30	14.7	2.4	Mixed use site - Need for joint development brief with PCC and BBNPA to ensure the site contributes to joint policy aspirations. 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. *Project level HRA screening required - River Wye SAC. Site lies within the Hay character area of the Middle Wye Registered Historic Landscape therefore

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										proposed development may require assessing under ASIDOHL2.

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Abercrave	P01	HA1	Land to East of Maescyribarth	0.5	14	Phase 2/3	0	0	N/A	Drainage improvements and ecology survey required. Two separate landowners, agree access to whole of site. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Abermule	P02	HA1	Land adjoining Abermule House	0.4	10	Phase 3	20	2.0	N/A	Ecological Survey may be required to inform enhancements. Utility corridors adjoin site and will need to be considered in drawing up development proposals for the site. Offsite works will be required to achieve an appropriate Highways access (e.g. visibility splays and pedestrian links).*Project level HRA screening required - Montgomery Canal SAC (hydrological

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										connections).
Abermule	P02	HA2	Land adjacent The Meadows & Land adjacent Parkside	3.3	30	Phase 3	20	6.0	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and access road scheme to realise full allocation. Plan anticipates approx. 1.1ha being developed. Site comprises 3 distinct parts that are subject of a number of constraints relating to issues such as highways access, utility corridors and flooding. The western boundary of this southern parcel of the site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. A comprehensive scheme for the development of the entire allocation shall be identified through the preparation of a development brief that takes account of all constraints, viability and phasing (with no more than 30 dwellings within the Plan period).*Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Abermule	P02	EA1	Abermule Business Park	2.6	N/A	Phase 2/3	N/A	N/A	2.6	The site previously benefitted from outline planning permission (P/2009/1353) which has lapsed. Serviced site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Site falls wholly within TAN 15 C2 Flood Zone, proposals will need to be in line with national policy – TAN 15 and will require a Flood Consequence Assessment. A previous Flood Consequence Assessment for this site was able to demonstrate that B1 uses (FCA36594/FCA01) were acceptable in line with TAN 15. Recommend consultation with Emergency Services / Emergency Planners re

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										access / egress.
Arddleen	P03	HA1	Land West of Trederwen House	1.7	17	Phase 2	20	3.4		Large Site capable of being phased beyond the Plan period. Development Brief required for provision of community car park to realise full allocation. Plan anticipates approx. 0.6 ha being developed. Sensitive heritage - listed Trederwen House nearby. Sympathetically designed car park could usefully buffer listed building. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Berriew	P04	HA1	Land to east of the village, adjacent canal.	0.7	12	Phase 3	20	2.4		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. There is a known water vole population (protected species) on the canal. Development of the site will need to include a scheme which conserves the water vole population. Pre-application discussions with NRW should be conducted to ensure satisfactory mitigation measures are offered as an intrinsic component of the re-development

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										proposals. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). The site includes a number of canal related features. Development here may require prior archaeological intervention (consult and involve CPAT).
Bettws Cedewain	P05	HC1	Bryn Bechan	0.4	10	Phase 3	N/A	4.0	N/A	Commitment (M/2002/0187 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	Phase 1/2	N/A	4.0	N/A	Commitment (PR154003, P/2009/1270, VAR/2014/0007) Site under construction.
Boughrood & Llyswen	P06	HC2	Beeches Park , Boughrood	0.3	5	Phase 1	N/A	0.0	N/A	Commitment (P/2011/0110, P/2012/0696, P/2012/1070, P/2013/0601). Site under construction.
Boughrood & Llyswen	P06	HA1	Land at Llyswen adj to Llys Meillion	1.1	30	Phase 3	30	9	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 Meillion. Assessment of surface drainage required. Highways - Improvements to A479 Trunk Road highway footpath access to village and traffic controlling measures required. 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). Ecology Survey required. Play space provision required. *Project level HRA screening required - River Wye SAC.

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Boughrood & Llyswen	P06	HA2	Land adjoining Beeches Park, Boughrood	0.8	15	Phase 3	30	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. 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 Crt	1.5	34	Phase 1/2	N/A	8.0	N/A	Commitment (P/2008/0405, P/2010/0864, P/2013/0922).
Bronllys	P07	HA1	Land adj Bronllys CP School, Neuadd Terrace	1.4	38	Phase 1/2	30	11.4	N/A	Access from Bronllys Class III road only. No access from by-pass. Ecology Survey required. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2. Site contains three historic assets therefore any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - River Wye SAC.
Bronllys	P07	HA2	Land at Bronllys to the west of Hen Ysgubor	0.6	10	Phase 2/3	30	3.0	N/A	Site subject of application (P/2014/1190). A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential

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										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
Bronllys	P07	HA3	Land to rear of Greenfields Bronllys	0.3	6	Phase 3	30	1.8	N/A	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.
Caersws	P09	HC1	Part of Buck Hotel, Main St.	N/A	5	Phase 2	N/A	1	N/A	Commitment. (Full planning permission P/2013/0834).
Caersws	P09	HA1	Land north of Carno Road	1.6	43	Phase 3	10	4.3	N/A	Area of site subject to flooding has been excluded from the allocation, however the north eastern boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. 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

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										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. Given the sensitivity of this location, a development brief will be required to be prepared.
Carno	P10	HA1	Land off Ffordd Dol-Llin	0.5	14	Phase 2	10	1.4	N/A	Ecological Survey will be required to inform enhancements. Achieving an appropriate standard of trunk road access will be a significant consideration when drawing up development proposals for this site.
Carno	P10	HA2	Land north of Gerddi Cledan	1	27	Phase 2/3	10	2.7	N/A	Ecological Survey may be required to inform enhancements. Surface water drainage and achieving an appropriate standard of trunk road access (which may require off-site works) will be significant considerations when drawing up development proposals for this site.
Castle Caereinion	P11	HC1	Land at Swallows Meadow	2.3	31	Phase 1/2	N/A	6.0	N/A	Commitment. Partly developed, partly under construction. *Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC and Montgomery Canal SAC (hydrological connections).
Churchstoke	P12	HC1	Land at Maes Neuadd (rear of Village Hall)	0.6	16	Phase 1/2	N/A	0.0	N/A	Commitment (site partially completed).
Churchstoke	P12	HC2	Land at the Garage	0.3	6	Phase 3	N/A	0.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										part of any planning application.
Churchstoke	P12	HC3	Land at the Hatchery	0.5	12	Phase 2	N/A	5.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Churchstoke	P12	HC4	Land adjacent The View	0.43	11	Phase 3	N/A	0	N/A	Committed Site
Churchstoke	P12	HA1	Land west of Fir House	1.34	36	Phase 2/3	20	7.2		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. The Strategic Flood Consequences Assessment has identified land drainage issues on this site, these should be addressed through a site specific Flood Consequence Assessment at the planning application stage.
Churchstoke	P12	EA1	Churchstoke	1.28	N/A	Phase 2/3	N/A	N/A	1.28	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

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										Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Further loading of phosphates in this catchment through inappropriate drainage could prevent achieving WFD objectives. All trade and foul water effluent should be disposed via mains public sewer in the first instance. If not, an assessment is required at planning application stage to show development is not adding to phosphate levels.
Clyro	P13	HC1	Land South east of Clyro (A)	0.6	21	Phase 2	N/A	6.0	N/A	Commitment. (RAD/2003/0557). Six local needs units under construction
Clyro	P13	HA1	Land South east of Clyro (B)	0.5	14	Phase 3	30	4.2	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

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										development here may require assessing under the ASIDOHL2 as part of any planning application
Crewgreen	P15	HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	1.5	23	Phase 2	20	4.6	N/A	Expect reduced density and careful design to protect/enhance existing ecological features, including pond - sensitive landscape - development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. Investigation required to satisfy highways requirements and also investigate capacity of sewerage infrastructure. *Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC.
Crossgates	P16	HC1	Oaktree Meadows	1.4	15	Phase 2	N/A	0.0	N/A	Commitment (PR6115/01 Full planning permission). *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.
Crossgates	P16	HA1	Land South of Studio Cottage	0.7	19	Phase 3	30	5.7	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

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Afford-able Housing Target (%)	Afford-able Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										access arrangements to serve the development, and in particular to the details of junction spacing and access visibility.
Forден / Kingswood	P17		Settlement Note	N/A	N/A	N/A	20	N/A	N/A	No allocations in the main part of the village (old Forден) due to sewerage and highways constraints, however suitable land has been retained within the development boundary to facilitate smaller scale housing development. Allocations have been identified at Kingswood.
Forден / Kingswood	P17	HA1	Land off Heritage Green	0.8	15	Phase 1/2	20	3.0	N/A	Sensitive heritage. Expect lower density (15-20/ha) as requires open space/buffer to protect setting of Offa's Dyke (consult and involve Cadw & CPAT). Development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels), so foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Forден / Kingswood	P17	HA2	Land between Heatherwood & Kingswood Lane	0.5	10	Phase 3	20	2.0	N/A	Up to 10 dwellings reliant on addressing highways concerns - access is permitted off the adjacent housing estate (Heatherwood) or significant highway improvements are undertaken on the U2487. Sensitive heritage - Requires buffer to protect setting of Offa's Dyke (consult and involve Cadw & CPAT, development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC

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										(hydrological connections) and Tanat and Vyrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Four Crosses	P18	HA1	Land at Oldfield (including land rear of School)	3.4	32	Phase 2/3	10	3.2	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and provision of community space (adjacent to school?) for expansion/sport facilities to realise full allocation. Plan anticipates approx. 1.2 ha being developed. Possible mixed use opportunities, phasing plan required. Care re: heritage constraints, retain disused railway as potential transport corridor. Whole site would require archaeological evaluation as part of any planning application and appropriate archaeological mitigation as part of any development thereafter (consult and involve CPAT). Mix/amount of uses on site must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Four Crosses	P18	EA1	Employment Land at Four Crosses Business Pk	0.5	N/A	Phase 2/3	N/A	N/A	0.5	Some plots remaining *Project level HRA screening required - Montgomery Canal SAC (hydrological connections)

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Glasbury	P19	HA1	Treble Hill Stables, Glasbury	0.3	5	Phase 3	30	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. *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.
Guilfield	P20	HC1	Sarn Meadows	3.3	46	Phase 3	N/A	14	N/A	Committed Site.
Guilfield	P20	HA1	Land adj Celyn Lane	0.9	20	Phase 2/3	20	4.0	N/A	Highways Improvement/local link road required, closure of existing junction. The north western boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence likely to be required. *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,

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										incidental capture and killing which could affect the 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. Additional HRA Screening may also be required in relation to Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Guilsfield	P20	HA2	Land to East of Groes-llwyd, Guilsfield	0.8	22	Phase 1/2	20	4.4	N/A	The flood zone has been excluded from the allocation, however the northern boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. Part of field nearest existing built form is allocated so that a green buffer is retained to nearby Groes-llwyd. Access point to be determined with highways including relocation of existing 30mph speed limit, footways to link up with the existing infrastructure. *Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Howey	P22	HA1	Land at Crossways Court.	1.4	38	Phase 2/3	30	11.4	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

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										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.
Howey	P22	HA2	Land adjacent Goylands Estate	0.8	12	Phase 3	30	3.6	N/A	Previous permissions in relation to residential development have lapsed. 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. *Project level HRA screening required - River Wye SAC.
Kerry	P23	HC1	Dolforgan View, Kerry	2.1	62	Phase 2	N/A	0.0	N/A	Full planning permission (P/2009/0106). If the current permission 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	Phase 2	20	2	N/A	Commitment (RAD/2005/0555).
Knucklas	P25	HA1	Land at Castle Green	0.4	17	Phase 1/2	10	1.7	N/A	(PR143106, P/2012/0272 - Site awaiting signing of S106).
Llanbryn-mair	P26	HC1	Bryn-coch	1	5	Phase 2	N/A	2.0	N/A	Partially Committed (P/2014/1060).

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Llanbrynmair	P26	HA1	Land west of Bryncoch	0.7	19	Phase 3	10	1.9	N/A	Ecological Survey will be required to inform enhancements. Road access via committed site to the north. Transport assessment may be required to ascertain impacts on Trunk Road. Off-site highway infrastructure improvements required.
Llandinam	P27	HA1	Land opposite Old Barn Close, Llandinam	0.3	8	Phase 3	10	0.8	N/A	Highways improvements, ecology.
Llandrinio	P29	HA1	Gwernybatto Land off Orchard Croft	1.1	30	Phase 2	20	6.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanfechain	P31	HA1	Land north of Church, Llanfechain	1	25	Phase 3	10	2.5	N/A	Flood zone excluded, however the south western boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. *Project level HRA screening required - Tanat and Vyrnwy 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 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

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										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.
Llangurig	P33	HA1	Land adj. Maesllan, Llangurig	0.7	19	Phase 3	10	1.9	N/A	Highways improvements, Ecology, Heritage, Drainage. Llangurig Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC.
Llanrhaeadr-ym-Mochnant	P36	HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	0.7	19	Phase 2/3	10	1.9	N/A	*Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC. Site lies within the Llanrhaeadr-ym-Mochnant character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Llansantffraid-ym-Mechain	P37	HC1	Land off Fford Spoonley, Llansantffraid	0.4	12	Phase 1/2	N/A	3.0	N/A	Commitment.
Llansantffraid-ym-Mechain	P37	HC2	Bronhyddon	0.42	5	Phase 2	N/A	0	N/A	Committed Site
Llansantffraid-ym-Mechain	P37	HA1	Land at Spoonley	0.8	22	Phase 2/3	10	2.2	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological

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			Farm, Llansantffraid							connections). Tanat and Vyrnwy Bat sites SAC..
Llansantffraid-ym-Mechain	P37	HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	0.6	13	Phase 2/3	10	1.3	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llansilin	P38	HC1	Land Opposite the Wynnstay Inn, Llansilin	0.7	23	Phase 2	N/A	8.0	N/A	Commitment. Ref: P/2012/1144 - Section 73 on Outline. *Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC.
Llanymynech	P40	HC1	PT OS 3978, Off Ashfield Terrace	0.4	13	Phase 1	N/A	0.0	N/A	Commitment, site complete.
Llanymynech	P40	HA1	Land adj Parc Llwyfen	0.4	11	Phase 2	10	1.1	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech	P40	HA2	Land off Carreghofa Lane	1.6	20	Phase 2	10	2	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and potential restoration of Montgomery Canal to realise full allocation. Plan anticipates approx. 0.75 ha being developed. 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,

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										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.
Llanyre	P41	HC1	Land between Moorlands and Llyr	0.6	12	Phase 2	N/A	6.0	N/A	Commitment (Outline planning permission P/2013/0887).
Llanyre	P41	HA1	Land at Llanyre Farm	0.7	19	Phase 3	30	5.7	N/A	Requires third party land for access (PCC owned). There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. The proposed growth being promoted for this settlement would require improvements at Llanyre Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. Offsite works required to connect with the public sewers. A hydraulic modelling assessment (HMA) may be required to determine the point of connection and/or any network improvements to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Llanyre Village Tree Preservation Order and village green nearby.

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										Ecological Survey required to inform enhancement. *Project level HRA screening required - River Wye SAC. Site impinges on the historic settlement core of Llanyre any proposed development here may require archaeological intervention as part of any planning application.
Meifod	P43	HA1	Pentre works and adjacent land, Meifod	1.9	45	Phase 3	10	4.5	N/A	Majority of site falls into DAM C1. Site benefits from NRW maintained defences at present. FCA prepared and reviewed by NRW (reference SE/2014/117751/01). FCA has demonstrated that consequences of flooding can be managed acceptably in line with national guidance (TAN 15). Further FCA will be required at planning application stage to inform design and layout of site required. Highways improvements needed include a pedestrian link to rest of settlement. Close working with CADW and CPAT will be required to ensure the protection of the SAM, development here may also require archaeological intervention as part of any planning application. *Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC. Contaminated land survey will be required.
Middletown	P44	HA1	Land west of Golfa Close	0.7	19	Phase 3	20	3.8	N/A	Highways stipulation that access should be taken off Golfa Close. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
New Radnor	P46	HC1	Water Street Farm	0.6	14	Phase 2	N/A	5.0	N/A	Commitment. (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

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										intervention as part of any planning application.
Newbridge on Wye	P47	HC1	The Orchard	0.3	5	Phase 2	100	5.0	N/A	Commitment. 100% Affordable. (Outline Planning Permission P2008/1151). *Project level HRA screening required - River Wye SAC.
Newbridge on Wye	P47	HC2	Land at Tyler's Field	1.7	26	Phase 1	0.0	N/A	N/A	Commitment (Outline planning permission (renewal) PR460501, section73 approval to extend time limit for a further 5 years PR460502, reserved matters approval PR460503 and full planning permission for 3 terraced houses at plots 18, 19 and 19A PR60504). Completed.
Penybont-fawr	P49	HA1	Land east of Ysgol Pennant, Penybont-fawr	0.4	11	Phase 2/3	10	1.1	N/A	Highways Alterations. *Project level HRA screening required -Tanat and Vyrnwy Bat sites SAC, the Berwyn and South Clwyd Mountains SAC and the Berwyn SPA.
Pontrobert	P50	HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	0.5	6	Phase 2	10	0.6	N/A	Highways improvements required as per the lapsed planning permission (M/2007/0324). *Project level HRA screening required - Tanat and Vyrnwy Bat sites SAC.
Three Cocks	P53	MUA1	Land between/adj Gwernyfed Avenue, Three Cocks	4	32	Phase 2 (Housing) Phase1/2 (Employment)	30	9.6	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 TAN.15 Development Advice Map; as a precaution it is recommended that this area is left as a green buffer zone. Foul flows from this development

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										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 Aberllynfi Wastewater Treatment Works which would need to be funded through DCWW's asset management plan or potentially earlier through developer contributions. HER site*Project level HRA screening required - River Wye SAC. Site contains a historic asset. Any proposed development here may require archaeological intervention as part of any planning application. 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.
Trefeglwys	P54	HC1	Land to West of Llwyncelyn (Phase 2)	0.9	17	Phase 2	N/A	8.0	N/A	Commitment (M/2007/0561).
Tregynon	P55	HA1	Rear of Bethany Chapel	0.9	24	Phase 2/3	20	4.8	N/A	An ecological survey will be required to inform mitigation and enhancements. Appropriate arrangements for highway access and chapel parking will need to form part of any development proposals for this site.

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
Trewern	P56	HA1	Land east of Trewern School	4.1	27	Phase 2	20	5.4	N/A	Large Site capable of being phased beyond the Plan period. Development Brief required for phasing and working with school/landowner(s) to create acceptable joint access and improved parking arrangements (PCC own the third party land) to realise full allocation. Plan anticipates approx. 1.0 ha being developed. Highways improvement required. The northern boundary of this site abuts zone C2 of the TAN 15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. Investigate suitable community/ecological uses for flood plain area adj. to site. Sewerage infrastructure will need investigation. Protect/enhance ecology including existing mature trees and watercourses. Development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Employment Sites outside settlements	P59	EA1	Buttington Quarry and Brickworks, Nr Welshpool	6	N/A	Phase 2/3	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

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Large Villages	Inset Map	Site Ref	Site Name	Site Area (ha)	No. Units	Indicative Phasing: **	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
										screening required - Montgomery Canal SAC (hydrological connections). Buttington Brickworks SSSI. The site contains significant industrial remains as regards the sites of railway related features and development here may require prior archaeological intervention and possibly post consent works (consult and involve CPAT).
	P60	EC1	Land at Offa's Dyke Business Pk, Welshpool	7.3	N/A	Phase 1/2/3	N/A	N/A	7.3	Commitment. Employment Land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections)

Notes:

* In line with the Habitats Regulations it will be necessary for project level assessments to be undertaken where there is a potential for significant effects from development on European sites. Any development project that could have an adverse effect on integrity of a European site will not be in accordance with the development plan, within the meaning of S.38 (6) of the Planning and Compulsory Purchase Act 2004. Where sites are shown as committed (have planning permission), screening of any fresh applications will be necessary.

It is likely that many of the allocations in this list have the potential to support protected species and/or other features of biodiversity interest. The table identifies the sites where ecological surveys are known to be required. However, as there will be no previous records available for some sites and therefore uncertainty regarding the presence of protected species and features of biodiversity interest at many of the sites where no ecological survey is currently identified, the applicant is advised to consider whether an ecological survey is required when preparing a scheme to be submitted for planning permission, and to ensure that all the necessary information is submitted in support of an application to enable its likely impacts to be assessed.

All Flood Consequence Assessments (FCAs) prepared before 1st December 2016 will need to be revisited at the planning application stage to take into account the latest climate change allowances as detailed in policy clarification letter and associated guidance note – 'CL-03-16 - Climate change allowances for Planning purposes'.

** Phase 1: 2011-2016

Phase 2: 2016-2021

Phase 3: 2021-2026

Other Housing Sites - Housing Land Bank Sites (HLB) - with extant Planning Permission (as at 01/04/2015)*

Location	Additional Inset (AI) Maps	Site Ref.	Site Name	Site Area (ha)	No. Units	Indicative Phasing	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (ha)
						Phase 1 2011-2016			
						Phase 2 2016-2021			
						Phase 3 2021-2026			
Adfa	Additional Inset 01	HLB1	The Former Timber Yard	0.24	8	Phase 2	N/A	3	N/A
Cemmaes	Additional Inset 02	HLB1	Land Opposite Glanafon	0.44	5	Phase 2/3	N/A	0	N/A
Cemmaes		HLB2	Adjoining Maesyllan	0.22	6	Phase 3	N/A	6	N/A
Coedway	Additional Inset 03	HLB1	PT OS 0078	0.39	5	Phase 2	N/A	2	N/A
Commins Coch	Additional Inset 04	HLB1	Dyfi 4x4	0.32	5	Phase 2	N/A	2	N/A
Garth	Additional Inset 05	HLB1	Station Road	0.26	8	Phase 2	N/A	0	N/A
Gwystre	Additional Inset 06	HLB1	Adjoining Camlo Close	0.24	5	Phase 3	N/A	2	N/A
Llanbister	Additional Inset 07	HLB1	Land Rear of School	0.29	5	Phase 2	N/A	1	N/A
Llanddew	Additional Inset 08	HLB1	Opposite Village Hall	0.57	10	Phase 2	N/A	3	N/A
Llanddewi	Additional Inset 09	HLB1	Land to the Rear of Llanddewi Hall	0.71	18	Phase 2	N/A	5	N/A
Llanfihangel Talylyn	Additional Inset 10	HLB1	Pistyll Farm	0.55	10	Phase 1/2	N/A	3	N/A
Llangammarch Wells	Additional Inset 11	HLB1	Land Opposite Pen Y Bryn	1.51	16	Phase 2	N/A	5	N/A

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Penybont	Additional Inset 12	HLB1	Cattle Market	0.48	16	Phase 2	N/A	9	N/A
Nantmel	Additional Inset 13	HLB1	Brynteg	1.47	8	Phase 3	N/A	3	N/A

* These sites are not in Towns or Large Villages as defined by the LDP Settlement Hierarchy. They are sites which have an extant planning permission at the base date: 01/04/2015, they have been permitted under Unitary Development Plan Policy and are therefore part of the Housing Land Bank (HLB).

However the sites may be contrary to the LDP's Policies and Proposals, any renewals or resubmissions of planning applications on these sites will need to demonstrate compliance with LDP Policy H1.

Appendix 2 - Supplementary Planning Guidance and Development Briefs

Supplementary Planning Guidance (SPG)

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

SPG Policy Area	Proposed guidance	Timescales for adoption
Landscapes	Use and application of LANDMAP in informing applications in Powys' landscape to support policies DM4 and SP7.	Within 12 months of adoption of the LDP.
Open Space	Guidance on provision, protection and sufficiency of open space to support Policy DM3.	Within 18 months of adoption of the LDP.
Affordable Housing	Guidance on the application of the affordable housing policies to support policies H5, H6 and SP3.	Within 6 months of adoption of the LDP.
Biodiversity	Guidance on the protection of biodiversity to support policies DM2 and SP7.	Within 6 months of adoption of the LDP.
Archaeology	Guidance on the protection and evaluation of archaeology to support Policy SP7.	Within 24 months of adoption of the LDP.
Planning Obligations	Guidance on planning obligations to support Policy DM1.	Within 6 months of adoption of the LDP.
Land Drainage	Guidance on land drainage to support Policy DM6.	Within 24 months of adoption of the LDP.
Conservation Areas	Generic guidance on assessing character within conservation areas and appropriate forms of development where a specific conservation area appraisal is not in place to support policies DM13 and SP7.	Within 18 months of adoption of the LDP.
Renewable Energy	Guidance to support the application of policies RE1 and DM13.	Within 12 months of adoption of the LDP.
Historic Environment including the Historic Environment Records	Guidance on wider designated areas and non-designated sites not subject to individual SPG's and how to access and evaluate data on historic assets to support policies DM13 and SP7.	Within 24 months of adoption of the LDP.
Residential Design Guide	Up-dated guidance on achieving high standards of design in residential development to support Policy DM13.	Within 18 months of adoption of the LDP.

Development Briefs

For some large and mixed used sites, or sites which are sensitively located, the Council will require a development brief to be prepared prior to any planning application to establish how the site should be developed. Appendix 1 of the LDP identifies where development briefs are likely to be required on allocated sites, however the list is non-exhaustive and other sites, including windfall sites, maybe be identified as requiring a development brief at the more detailed planning application stages.

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

Appendix 3 – Habitats Regulations Assessment (HRA)

In line with the Habitats Regulations it will be necessary for project level assessments to be undertaken where there is a potential for significant effects from development supported by LDP policies on the corresponding European sites, buffer maps of which are contained in Appendix 2 of the HRA Screening Report (June 2015).

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

Taking into account the potential for transboundary impacts the HRA screening has identified 52 European sites that lie within the potential influence of the Powys Local Development Plan.

There are 21 European sites located wholly or partially within the area of the County of Powys:

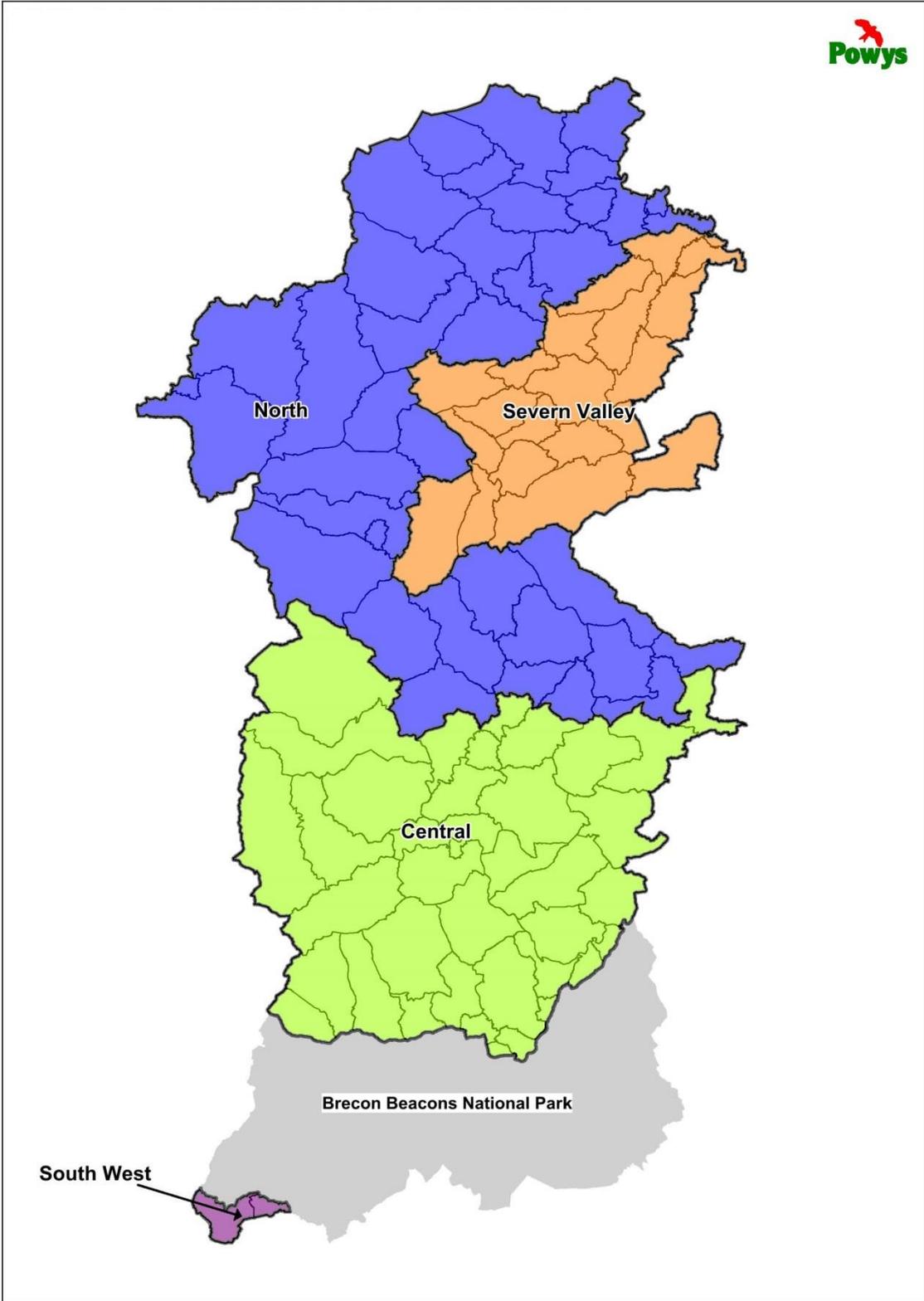
- 10 of which are wholly within the County of Powys,
- 11 of which are partially within County of Powys and partially within one or more neighbouring local authorities.

A further 31 European sites are located outside of the County of Powys but within 15 kilometres of the Powys boundary and have therefore been identified as within the influence of the Powys LDP.

European Sites Located wholly within or partially within County of Powys Boundary	European Sites Located within 15km of County of Powys Boundary
Berwyn and South Clwyd Mountains SAC Berwyn SPA Brecon Beacons SAC Coedydd Llwr-y-Glyn SAC Coedydd Nedd a Mellte SAC Cors Fochno and Dyfi Ramsar Drostre Bank SAC Dyfi Estuary SPA Elan Valley Woodlands SAC Elenydd SAC Elenydd - Mallaen SPA Granllyn SAC Llangorse Lake SAC Lleyn Peninsula and the Sarnau SAC Montgomery Canal SAC	Aberbargoed Grasslands SAC Afon Eden - Cors Goch Trawsfynydd SAC Blaen Cynon SAC Cadair Idris SAC Cernydd Carmel SAC Coed Cwm Einion SAC Coed y Cerrig SAC Cors Caron SAC Cors Caron Ramsar Cors Fochno SAC Craig yr Aderyn (Bird's Rock) SPA Crymlyn Bog Ramsar Crymlyn Bog SAC Cwm Cadlan SAC Cwm Clydach Woodlands SAC

European Sites Located wholly within or partially within County of Powys Boundary	European Sites Located within 15km of County of Powys Boundary
<p>Mynydd Epynt SAC Rhos Goch SAC River Usk SAC River Wye SAC Tanat and Vyrnwy Bat Sites SAC Usk Bat Sites SAC</p>	<p>Cwm Doethie - Mynydd Mallaen SAC Downton Gorge SAC Grogwynion SAC Johnstown Newt Sites SAC Lyn Tegid Ramsar Meirionnydd Oakwoods and Bat Sites SAC Midland Meres & Mosses Ramsar Migneint-Arenig-Dduallt SAC Migneint-Arenig-Dduallt SPA Rheidol Woods and Gorge SAC River Clun SAC River Dee and Bala Lake SAC River Teifi SAC River Tywi SAC Sugar Loaf Woodlands SAC The Stiperstones & The Hollies SAC</p>

Appendix 4 – Affordable Housing Sub-market Areas



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Table 4: List of Community Council Areas by Sub-market Area

Central Powys	Severn Valley	North Powys	South West Powys
Aberedw	Aberhafesp	Abbey Cwm-hir	Tawe Uchaf
Brecon	Abermule with Llandyssil	Banwy	Ystradynlais
Bronllys	Bausley with Criggion	Beguildy	
Builth Wells	Berriew	Cadfarch	
Cilmery	Bettws	Caersws	
Clyro	Castle Caereinion	Carno	
Disserth and Trescoed	Churchstoke	Carreghofa	
Duhonw	Dwyriw	Glantwymyn	
Erwood	Forden	Knighton	
Felin-Fach	Guilsfield	Llanbadarn Fynydd	
Gladestry	Kerry	Llanbister	
Glasbury	Llandinam	Llanbrynmair	
Glascwm	Llandrinio and Arddleen	Llanddewi Ystradenni	
Gwernyfed	Manafon	Llandysilio	
Hay	Mochdre	Llanerfyl	
Honddu Isaf	Montgomery	Llanfair Caereinion	
Llanafan-fawr	Newtown and Llanllwchaiarn	Llanfechain	
Llanbadarn Fawr	Tregynon	Llanfihangel	
Llanddew	Trewern	Llanfihangel Rhydithon	
Llandrindod Wells	Welshpool	Llanfyllin	
Llanelwedd		Llangedwyn	
Llanfrynach		Llangunllo	
Llangammarch		Llangurig	
Llangorse		Llangyniew	
Llanigon		Llangynog	
Llanwrthwl		Llanidloes	
Llanwrtyd Wells		Llanidloes Without	
Llanyre		Llanrhaeadr-ym- Mochnant	
Llywel		Llansantffraid	
Maescar		Llansilin	
Merthyr Cynog			
New Radnor			

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Old Radnor		Llanwddyn	
Paincastle		Machynlleth	
Pen-y-bont and Llandegley		Meifod	
Presteigne and Norton		Nantmel	
Rhayader		Pen-y-bont-fawr	
Talgarth		St. Harmon	
Trallong		Trefeglwys	
Treflys		Whitton	
Yscir			

Appendix 5 – Glossary

Definition	Meaning
Affordable Housing	Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. This definition is set out by Welsh Government under Para. 5.1 of TAN 2.
Aggregates	A material or rock which is mined or processed to be used for construction purposes, for example crushed rock, sand and gravel.
Allocation	Area of land identified within the LDP which is reserved for a specific use such as housing or employment.
Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and its enjoyment by residents or visitors.
Anaerobic Digestion (AD)	Processing biodegradable waste which produces biogas (mainly methane and carbon dioxide) which can be used as a fuel for heating and power generation, plus digestate (fertiliser).
Annual Monitoring Report (AMR)	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
Baseline	A description of the present state of an area against which to measure change.
Biodiversity	The richness and variety of living things (plants, birds, animals, fish and insects etc.) which exist in a given area, and the habitats that support them.
Brecon Beacons National Park Authority (BBNPA)	National Park covering part of south Powys. The BBNPA is the Local Planning Authority for the National Park.
Brownfield Site	Land which is or was previously developed with a permanent structure (excluding agricultural or forestry buildings) and associated infrastructure.
Buffer Zone	An area retained between two types of development to protect each from likely conflicts.
Chalet	A building, generally of wood construction, normally used for temporary or holiday purposes.
Change of Use	More correctly referred to as a 'material change of use'. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.
Circular	Advice on planning issued by the Welsh Government.
Community	People living in a defined geographical area, or who share interests and thereby form communities of interest.
Community Facility	Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the local community.

Definition	Meaning
Community Infrastructure Levy (CIL)	An optional levy that Local Authorities may charge on development to help fund essential infrastructure.
Community Involvement scheme (CIS)	Sets out the project plan the LPA uses for involving local communities, businesses and others, in the preparation of LDP. The CIS is agreed by Welsh Government as part of the Delivery Agreement
Community Strategy	Local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well-being of their areas.
Conservation Area	An area of special architectural or historic interest designated by the Local Planning Authority within which it is desirable to conserve or enhance the character or appearance of buildings, trees or open spaces. This is a statutory designation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Conservation Area Management Plan	A conservation management plan describes the significance of a historic asset and explains how it will be protected, conserved and sustained. It sets out general policies and principles for managing the asset which will retain its significance, together with detailed programmes for maintenance, repair, access and use, and proposals for change.
Consultation	A formal process in which comments are invited on a particular a draft document or proposal.
Contaminated Land	Land that has been polluted or harmed in some way rendering it unusable without remedial work.
Consultation Report	Report of consultation required under LDP Regulation 22 when the LDP is submitted for independent examination. An initial consultation report covering the pre-deposit plan preparation stage is required under LDP Regulation 17(c).
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.
Development Boundary	A boundary drawn around towns and large villages to control development.
Development Brief	A statement outlining the general proposals and requirements for the development of a specific site including detailed design.
Development Management	The process a Local Planning Authority uses to determine a planning application.
Diversification	The introduction of a new enterprise to support the financial viability of an existing business. It is often associated with farming.
Ecosystem	All the plants and animals of a particular area and how they interact with their environment and each other.
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people or section of the community.

Definition	Meaning
Environmental Impact Assessment (EIA)	An assessment of the impact, whether beneficial or adverse, of a development proposal upon the environment, produced in the form of an Environmental Statement.
Environmental Report	Document required by the Strategic Environmental Assessment (SEA) Regulations which identifies, describes and appraises the likely significant effects on the environment of implementing a Plan.
European Protected Species	A species afforded strict protection under European Law by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).
European Site	<p>A site afforded protection under European Law which has identified the most important sites for wildlife in Europe as the Natura 2000 sites. There are two types of Natura 2000 sites:</p> <ul style="list-style-type: none"> • Special Protection Areas (SPA) - designated because of rare or migratory birds and their habitats; • Special Areas of Conservation (SAC) - for a wide range of habitats and species other than birds. <p>Also protected are Ramsar sites, wetlands of international importance which have been designated under the Ramsar Convention, an intergovernmental treaty that aims to stop the loss of wetlands.</p>
Farm Diversification	The introduction of new enterprises onto a farm which are not normally associated with the traditional farming/agricultural activities of that farm but which strengthen the viability of the farm. For land-use purposes in the LDP these will be activities involving a change of use of land or buildings or new development not falling within the definition of agriculture.
Greenfield land	Land that has never been built on.
Habitats Regulations Assessment	An assessment of the impact on European sites and Protected Species to ensure compliance with the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). All Ramsar sites, potential Special Protection Areas (pSPAs) and candidate Special Areas of Conservation (cSACs) must be considered as European sites for the purposes of the Habitats Regulations.
Historic asset	An identifiable component of the historic environment. Historic assets include those designated and protected through national legislation (World Heritage Sites, Scheduled Monuments, and Listed Buildings, Conservation Areas), assets listed on a statutory register (Registered Historic Parks and Gardens) and listed on non-statutory registers (Registered Historic Landscapes). Non-designated historic assets, such as unscheduled archaeological remains and assets recorded on the Historic Environment Record, also form part of the historic environment.

Definition	Meaning
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed.
Historic Environment Record (HER)	A statutory record for each local authority in Wales compiled and kept up-to-date by the Welsh Ministers under the provisions of the Historic Environment (Wales) Act (2016). Section 35(a) of the Act lists the details contained within the Historic Environment Record. In Powys this is maintained and updated for the public benefit by the Clwyd-Powys Archaeological Trust and can be accessed by anyone.
Housing Land Bank Site (HLB)	A site with extant planning permission (at 01/04/2015) for five or more residential units that is not within a settlement identified in the settlement hierarchy as a Town or Large Village.
Indicator	A measure of variables over time, often used to a measure achievement of objectives.
Infill	Development within an otherwise built-up frontage.
Involvement	Generic term to include both participation and consultation techniques.
Inset Maps	Plans of the towns and large villages which illustrate in greater detail policies and proposals not able to be shown on the Proposals Map.
Listed Building	A building or structure included on the List of Buildings of Special Architectural or Historic Interest compiled or approved by the Welsh Ministers. The listing includes any object or structure fixed to the building/structure, or any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done so since before 1 st of July 1948. This is a statutory designation under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Local Development Plan (LDP)	The required statutory development plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.
Local Need	A person or persons who: <ul style="list-style-type: none"> • have lived in, volunteered in or studied in the local Community for a period of at least 12 months at the time of application; OR • have previously lived in the local Community for a period of at least 3 consecutive years and wish to live there; OR • have a firm offer of employment in the local Community or be currently employed in the local Community; OR • wishing to provide full time care to a resident in the local Community <p>AND</p>

Definition	Meaning
	<p>Is/are not able to afford market housing as assessed by the Council.</p> <p>Definition of local Community:</p> <ul style="list-style-type: none"> i. Initially, the community council area together with immediately adjoining community council or parish council areas (including those outside Powys). ii. Secondly, the respective shire. iii. Thirdly, the rest of Powys. iv. Fourthly, adjoining local authority areas. <p>Substantial efforts must be made for at least 3 months and satisfactorily proven prior to the widening of the eligible area in accordance with each step of the cascade set out above.</p>
Local Planning Authority (LPA)	A planning authority responsible for the preparation of an LDP and development management.
Material consideration	Relevant additional documents or information that must be taken in to account in relation to a planning application or plan representation.
Mineral Safeguarding	The protection or safeguarding of important mineral resources from development.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
National Nature Reserve (NNR)	Area designated by Natural Resources Wales to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Open Countryside	Land outside the (development) boundaries of defined settlements.
Phasing	The development of a site in gradual stages over a period of time rather than all at once.
Planning Condition	Planning permission can be granted subject to planning conditions to ensure that development is or is not carried out in a certain way.
Planning Gain	The principle of a developer agreeing to provide additional benefits or safeguards, often for the benefit of the community, usually in the form of related development supplied at the developer's expense.
Planning Obligation	This can be a legal undertaking by a developer only, or a legally binding agreement with the LPA. Planning Obligations are finalised before planning permission is granted. They are used to ensure that a planning permission is carried out in a certain way. (Sometimes called Section 106 Agreements – within Town & Country Planning Act 1990, as amended).
Planning Policy Wales (PPW)	Welsh Government's principle policy document on planning. The current edition referred to throughout the LDP is the 9th Edition published in November 2016.
Policies	Land use policies which describe the Council's approach for the development and use of land.

Definition	Meaning
Proposals	Land use and development proposed by the LPA.
Proposals Map	The map within an LDP which illustrates the policies and proposals for the development and use of land. Detailed areas are shown on Inset Maps.
Protected Species	Plant and animal species, including all wild birds, protected under the Conservation (Natural Habitats and Conservation) Regulations 1994, the Wildlife and Countryside Act 1981 and subsequent amendments, or other species protected under legislation specific to them.
Public Open Space (POS)	Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.
Ramsar Site	Wetland identified under the internationally agreed Ramsar Convention on Wetlands which provides the framework for the conservation and wise use of wetlands and their resources. The initial emphasis was on selecting sites of importance to waterfowl and consequently many Ramsar sites are also Special Protection Areas (SPAs) classified under the Birds Directive. However, greater attention is now being directed towards the selection of Ramsar sites of wider wetland ecological importance.
Register of Historic Parks and Gardens	Areas listed on the Register of Parks and Gardens of Special Historic Interest in Wales compiled by the Welsh Government. The current non-statutory register will be superseded by a statutory register compiled and maintained by the Welsh Ministers under the provisions of section 18 of the Historic Environment (Wales) Act which is due to come into force in 2018.
Registered Historic Landscapes (Landscape of Outstanding and Special Historic Interest)	Areas listed on the Register of Landscapes of Outstanding Historic Interest in Wales or the Register of Landscapes of Special Historic Interest in Wales compiled by CADW, Countryside Council for Wales (CCW) and International Council on Monuments and Sites (ICOMOS) along with the Welsh Archaeological Trusts, the Royal Commission on the Ancient and Historical Monuments of Wales and the Welsh Unitary Authorities. This is a non-statutory designation.
Registered Social Landlord (RSL)	A not-for-profit housing provider, typically a housing association, which provides affordable or specialist needs housing.
Renewable Energy	Energy that comes from resources that are naturally replenished on a human timescale such as sunlight, wind, rain and biomass.
Renewable Energy Assessment (REA)	An assessment by a LPA of the capacity to accommodate renewable energy within its area.
Reserved Matters	In relation to an outline planning permission, any details which have not been approved in relation to siting, design, external appearance, access and landscaping which will require approval at a later date.

Definition	Meaning
Scheduled Ancient Monument (SAM)	A monument which is included in the Schedule of monuments compiled and maintained by the Welsh Ministers under the Ancient Monuments and Archaeological Areas Act 1979.
Sensitive Development	Development sensitive to noise, hours of operation, and other disturbance.
Setting of a Historic Asset	The surroundings in which a historic asset is understood, experienced and appreciated, its local context, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Setting is not itself a historic asset, though land within a setting may contain other historic assets.
Significant effect	Effects which are significant in the context of the plan (Annexe II of the SEA Directive gives criteria for determining the likely environmental significance of effects).
Soundness	An LDP is examined for soundness – against tests - at examination under section 64 (5)(b) of the 2004 Act.
Stakeholders	Groups or individuals whose interests are directly affected by the LDP with involvement generally through representative bodies.
Statutory	Required by law e.g. Act of Parliament.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe an environmental assessment applied to policies, plans and programmes. The SEA Regulations require an LDP to be assessed.
Supplementary Planning Guidance (SPG)	Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
Sustainability Appraisal (SA)	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Planning and Compulsory Purchase Act 2004 to undertake SA of the LDP.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Drainage Systems (SuDS)	Drainage system designed within new development to accommodate surface water drainage discharges.
Technical Advice Notes (TANs)	Topic-based guidance published by Welsh Government to supplement PPW.
Undeveloped Coast	This is the area from the Mean Low Water Mark (within the Plan area) as far as the extent of tidal flood risk.
Unitary Development Plan (UDP)	The required statutory development plan for each Welsh LPA under the Town and Country Planning Act (1990).
Viability Assessment	Either an assessment of the impact of the LDP's policies on the viability of development or an assessment undertaken by

Definition	Meaning
	developers at planning application stage to justify a deviation from LDP policy.
Wales Spatial Plan (WSP)	A plan prepared and approved by the National Assembly for Wales under S60 of the Planning and Compulsory Purchase Act 2004, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control.
Windfall Site	A site for new development that was unallocated by an adopted Development Plan but has come forward for development during the plan period.
Wind Farms	Sites upon which wind turbines collectively generate electricity.

Appendix 6 - Historic Environment Information

The following information supports Policy SP7 of the Plan in respect of safeguarding strategic resources and assets, specifically the historic environment designations listed under point (2) of this policy, and also supports elements of Policy DM13 (criteria 2 and 3) in relation to local distinctiveness, Conservation Areas, and to the Historic Environment Record.

This Appendix should be read in conjunction with the relevant definitions and meanings of historic environment designations set out in the LDP's Glossary in Appendix 5 of the Plan.

General legislation, policy and guidance relating to the historic environment in Wales

Historic Environment (Wales) Act 2016 - <http://gov.wales/topics/culture-tourism-sport/historic-environment/the-historic-env-wales-bill/?lang=en>

Planning (Wales) Act 2015 - <http://gov.wales/topics/planning/legislation/planning-wales-act-2015/?lang=en>

Well-being of Future Generations (Wales) Act 2015 - <http://gov.wales/topics/people-and-communities/people/future-generations-act/?lang=en>

Town and Country Planning Act 1990 - <http://www.legislation.gov.uk/ukpga/1990/8/contents>

The Planning (Listed Buildings and Conservation Areas) Act 1990 - <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Ancient Monuments and Archaeological Areas Act 1979 - http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW) intended to augment the provisions of the legislation, planning policy and advice -

<http://cadw.gov.wales/historicenvironment/policy/historicenvironmentbill/guidancedocuments/?lang=en>

CADW's Conservation Principles - <http://cadw.gov.wales/historicenvironment/publications/conservationprinciples/?lang=en>

CADW guidance: <http://cadw.gov.wales/historicenvironment/publications/?lang=en>

(i) Registered Historic Landscapes

There are currently 7 Registered Historic Landscapes either entirely within or partly within the LDP area, as follows.

Registered Historic Landscapes in the LDP area

1. Upland Ceredigion (within Ceredigion and Powys)
2. The Tanat Valley
3. The Vale of Montgomery (within Shropshire Unitary Authority and Powys)
4. The Middle Wye Valley (within the Brecon Beacons National Park and Powys)
5. The Elan Valley
6. The Caersws Basin
7. The Clywedog Valley

Information and maps for Registered Historic Landscapes

'Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Part 1 Parks and Gardens' - Cadw Publication.

Registered Historic Landscapes are shown on the Proposals Map of the LDP.

CADW website Cof Cymru - <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

CPAT website - <http://www.cpat.org.uk/projects/longer/histland/histland.htm>

Legislation, policy and guidance relating to Registered Historic Landscapes

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 7 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

CADW publications 'Caring for Historic Landscapes', 'Guide to good practice on using the register of landscapes of historic interest

in Wales in the planning and development process' and 'Historic Landscapes Assessment Form' -

<http://cadw.gov.wales/historicenvironment/protection/historiclandscapes/?lang=en>

CPAT website - <http://www.cpat.org.uk/projects/longer/histland/histland.htm>

(ii) Registered Parks and Gardens

There are currently 37 Registered Parks and Gardens in the LDP area, as follows.

Registered Parks and Gardens in the LDP area		
Grade II	Grade II*	Grade I
1. Bodynfoel Hall	23. Bryngwyn	33. Gregynog
2. Bodfach Hall	24. Cefn Bryntalch	34. Leighton Hall
3. Boultibrooke	25. The Dderw	35. Powis Castle Garden
4. Broadheath House	26. Glansevern Hall	36. Stanage Park
5. Bronllys Hospital	27. Llandrindod Well Public Parks	37. Vaynor Park
6. Brookland Hall	28. Llanerchydol Hall	
7. Doldowlod	29. Llangedwyn Hall	
8. Evancoyd	30. Maesllwch Castle	
9. The Garth	31. Old Gwernyfed	
10. Garthmyl Hall	32. St Aelhairn Churchyard	
11. Glyn Celyn		
12. Gwernyfed Park		
13. The Hall Abbeycwmhir		
14. Llangoed Hall		
15. Lymore Park		
16. Maesfron		

17. Mellington Hall		
18. Pencerrig		
19. Plas Dinam		
20. Plas Machynlleth		
21. Silia		
22. Trelydan Hall		

Information and maps for Registered Parks and Gardens

Registered Parks and Gardens, along with their essential Settings, and kitchen gardens, are shown on the Proposals Map of the LDP.

Register of Landscapes Parks and Gardens of Special Historic Interest in Wales Part 1 Parks and Gardens - Cadw Publication.

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

Legislation, policy and guidance relating to Registered Parks and Gardens

Section 18 of the Historic Environment (Wales) Act 2016 - <http://www.legislation.gov.uk/anaw/2016/4/contents>

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 7 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Managing Change to Registered Historic Parks and Gardens in Wales –

<http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

CADW website: <http://cadw.gov.wales/historicenvironment/protection/historiclandscapes/histparkgrdns/?lang=en>

(iii) Scheduled Ancient Monuments and other archaeological remains

There are currently 716 Scheduled Ancient Monuments in the LDP area. These are not listed under this Appendix, however they are shown on the proposals map of the LDP.

Information and maps for Scheduled Ancient Monuments and other archaeological remains

Scheduled Ancient Monuments are shown on the Proposals Map of the LDP.

CADW website Cof Cymru - <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

Legislation, policy and guidance relating to Scheduled Ancient Monuments and other archaeological remains

Ancient Monuments and Archaeological Areas Act 1979 -

http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf

Sections 2-22 of the Historic Environment (Wales) Act 2016 - <http://www.legislation.gov.uk/anaw/2016/4/contents>

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 4 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Heritage Impact Assessment in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Also see links to other guidance under Historic Environment Records below.

(iv) Listed Buildings and their curtilages

There are currently 3923 individual list entries on the statutory list within the LDP area. However some list entries contain more than 1 building such as a terrace or house and adjoining barn. CADW information identifies around 5500 list entries where individual buildings are identified. This does not include curtilage listed buildings or structures. Listed Buildings are not listed under this Appendix and are not shown on the Proposals Map of the LDP.

Information and maps for Listed Buildings

The definitive list is held by Cadw in their offices.

Copies of lists of relevant Authorities are also held by that Authority. In Powys, the Montgomeryshire listings are available at Neuadd Maldwyn, Welshpool, and the Brecon and Radnorshire listings are available in The Gwalia, Llandrindod Wells.

CADW website Cof Cymru - <http://cadw.gov.wales/historicenvironment/recordsv1/cof-cymru/?lang=en>

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

Legislation, policy and guidance relating to Listed Buildings

Planning (Listed Buildings and Conservation Areas) Act 1990 - <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Section 23-33 (part 3) of the Historic Environment (Wales) Act 2016 - <http://gov.wales/topics/culture-tourism-sport/historic-environment/the-historic-env-wales-bill/?lang=en>

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 5 of TAN 24: The Historic Environment - - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Managing Change to Listed Buildings in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Managing Listed Buildings at Risk in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Heritage Impact Assessment in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

(v) Conservation Areas

There are currently 55 Conservation Areas within the LDP area, as follows:

Conservation Areas				
1. Abercegir	12. Dolanog	23. Llan	34. Llanfyllin	45. Meifod
2. Berriew	13. Elan Village	24. Llandinam	35. Llanrhaeadr-ym-Mochnant (1)	46. Montgomery
3. Bettws Cedewain	14. Felindre (Berriew)	25. Llandrindod Wells	36. Llanrhaeadr-ym - Mochnant (2)	47. New Radnor
4. Bontdolgadfan	15. Guilsfield	26. Llandyssil	37. Llansantfraid-ym-Mechain	48. Newtown (Central)
5. Builth Wells	16. Glasbury	27. Llanfair Caereinion	38. Llansilin	49. Newtown (Penygloddfa)
6. Castle Caereinion	17. Hyssington	28. Llanfechain	39. Llanwddyn	50. Penybontfawr
7. Cemmaes	18. Hirnant	29. Llanfihangel-yng- Ngwynfa	40. Llanwnnog	51. Presteigne
8. Churchstoke	19. Kerry Sawmills	30. Llanfyllin	41. Llanwrin	52. Rhayader Saw Mill
9. Clyro	20. Knighton	31. Llangurig	42. Llanymynech	53. Tregynon
10. Cwmbelan	21. Leighton Centre	32. Llangynog	43. Llawr y Glyn	54. Welshpool
11. Darowen	22. Leighton Park	33. Llanidloes	44. Machynlleth	

Information and maps for Conservation Areas

Conservation Areas are shown on the proposals map of the LDP.

Powys County Council website - <http://www.powys.gov.uk/en/planning-building-control/conservation-area-boundaries/>

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

Legislation, policy and guidance relating to Conservation Areas

Planning (Listed Buildings and Conservation Areas) Act 1990 - <http://www.legislation.gov.uk/ukpga/1990/9/contents>

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 6 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Managing Conservation Areas in Wales – <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Heritage Impact Assessment in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Setting of Historic Assets

The setting of the above historic assets is not shown on the proposals map (with the exception of the essential setting of Registered Parks and Gardens). The setting of a particular asset is to be established and defined at a site specific level.

Legislation, policy and guidance relating to setting of historic assets

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 1 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Setting of Historic Assets in Wales - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Historic Environment Record

Information on the Historic Environment Record

Archwilio the website of the four Welsh Archaeological Trusts - www.archwilio.org.uk

The Historic Environment Records will also contain details of the latest from and links to the following information:

The list of Historic Place Names - <https://historicplacenames.rcahmw.gov.uk/>

Inventory of Historic Battlefields in Wales - <http://battlefields.rcahmw.gov.uk/>

Legislation, policy and guidance relating to Historic Environment Records

Sections 34, and 35-37 of the Historic Environment (Wales) Act 2016 - <http://www.legislation.gov.uk/anaw/2016/4/contents>

PPW (9th Edition – November 2016) Chapter 6 'Historic Environment' - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

Chapter 1 of TAN 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Welsh Government Statutory Guidance Historic Environment Records in Wales: Compilation and Use - <http://cadw.gov.wales/historicenvironment/publications/newpublications/?lang=en>

Appendix 7 - Maps of Primary and Secondary Frontages within Town Centres

Maps Showing Town Centre Areas, Primary Shopping Frontage and Secondary Shopping Frontage for the following Retail Centres:

Area Retail Centres

- Llandrindod Wells
- Llanidloes
- Machynlleth
- Newtown
- Welshpool

District Retail Centres

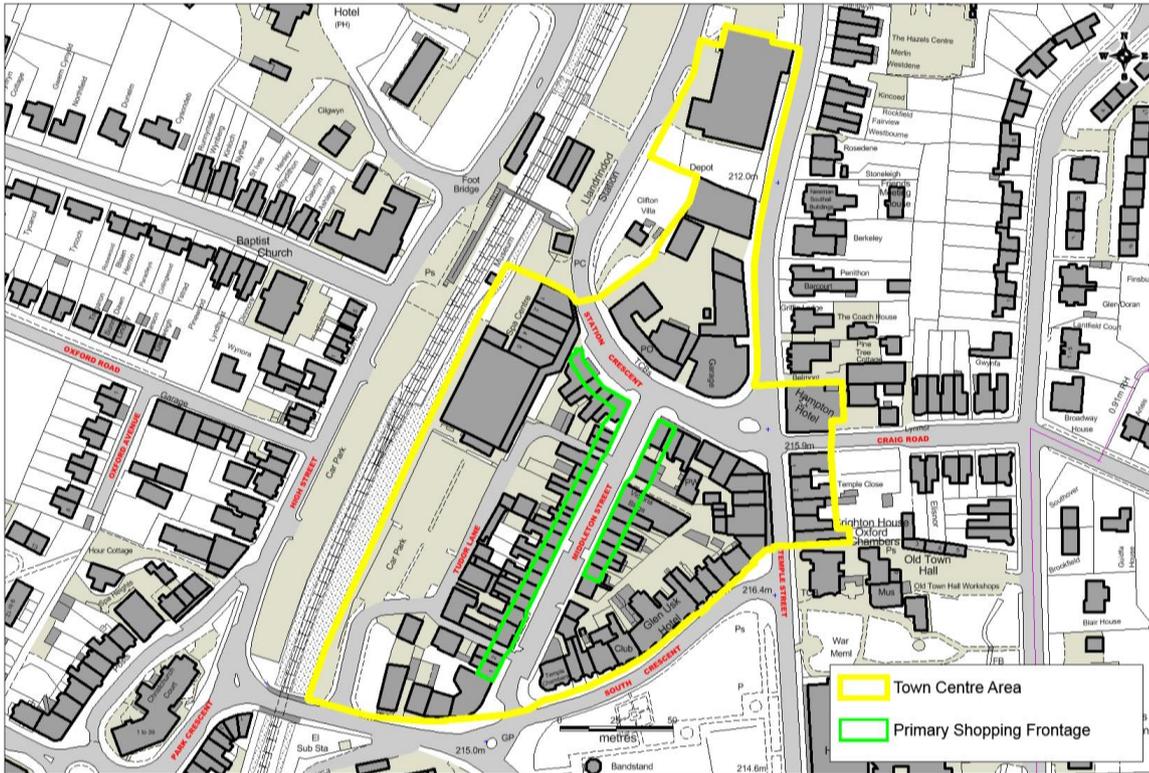
- Builth Wells
- Knighton
- Presteigne
- Rhayader
- Ystradgynlais

Local Retail Centres

- Llanfair Caereinion
- Llanfyllin
- Llanwrtyd Wells
- Montgomery

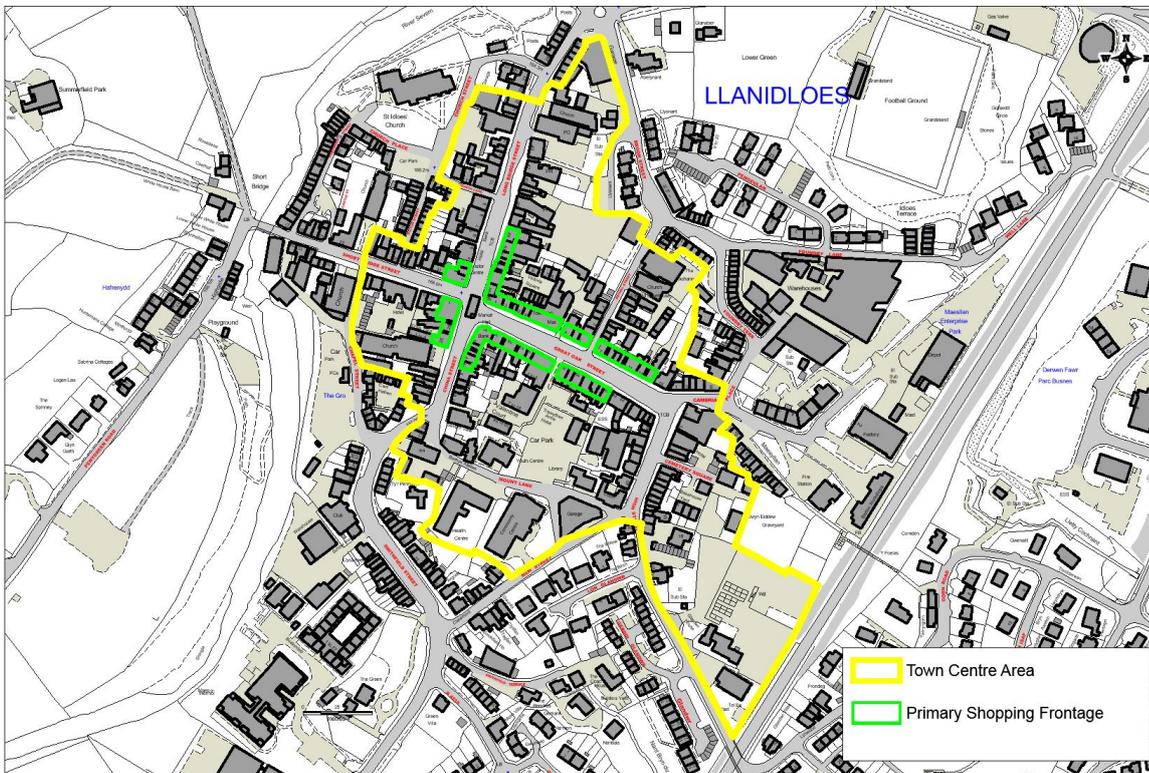
Area Retail Centres

Llandrindod Wells



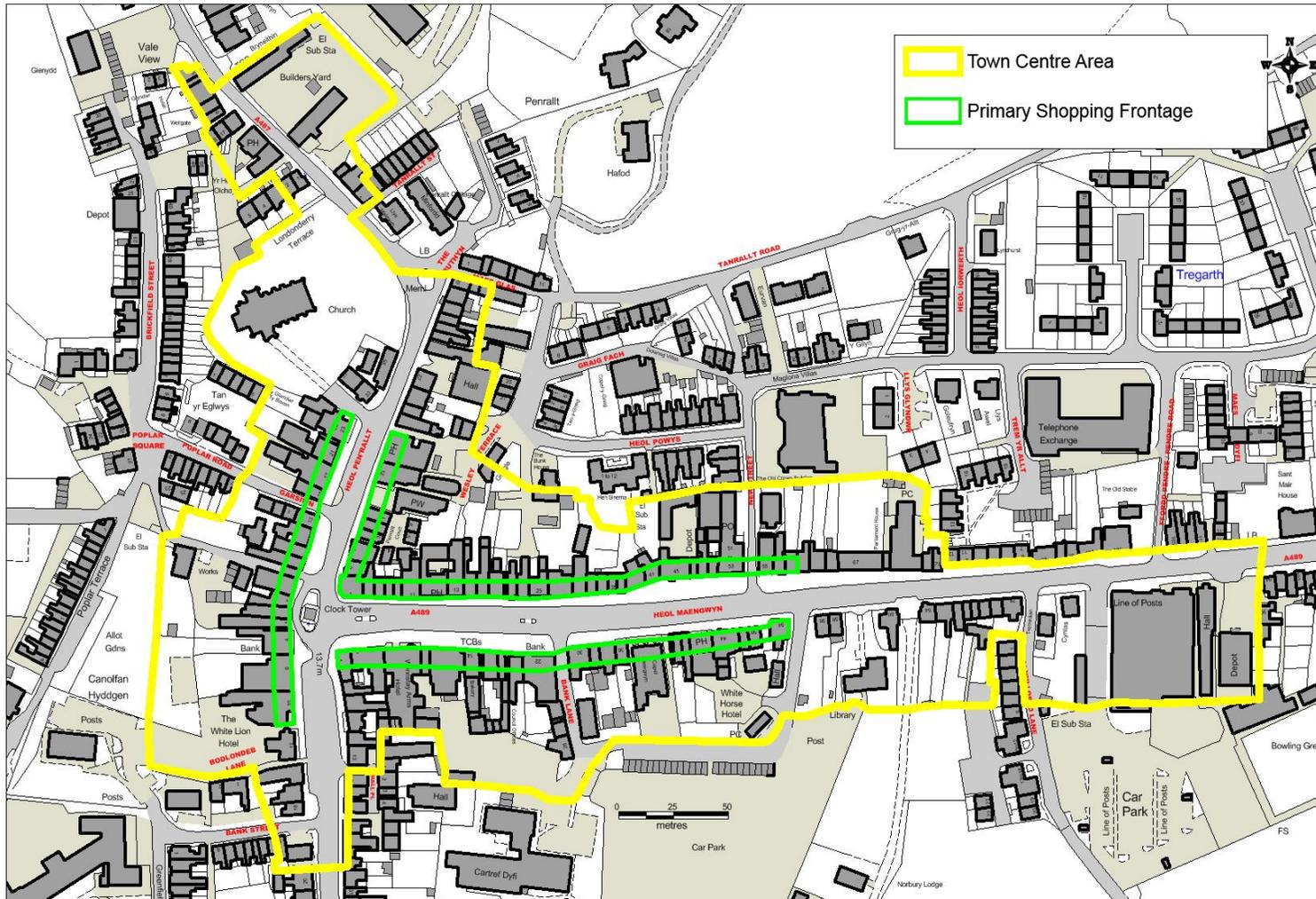
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Llanidloes



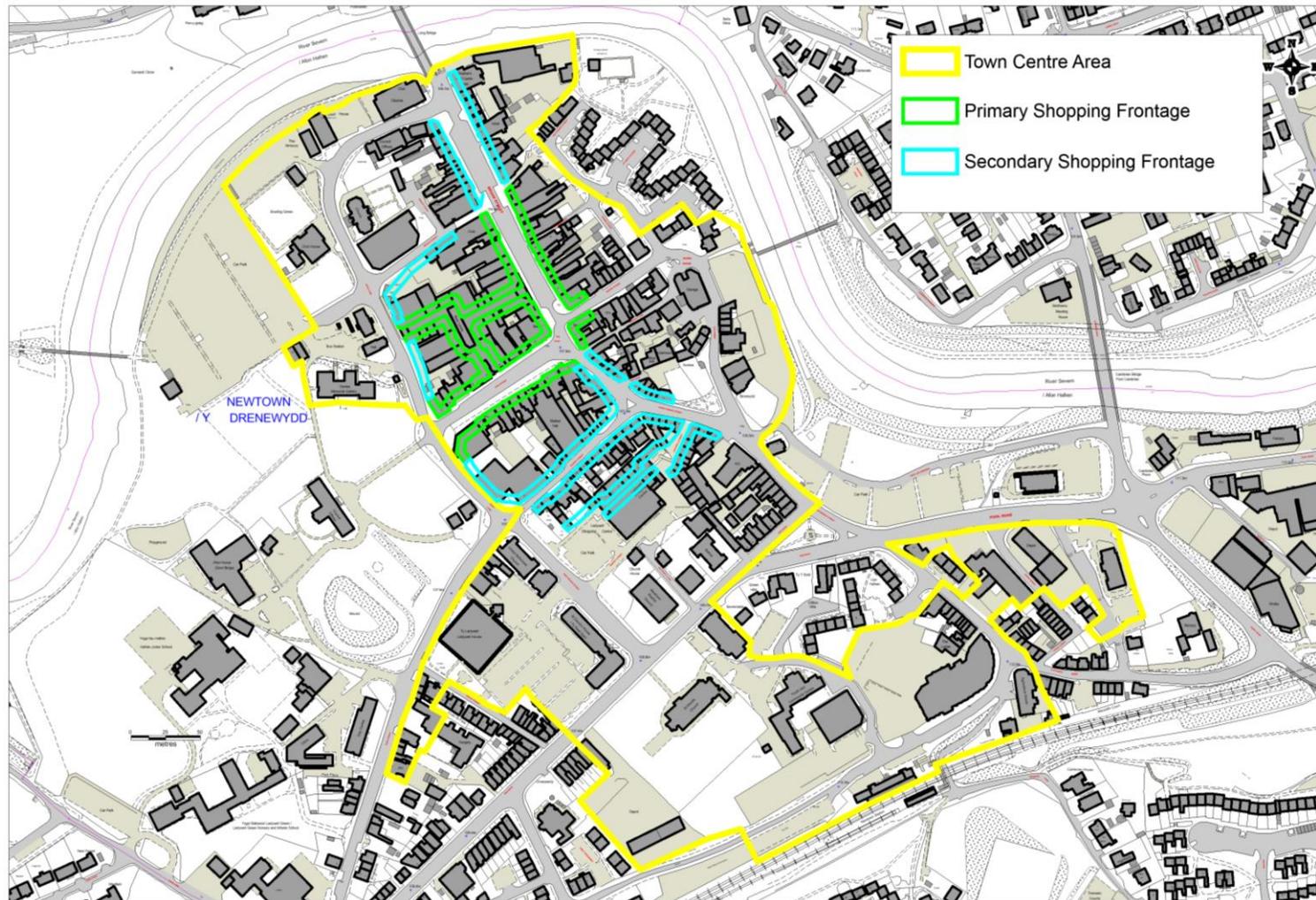
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Machynlleth



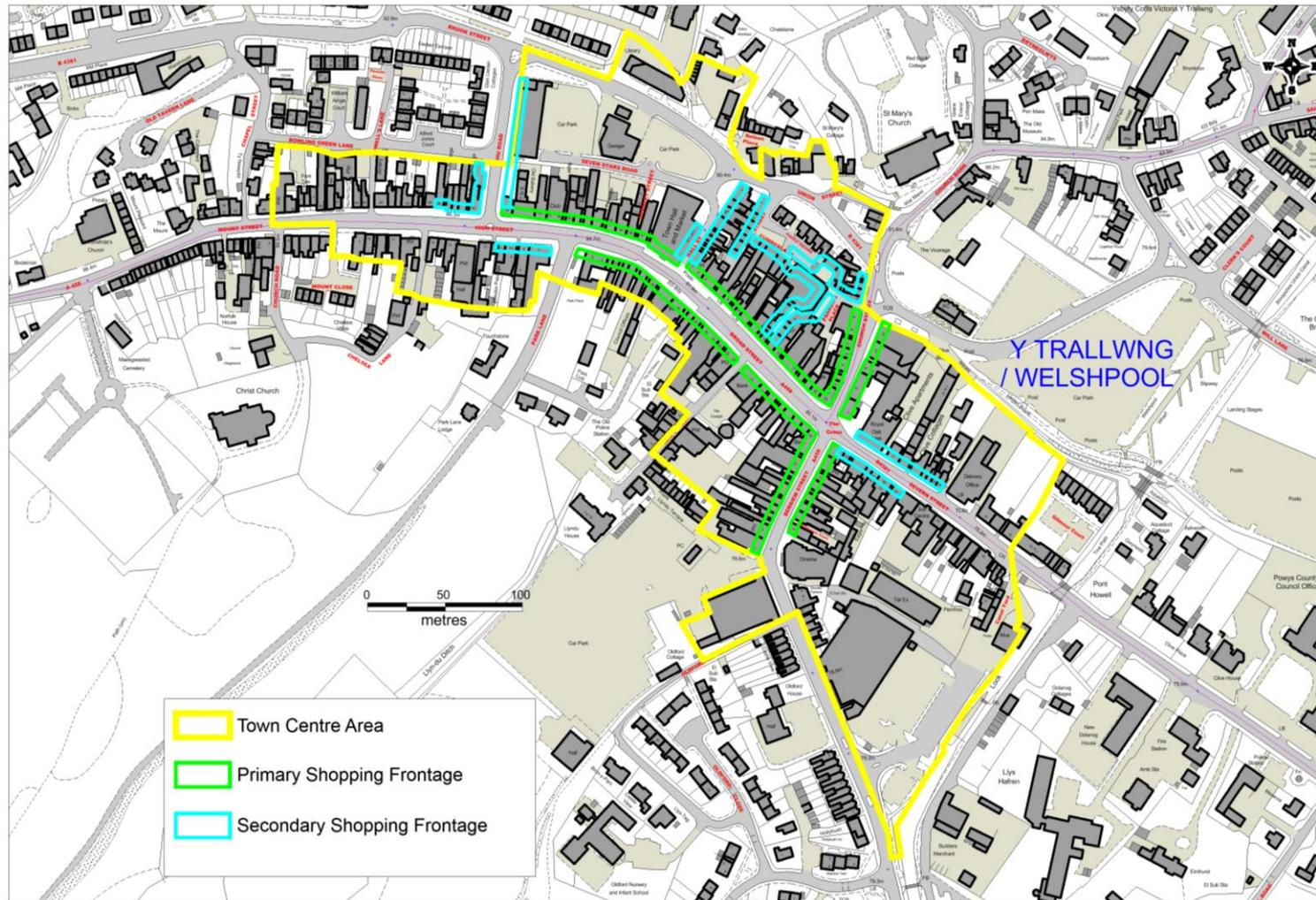
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Newtown



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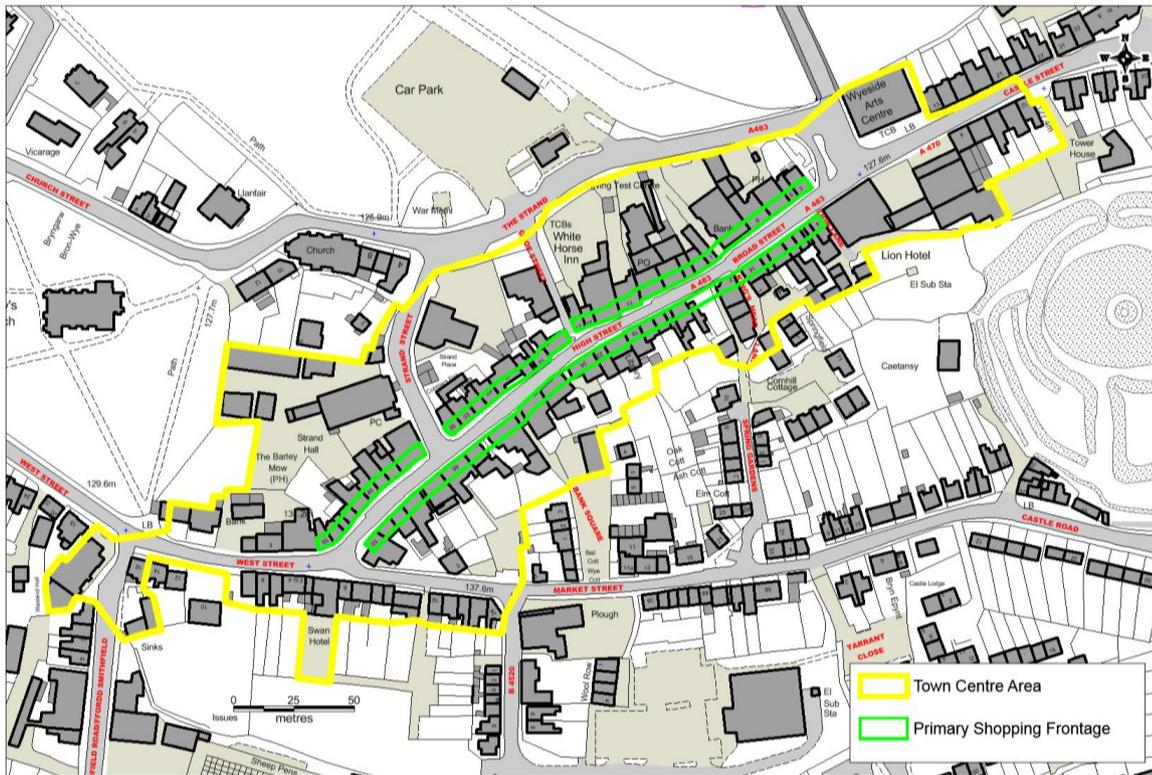
Welshpool



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District Retail Centres

Builth Wells



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Knighton



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Presteigne



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Rhayader



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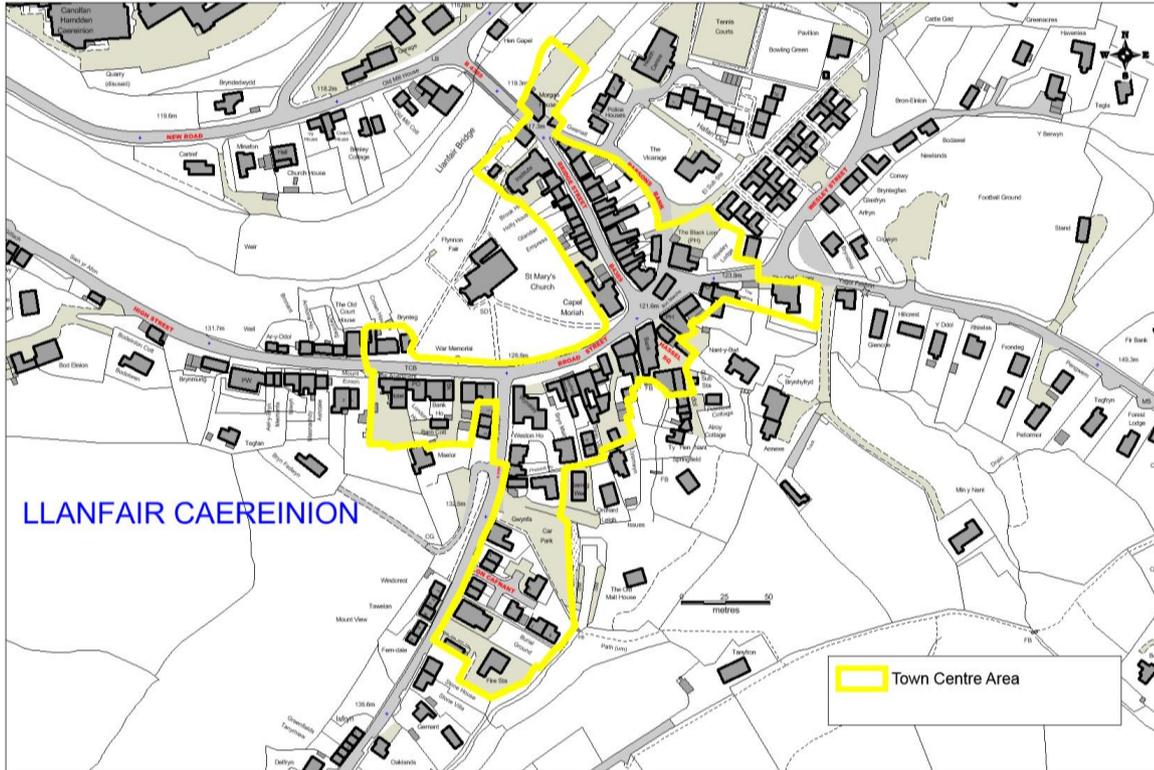
Ystradgynlais



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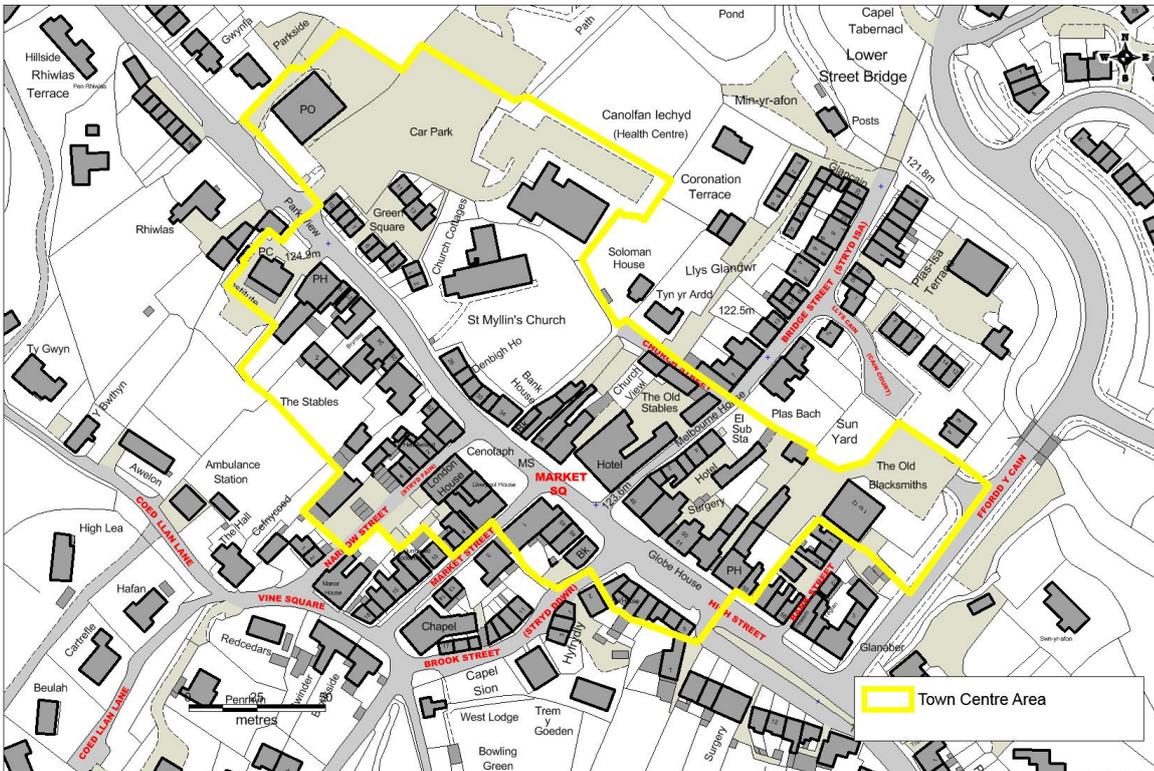
Local Retail Centres

Llanfair Caereinion



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Llanfyllin



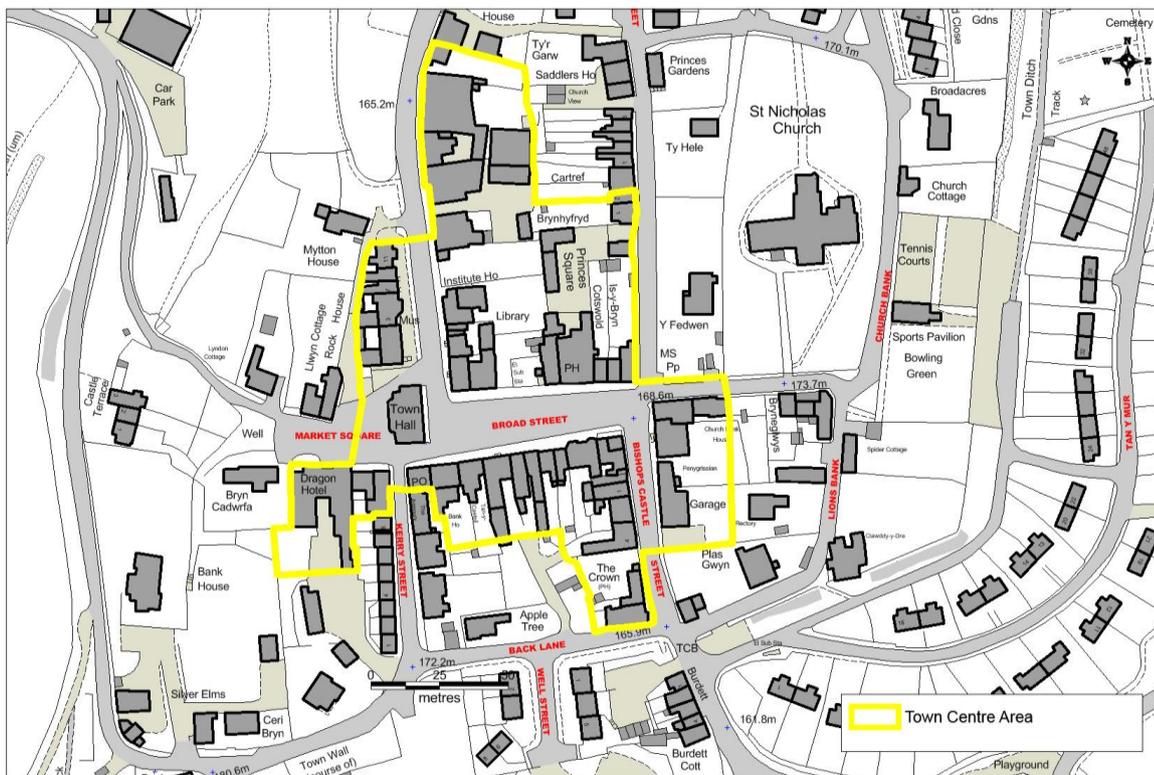
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Llanwrtyd Wells



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Montgomery



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