

Appendix A (PART 1):

**Schedule of Matters Arising Changes (MAC) proposed by the Council
(with the recommended MAC numbers in bold)**

MAC Number	Policy/Para	Matters Arising Changes
Executive Summary		
MAC1	4 th paragraph	<p>Amend the number of affordable homes to reflect the amended affordable housing target of the LDP:</p> <p>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 949 <u>952</u> affordable homes.</p>
1.0 Introduction		
MAC2	New paras. 1.5 and 1.7.	<p>Update the relevant text in the LDP regarding changes to national planning legislation and guidance and the Well-being of Future Generations (Wales) Act 2015 to clarify that the Act does not apply to the LDP:</p> <p><u>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:</u></p> <ul style="list-style-type: none"> <u>• 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</u> <u>• Strengthening the plan led approach - the Act introduces a legal basis for the preparation of a National Development Framework and Strategic Development Plans</u> <u>• 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</u> <u>• Frontloading and improving the development management system – the Act will introduce a statutory pre application procedure for defined categories of planning application</u> <u>• 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.</u> <p><u>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</u></p>

		<p>principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015.</p> <p><u>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 Act 2015.</u></p>
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2.0 The LDP's Context		
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MAC3	Para. 2.2.2	<p>Amend to clarify the extent of the LDP area:</p> <p><u>2.2.2 As shown in Figure 1 above, Powys' 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, that is Powys excluding the Brecon Beacons National Park 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.</u></p>
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MAC4	Para. 2.2.3 and new paras. 2.2.8-2.2.9.	<p>Amend and insert new paragraphs to expand the discussion of characteristics of the main settlement areas and their connections:</p> <p><u>2.2.3 The map in Figure 2 above shows the topography of Powys and demonstrates how Powys' upland areas such as the Berwyns and Cambrian Mountains are inter-dissected by many rivers valleys and their valleys 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 meant that resulted in the majority of larger settlements and main transport routes being are 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), and as a result of this many settlements are partially constrained by flood risk.</u></p>
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MAC5	Para. 2.2.12	<p>Amend to include reference to intensive agriculture and tourism in the LDP area:</p> <p><u>2.2.912 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 sheep farms....</u></p>
MAC6	Para.2.2.13	<p>Amend to expand description of the main settlement areas and their connections:</p> <p><u>2.2.4013 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. Retail provision is concentrated in the main towns including Brecon (BBNP), Builth Wells, Llandrindod Wells, Llanidloes, Machynlleth, Newtown, Welshpool and Ystradgynlais. Residents also shop out of the county in larger centres such as Aberystwyth, Cardiff, Hereford, Shrewsbury and Swansea particularly for higher order comparison retailing.</u></p>

<p>MAC7</p>	<p>New para. 2.3.8</p>	<p>Insert new paragraph to refer to legislation and national policy documents:</p> <p><u>2.3.8 In addition to the above, a number of other key pieces of legislation and national policy documents, some of which have come into effect during the later stages of the LDP process, have been considered in its preparation. Of relevance amongst these are:</u></p> <p><u><i>Planning (Wales) Act (2015):</i></u></p> <p><u>The Planning (Wales) Act 2015 – this principally amends the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 to introduce a number of reforms that strengthen the ‘plan-led’ approach to planning in Wales and improve the development management and enforcement systems.</u></p> <p><u><i>Environment (Wales) Act (2016):</i></u></p> <p><u>The Environment (Wales) Act puts in place legislation to plan and manage Wales’ natural resources in a more proactive, sustainable and joined-up way and to establish the legislative framework necessary to tackle climate change. Sustainable management of natural resources must be in a way that delivers outcomes for the environment, people, the economy and communities. Central to the Act is the need to adopt an integrated approach to managing our natural resources in order to achieve long-term sustainability.</u></p> <p><u><i>Historic Environment (Wales) Act 2016:</i></u></p> <p><u>The Act makes important changes to the two main UK laws that provide the legislative framework for the protection and management of the historic environment: the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act also gives more effective protection to listed buildings and scheduled ancient monuments, improves the sustainable management of the historic environment and introduces greater transparency and accountability into decisions taken on the historic environment. Some of the Act’s measures came into force in May 2016, but the majority will require further secondary legislation or other preparations before they are brought into effect at a later date. A further set of provisions came into force in May 2017 accompanied by newly published planning policy, advice and best-practice guidance. The Act also forms the core of an integrated 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.</u></p> <p><u><i>National Transport Plan 2011:</i></u></p> <p><u>The National Transport Plan 2011 establishes the framework for the creation of an integrated transport</u></p>
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		<p><u>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.</u></p> <p><u><i>Vibrant and Viable Places 2013:</i></u></p> <p><u>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.</u></p> <p><u><i>Creating an Active Wales 2010:</i></u></p> <p><u>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.</u></p> <p><u><i>Cymraeg 2050: a million Welsh speakers (July 2017):</i></u></p> <p><u>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 of 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.</u></p>
MAC8	<p>Paras. 2.3.12-2.3.14</p> <p>Paras. 2.3.8E-2.3.8F and paras. 2.3.8J-2.3.8L</p>	<p>Amend to provide earlier mention of how the LDP interacts with other LDPs. The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>2.3.8D 12 When preparing a LDP the local planning authority is required to make sure the Plan is sound and Test 1 of soundness seeks 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.</p>

	(deleted)	<p>2.3.8G<u>13</u> Each of the neighbouring <u>local planning</u> authorities (<u>See Figure 1</u>) has been fully consulted at every stage of the LDP's preparation to ensure alignment between respective LDPs. Some of these authorities have responded with comments but no cross-boundary issues or conflicts have emerged during the consultation process.</p> <p>2.3.8H <u>14</u> Special Particular regard has been given to the adopted or emerging LDPs of the Brecon Beacons National Park and Snowdonia National Park respectively to ensure both the respective Plans are compatible and complement each other <u>and due care and regard has also been taken to the special purposes of the National Parks.</u></p>
MAC9	Paras. 2.3.20 – 2.3.21	<p>Deletion of text to avoid confusion between high-level strategies in terms of targets and definition of housing need:</p> <p>2.3.44<u>20</u> 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. The LHS does not have an affordable homes target itself, although it directs social housing for rent to areas of greatest need.</p> <p>2.3.45<u>21</u> 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. The affordable housing policies in the LDP correlate to the definition of <i>in housing need</i> as defined through the Common Housing Register and Common Allocations Policy (derived from the LHS).</p>
3.0 The LDP Strategy		
MAC10	Para. 3.0.1 (ii) (b)	<p>Insert reference to safeguarding resources:</p> <p>(b) A Spatial Strategy that describes the sustainable distribution, location and pattern of development and growth being planned to achieve the vision and objectives <u>and the safeguarding of strategic resources and assets.</u></p>
MAC11	Para. 3.1.3	<p>Insert additional cross-references to key issues under the following LDP objectives:</p> <p>LDP Objective 1 – Meeting Future Needs (Key Issues and Considerations: 6, 7, 9, 10, 19, 20, 21, <u>22</u>, 23, 24, 26, 27, <u>29</u>, 30, 33)</p>

		<p>LDP Objective 2 – Sustainable Settlements and Communities (Key Issues and Considerations: 5, 6, 7, 9, <u>16</u>, 19, 32, 33, 36, <u>37</u>, 41)</p> <p>LDP Objective 6 – Vibrant Economy (Key Issues and Considerations: 1, 4, 5, 7, 9, 20, <u>22</u>, 33, <u>37</u>)</p> <p>LDP Objective 9 – Infrastructure and Services (Key Issues and Considerations: 5, 9, 19, 32, 33, 34, 35, <u>37</u>, 38, 39, 40, 41, 45)</p> <p>LDP Objective 10 – Important Assets Key Issues and Considerations: <u>9</u>, 12, 13, 14, 15, <u>25</u> 39, <u>46</u>, <u>47</u>, 48)</p> <p>LDP Objective 16 – Community Well-being (Key Issues and Considerations: 8, 9, <u>27</u>, 32, 34)</p>
MAC 12	Para.3.1.3	<p>Insert reference to align the objective with amendments to Policy SP5 and Policy SP6:</p> <p>LDP Objective 3 – Efficient Use of Land ...To apply a general presumption against unsustainable development in the open countryside <u>including the undeveloped coast</u>, development on soils of high environmental and agricultural value and important mineral resources which are recognised as finite resources.</p>
MAC13	Para. 3.1.3	<p>Insert additional wording to address matters identified in SoCG between PCC, SPEN and WPD (ED078):</p> <p>LDP Objective 9 – Infrastructure and Services To support the provision of <u>new</u> infrastructure and services to meet the future needs of Powys' communities.</p>
MAC14	Para. 3.1.3	<p>Insert additional wording to reflect the scope of the revised Policy SP7:</p> <p>LDP Objective 10 – Important Assets To support the operation and development of <u>locally</u>, regionally and nationally important assets located in Powys.</p>
MAC15	Para. 3.1.3	<p>Delete wording to align with revised wording of Policy DM2:</p> <p>LDP Objective 11 – Natural Heritage To conserve and protect Powys' land, air and water resources important for environmental quality,</p>

		geodiversity and biodiversity and where possible to ensure development enhances them_ and produces a net gain for biodiversity.
MAC16	Para. 3.2.1	<p>Insert additional wording into the Strategy Statement to ensure that historic environment features are dealt with by the LDP:</p> <p>...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 and built and historic environment are fully embedded...</p>
MAC17	<p>Paras. 3.2.4 – 3.2.7</p> <p>Para. 3.3.21 (deleted)</p>	<p>Re-word 3.2 (a) of the Strategy Section to clarify how components work and interrelate. The deleted para. is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion:</p> <p>3.3.12.4 This section describes the levels of development planned by the LDP including housing, employment and retail land uses. The growth element of the LDP Strategy is levels of growth are 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. the feedback received from consultation and involvement in preparing the plan.</p> <p>Housing Growth</p> <p>This section informs Strategic Policy SP1 – Housing Growth</p> <ul style="list-style-type: none"> • LDP Housing Requirement 2011-2026 = 4,500 dwellings <p>How the components of the Growth Strategy inform the strategic direction of the Plan</p> <p>3.3.19a 2.5 The evidence on needs within the Powys LDP area informs a <u>spatial Sstrategy that will primarily be led by which will be led primarily by housing growth. The LDP evidence identifies a Dwelling Requirement Figure of 4,500 including an affordable housing target of 952 new affordable homes</u> The need for new homes stems from population change together with changes in household composition and characteristics...</p> <p>3.3.19 2.6 In addition, the LDP evidence base identifies an <u>Employment Land Provision of 45 hectares....</u>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.</p>

		<p>3.3.20 <u>2.7</u> ...However, the retail needs assessment did not identify short-term opportunities for retail growth because of the sufficiency of existing retail provision. <u>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.</u></p>
MAC18	<p>Paras. 3.2.8. Paras. 3.4.2-3.4.3 (deleted)</p>	<p>Amend text for brevity and clarity. The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion:</p> <p>This section informs Strategic Policies SP5 – Settlement Hierarchy and SP6 – Distribution of Growth Across the Settlement Hierarchy.</p> <p>3.4.12.8 Having identified the main development needs in Powys for the plan period 2011-2026, it is important that the plan develops a <u>the LDP will, through the spatial strategy, to guide and distribute development to sustainable locations in whilst protecting important strategic resources and assets. accordance with the LDP's objectives 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.</u></p>
MAC19	<p>Para. 3.2.9-3.2.10 Para. 3.4.5 (deleted)</p>	<p>Amend description of settlement hierarchy for clarity. The deleted para. is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>Powys' Sustainable Settlement Hierarchy</p> <p><u>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.</u></p> <p>3.4.4.2.10 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. <u>Regard has been had to infrastructure and environmental constraints that may limit a settlement's ability to accommodate new growth.</u></p>
MAC20	Para. 3.2.11	Amend to refer to the undeveloped coast as included within the Open Countryside:

		<p>3.4.6 2.11 As a result of the analysis and judgement, the LDP settlement hierarchy comprises:</p> <ol style="list-style-type: none"> 1. Towns 2. Large Villages 3. Small Villages 4. Rural Settlements 5. Open Countryside <u>including the undeveloped coast</u>
<p>MAC21</p>	<p>Para. 3.2.23 and new paras. 3.2.25 – 3.2.26</p>	<p>Amended and additional text to clarify the approach towards housing development in Rural Settlements:</p> <p>Rural Settlements</p> <p>3.4.182.23 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:</p> <ul style="list-style-type: none"> • Historically recognised / named settlements; and • located in a rural setting and contain at least 10 closely grouped dwellings; and • can be clusters of dwellings or more dispersed. • <u>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.</u> <p>3.2.25 <u>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.</u></p> <p>3.2.26 <u>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.</u></p>
<p>MAC22</p>	<p>Para. 3.2.27 and new para. 3.2.28</p>	<p>Amend hierarchy to include undeveloped coast:</p> <p>Open Countryside including the Undeveloped Coast</p> <p>3.4.20-2.27 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. <u>The undeveloped coast within Powys includes the area that has a tidal influence near the Dyfi estuary, south west of Machynlleth.</u></p>

		<p><u>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).</u></p>
MAC23	Para. 3.2.30 and new para. 3.2.31	<p>Insertion of amended and new text to describe how the Spatial Strategy supports the safeguarding strategic resources and assets:</p> <p><u>The Safeguarding of Strategic Resources and Assets</u></p> <p><u>3.6.7-2.30 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. Policy SP7 safeguards Important strategic resources and assets, which are considered of national importance, are therefore, safeguarded from unacceptable development so as to protect them for the future well-being of the county. Whenever possible, Where appropriate, safeguarded assets and resources are shown on the Proposals Map.</u></p> <p><u>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.</u></p>
MAC24	New paras. 3.3.6-3.3.8	<p>Additional text to confirm the Council's position following the release of Welsh Government's 2014 household projections:</p> <p><u>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.</u></p>

		<p><u>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.</u></p> <p><u>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.</u></p>
MAC25	Para. 3.3.10	<p>Insert reference to the Planning Performance Framework:</p> <p>4.6.3 <u>3.3.10</u> 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.</p>
MAC26	Policy SP3	<p>Delete superfluous text. Amend policy to include a revised Affordable Housing Target; to set out the measures for affordable housing provision separately; and to make reference to affordable housing remaining available to those in local need:</p> <p>Affordable Housing Needs</p> <p>This section informs Strategic Policy SP3 – Affordable Housing Target.</p> <p>LDP Affordable Housing target = 949 affordable dwellings homes</p> <p><u>Strategic Policy SP3 – Affordable Housing Target</u></p> <p><u>Over the Plan period 2011-2026, the LDP will seek to provide 949 <u>952</u> affordable dwellings- through the following measures:</u></p>

		<p><u>1. Setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with Policy H5; and</u></p> <p><u>2. Providing a framework for determining affordable housing exception sites in accordance with Policies H1 and H6.</u></p> <p>Affordable dwellings will be required in accordance with Policy H4 or permitted in accordance with policies H5 and H7.</p> <p><u>The provision of aAffordable dwellings housing will be controlled to ensure that they dwellings remain affordable and available to those in local need in perpetuity.</u></p>
MAC27	Para. 3.3.18	<p>Amend to reflect the revised LDP Affordable Housing Target, insert an authority wide-target for affordable homes, and additional wording for consistency with Policy H5:</p> <p><u>3.3.17-18 An affordable housing target of 949 952 dwellings homes is set for the LDP. This is 21% of the LDP dwelling requirement and has had regard to the findings of the Local Housing Market Assessment (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.....</u> The conclusions of this assessment are reflected in the affordable housing target contributions set out under Policy H4-H5 and the affordable housing target...</p>
MAC28	Para. 3.3.19 – sub para. 2.	<p>Amend the number of affordable homes from allocated sites as part of the revised LDP Affordable Housing Target:</p> <p>2. 656 <u>659</u> affordable homes from allocated sites as set out in Appendix 1 and other sites in accordance with Policy H4-H5;</p>
MAC29	New paras. 3.3.20-3.3.23	<p>Insert additional text to explain the approach towards exception policies, size, type and tenure, securing affordable housing in perpetuity, and the definition of local need, as a consequence of moving aspects into Policy SP3 from other affordable housing policies:</p> <p><u>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</u></p>

		<p><u>requirements that will apply to affordable housing on exception sites.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p>MAC30</p>	<p>Policy SP4</p>	<p>Delete superfluous text. Amend policy to clarify the expected split of convenience / comparison and details of overall floorspace, and to clarify the approach to convenience and comparison floor space:</p> <p>Retail Growth</p> <p>This section informs Strategic Policy SP4 – Retail Growth</p> <p><u>Strategic Policy SP4 – Retail Growth</u></p> <p><u>To meet future retail needs over the Plan period 2011-2026, 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. 0.4 ha of land is allocated on a mixed use site for the</u></p>

		<p>development of new retail floor-space.</p> <p><u>Land for local retail convenience floor-space is allocated by Policy R1A-R2. Any additional need for convenience and comparison floorspace elsewhere should be accommodated in existing vacant premises.</u></p>				
<p>MAC31</p>	<p>Policy SP5</p>	<p>Insert reference to the Undeveloped Coast to clarify how the LDP takes this into account as required by Planning Policy Wales:</p> <p><u>Strategic Policy SP5 – Settlement Hierarchy</u></p> <p>...The sustainable settlement hierarchy comprises:</p> <p>Towns Large Villages Small Villages Rural Settlements Open Countryside <u>including the Undeveloped Coast</u></p> <table border="1" data-bbox="600 802 1386 1134"> <thead> <tr> <th data-bbox="600 802 833 906">Settlement Tier</th> <th data-bbox="833 802 1386 906"><u>Settlements in the Powys LDP Area</u> Settlements</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 906 833 1134">Open Countryside <u>including the Undeveloped Coast</u></td> <td data-bbox="833 906 1386 1134">Land outside the (development) boundaries of defined settlements <u>including the undeveloped coast associated with the Dyfi estuary.</u></td> </tr> </tbody> </table>	Settlement Tier	<u>Settlements in the Powys LDP Area</u> Settlements	Open Countryside <u>including the Undeveloped Coast</u>	Land outside the (development) boundaries of defined settlements <u>including the undeveloped coast associated with the Dyfi estuary.</u>
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<p>MAC32</p>	<p>Policy SP5 (table)</p>	<p>Amend definition of Rural Settlements:</p> <table border="1" data-bbox="600 1273 1386 1417"> <thead> <tr> <th data-bbox="600 1273 833 1377">Settlement Tier</th> <th data-bbox="833 1273 1386 1377"><u>Settlements in the Powys LDP Area</u> Settlements</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1377 833 1417">Rural</td> <td data-bbox="833 1377 1386 1417">These are not listed but will be</td> </tr> </tbody> </table>	Settlement Tier	<u>Settlements in the Powys LDP Area</u> Settlements	Rural	These are not listed but will be
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		Settlements	assessed against the following criteria: <ul style="list-style-type: none"> Historically recognised / named settlements; and located in a rural setting and Contain at least 10 closely grouped dwellings; and can be clusters of dwellings or more dispersed. <u>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.</u> 	
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MAC33	Policy SP6 (table)	Amend parts of the table to reflect changes to Policy H1 and to refer to the approach towards the undeveloped coast and agricultural development:		
		Category	Type of Development	
		Towns: At least 50% of the Plan's housing growth and the Plan's employment land within:		
		1. Towns	Housing and Employment: ...Additionally affordable housing will be permitted on exception sites <u>forming logical extensions to the settlement.</u>	
		Large Villages: At least 25% of the Plan's housing		

		<p>growth and up to 20% of the Plan's employment land within:</p>	
		<p>2. Large Villages</p>	<p>Housing:</p> <p>...Additionally affordable housing will be permitted on exception sites <u>forming logical extensions to the settlement.</u></p>
		<p>Small Villages: No more than 10% of the Plan's housing growth within:</p>	
		<p>3. Small Villages</p>	<p>Housing:</p> <p>Open M<u>arket</u> housing development will be restricted to small infill plots (suitable to accommodate <u>capable of accommodating one or two dwellings maximum</u>) or to mixed schemes on larger infill sites (<u>capable of accommodating five dwellings maximum</u>) provided the scheme is for no more than <u>two open market houses plus affordable housing.</u> unless larger scale infill development is identified in a community-led Village Action Plan.</p> <p>Additionally <u>limited</u> affordable housing will be permitted on <u>either infill sites or exception sites forming logical extensions</u></p>

			<p><u>to the settlement.</u></p> <p>Single Rural Affordable Homes to meet local need will be permitted on suitable sites where well-integrated into the settlement.</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>...Single rural affordable homes to meet local need in perpetuity will be permitted on suitable sites where well-integrated into a rural settlement.</p>	
<p>5. Open Countryside including the <u>Undeveloped Coast</u></p>			<p><u>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.</u></p> <p><u>Development proposals will need to comply with relevant national policy including Planning Policy Wales and TANs including:</u></p> <p><u>TAN6: Planning for Sustainable Rural Communities</u></p>	

		<p><u>TAN 23: Economic Development</u></p> <p><u>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.</u></p> <p><u>Agriculture:</u></p> <p><u>Proposals will be assessed against national policy and all relevant policies of the Plan. TAN6 relates to planning for sustainable rural communities and includes agricultural and forestry development as well as rural diversification.</u></p>
MAC34	<p>Para. 3.3.31, and new paras. 3.3.35-3.3.36</p>	<p>Amendments for clarity and additional text to explain the approach in the LDP towards the open countryside including the undeveloped coast:</p> <p>3.6.6-3.31 To reinforce the sustainable settlement hierarchy and create a sustainable pattern of development which focuses upon the most appropriate town and village locations, the LDP Strategic Policy SP6 distributes growth according to the following policy: <u>across the settlement hierarchy.</u></p> <p><u>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 the 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.</u></p> <p>3.3.36 In line with national policy, development proposals requiring a coastal location will generally be</p>

		<p><u>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.</u></p>
<p>MAC35 (PART)</p>	<p>Policy SP7</p>	<p>Amend to identify further strategic resources and assets to be safeguarded by the LDP and to remove reference to names of specific National Trails:</p> <p><u>Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets</u></p> <p>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.</p> <p>The following have been identified as strategic resources and assets in Powys:</p> <ol style="list-style-type: none"> 1. Land designated at international, European and/or national level for environmental protection. 2. Registered Historic Landscapes <p><u>Historic environment designations, including:</u></p> <ul style="list-style-type: none"> <u>i). Registered Historic Landscapes</u> <u>ii). Registered Historic Parks and Gardens</u> <u>iii) Scheduled Ancient Monuments and other archaeological remains</u> <u>iv) Listed Buildings and their curtilages</u> <u>v) Conservation Areas</u> <u>vi) Historic Assets of Special Local Interest</u> <p><u>AND the setting of designations i), ii,) iii), iv) and v).</u></p> 3. National Trails (Offa's Dyke Path and Glyndwr's Way). <p><u>Recreational Assets, including:</u></p> <ul style="list-style-type: none"> <u>i) National Trails</u>

		<p><u>ii) Public Rights of Way Network</u></p> <p><u>iii) Recreational Trails</u></p> <p><u>iv) National Cycle Network.</u></p> <p>4. <u>The valued characteristics and qualities of the landscape throughout Powys.</u></p> <p>5. 4. Sennybridge (Ministry of Defence) Training Area.</p> <p>6. 5. Mineral Resource Areas.</p> <p>7. 6. Proposed Strategic Infrastructure Routes (if and when identified).</p>
<p>MAC36</p>	<p>Para. 3.3.37, new para. 3.38, and para. 3.3.40</p>	<p>Amend wording for clarity and additional text to refer to signposting information relating to historic environment designations, public rights of way and recreational routes:</p> <p>3.6.7 3.37 Powys contains many resources and assets of national, regional and local importance. Policy SP7 safeguards important strategic resources and assets, which are considered of national importance, from unacceptable development so as to protect them for the future well-being of the county. Whenever possible, 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.</p> <p><u>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:</u></p> <p><u>http://www.nationaltrail.co.uk/</u> <u>https://www.ldwa.org.uk/</u> <u>http://www.bhsaccess.org.uk/ridemaps/Ridingmap.php?file=Ridemaphome</u></p> <p><u>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:</u> <u>http://www.powys.gov.uk/en/roads-transport-and-parking/active-travel/ or,</u></p>

		<p>http://www.sustrans.org.uk/wales/our-work-wales</p> <p>3.6.9 3.40 Only development proposals that are compatible with <u>will not have an unacceptable impact</u> on the asset / resource and the purposes for which it is safeguarded should be permitted...</p>
MAC37 (PART)	Para. 3.3.41	<p>Additional text to clarify the approach to be taken by the LDP towards Offa's Dyke and archaeology:</p> <p>3.6.10 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 heritage <u>historic</u>, recreational, tourism and visual / landscape assets. <u>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.</u></p>
MAC38	Para. 3.3.42 and new para 3.3.43	<p>Amend wording for clarity and include additional cross-references to other LDP policies and to the list of SPG within Appendix 2 of the LDP:</p> <p>3.6.11 3.42 The County's resources of both built, <u>historic</u> and natural assets / resources are various and numerous. It is recognised that many will be protected by <u>planning related legislation and policy and other forms of protection</u> beyond the planning system. The Plan does not seek to duplicate such protection. Aside from the strategic level, <u>safeguarding detailed in this policy</u>, 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:</p> <p>Environment (DM2).</p> <p><u>Protection of Existing Employment Sites</u> (DM17 <u>DM16</u>).</p> <p>Existing Community Facilities (DM11).</p> <p>Landscape (DM3 <u>DM4</u>).</p> <p>Minerals (DM7 DM8 and <u>DM9</u>).</p>

		<p>Public Open Space including Allotments (DM2A <u>DM3</u>).</p> <p><u>Design and Resources (DM13).</u></p> <p>Tourism (TD2, TD3).</p> <p>Transport (T1, T1A, T2).</p> <p><u>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.</u></p>
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4.0 Policies for Making Planning Decisions

MAC39	Policy DM1	<p>Amended part of policy wording for clarity and delete part of text as this has been re-located to the reasoned justification of Policy DM1:</p> <p>Where on-site provision or mitigation is not appropriate, off-site provision, or a financial contribution towards it, will <u>may</u> be sought.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>In the event that <u>Should it be demonstrated that for viability reasons considerations indicate that not all of the identified contributions can be reasonably required, priority contributions will be determined on the basis of the individual circumstances of each case.</u></p>
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<p>MAC40</p>	<p>Para. 4.2.1</p>	<p>Amend to include text re-located from Policy DM1:</p> <p>4.2.1 The Council will only look to use planning obligations where planning conditions are considered inappropriate. Listed below are typical examples of planning obligations which will be sought where these are relevant and reasonably related to the proposal, and required to enable it to proceed: <u>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:</u></p> <ul style="list-style-type: none"> • Provision or improvement of essential infrastructure or utilities required to serve a development. • Affordable housing in residential developments. • Provision or improvement of community, educational, health, recreation and open space facilities required to serve a development. • Support for sustainable modes of transport, improved traffic management, and rights of way in relation to the development. • Securing financial contributions (commuted sums) in lieu of provision such as a contribution towards public transport services or affordable housing. • Mitigation measures that support the protection and enhancement of Welsh language and culture in Welsh speaking strongholds. • Measures that mitigate the adverse impacts of development. <ul style="list-style-type: none"> • <u>Essential infrastructure or utilities.</u> • <u>The provision of affordable housing within residential developments.</u> • <u>Community, educational, health, recreation, leisure and open space facilities.</u> • <u>Transport infrastructure including sustainable transport measures and the rights of way network.</u> • <u>Renewable/low carbon energy infrastructure.</u> • <u>Ecological mitigation.</u> • <u>Welsh Language mitigation.</u> • <u>Other facilities and services and/or mitigation measures as considered necessary.</u>
<p>MAC41 (PART)</p>	<p>Policy DM2</p>	<p>Additional text to differentiate the weight and testing that is to be applied to the different designations at European, national level and local level; to identify further local site designations; revision of terminology used; to delete reference to 'net gain'; and amendments for clarity. Re-structuring of policy as recommended within the Habitats Regulations Assessment Screening Report (September 2017):</p>

Policy DM2 – The Natural Environment

~~5. At the site level, proposals for Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests to produce a net gain both at the particular site, including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.~~

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

~~1. Site Designations, Habitats and Species~~

~~1. The important habitats, species and site designations, habitats and species listed below from i. to vi. are afforded the highest levels of protection and will be protected from any development that would harm their distinctive features or characteristics. through European legislation including:~~

~~A. i. European Protected 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.

~~ii. European Protected Habitats (Natura 2000 Annex 1 habitats).~~

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2010 (as amended) (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:

- a) The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and
- b) There is no satisfactory alternative; and
- c) 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. ~~iii.~~ National Nature Reserves and Sites of Special Scientific Interest;

B. ~~iv.~~ Protected Species including those listed in the Habitats Directive (Natura 2000 Annex 2 Species) and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;

C. ~~v.~~ 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. ~~vi.~~ 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. ~~vii.~~ Local Nature Reserves;
- B. ~~vi.~~ Local Biodiversity Action Plan Habitats and Species;
- C. ~~viii.~~ Wildlife Trust Reserves, ~~and Sites.~~ Road Verge Nature Reserves, Sites of Interest for Nature Conservation and Local Wildlife Sites;
and
- D. ~~ix.~~ Regionally Important ~~Geological~~ Geodiversity Sites and Geological Conservation Review Sites.

~~In relation to site designations vii. to ix. below, d~~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. (a) They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or

		<p>ii. (b) The development could not reasonably be located elsewhere; and</p> <p>a) The benefits of the development outweigh the natural heritage importance of the site, <u>habitat or species</u>; and</p> <p>b) (c) Mitigation and/or compensation measures will need to be agreed <u>are provided</u> where adverse effects are unavoidable.</p> <p>4. 2. The achievement of the Water Framework Directive’s overarching objectives.</p> <p>5. 3. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.</p>
MAC42	Para. 4.2.7	<p>Additional text to reference NRW guidance:</p> <p>4.2.7 ...<u>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).</u></p>
MAC43	Para. 4.2.8	<p>Additional and amended text to reflect additions to the local site designations identified in Policy DM2 and to refer to the Biodiversity SPG:</p> <p>4.2.8 In addition to Amongst the designated sites listed above there are also <u>Sites of Interest for Nature Conservation (SINC) and areas that are, or are being, designated as Local Wildlife Sites (LWS) across the county. These locally important sites reflect the terminology used in PPW (para 5.3.11) and Wales Biodiversity Partnership Guidelines for Selection of Local Sites in Wales (2008). have passed, and are being protected by,</u> <u>They are selected using a standard set of criteria justifying their importance for wildlife and are identified and monitored by the Wildlife Trusts (Brecknock, Montgomeryshire and Radnorshire). SINC and LWS are under continual review and not all qualifying sites have been identified or designated. Developers and applicants are therefore encouraged to contact the Local Records Centre to determine how their proposal might relate to or impact upon any candidate or recognised SINC or LWS. Further details of this will be outlined in the Biodiversity SPG.</u></p>
MAC44	Policy DM3	<p>Amend policy wording to include the requirements re-located from deleted Policy DM13 (9) and revisions to terminology used for clarity:</p>

		<p><u>Policy DM2A DM3 - Public Open Space</u></p> <p>Development proposals will only be permitted where they do not compromise or have an unacceptable adverse effect on an existing area of Open Space, complete or in part, as identified in the Open Space Assessment, unless it can be demonstrated that:</p> <p><u>Development proposals either partially or wholly located on existing Open Space will only be permitted where it can be demonstrated that:</u></p> <ol style="list-style-type: none"> 1. <u>i.</u> There is an excess of such provision in the area; and 2. <u>ii.</u> There is no longer a requirement for that type of open space in the area; and 3. <u>iii.</u> The site would not be suitable to provide an alternative type of Open Space for which there is a shortfall; and <u>or</u> <ol style="list-style-type: none"> <u>iv.</u> 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. <p><u>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.</u></p>
<p>MAC45</p>	<p>Para. 4.2.17, paras 4.2.22-4.2.23, new para. 4.2.24, and para. 4.2.26</p>	<p>Additional text for clarity; updating figures to current Field in Trust Standards; and insert re-located text from reasoned justification of deleted criterion 9 of Policy DM13:</p> <p>4.2.44<u>17</u> 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. <u>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.</u></p> <p>4.2.19</p> <p>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.</p>

		<table border="1"> <thead> <tr> <th>Type</th> <th>Per 1000 of population</th> </tr> </thead> <tbody> <tr> <td>Pitch Sports</td> <td>1.72ha 1.20Ha</td> </tr> <tr> <td>All Sports</td> <td>1.76ha 1.60Ha</td> </tr> <tr> <td>Designated Equipped Playing Space</td> <td>0.25ha</td> </tr> <tr> <td>Accessible Natural Green Space (CCW toolkit standard)</td> <td>2ha</td> </tr> </tbody> </table> <p>4.6.43A <u>4.2.22 Provision of Open space.</u> All development proposals should incorporate an area(s) for passive, informal recreation appropriate to the scale and type of the proposal (<u>see Policy DM13</u>)....</p> <p>4.6.44A <u>4.2.23</u>For developments of more than <u>more than</u> ten dwellings or <u>more</u> 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.</p> <p><u>4.2.24</u> In order to ensure the continued use of the open space, arrangements must be in place for its long term aftercare and maintenance.</p> <p>4.6.46A & 4.6.47A <u>4.2.26</u> ...Further details on the approach to be taken in relation to Open Space will be given in Supplementary Planning Guidance (SPG) (<u>See Appendix 1</u>).</p>	Type	Per 1000 of population	Pitch Sports	1.72ha 1.20Ha	All Sports	1.76ha 1.60Ha	Designated Equipped Playing Space	0.25ha	Accessible Natural Green Space (CCW toolkit standard)	2ha
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MAC46	Para. 4.2.27	<p>Amend text for clarity and delete reference to BBNP Plan Policy:</p> <p><u>Landscape</u></p> <p>4.2.23 <u>4.2.27</u> The character and quality of Powys’ landscape is one of its most important assets and is a product <u>being a combination</u> of its natural history and geology and the influence of human activity <u>on these natural assets</u>. Maintaining the distinctiveness of Powys’ landscape is an important factor in safeguarding the quality of its environment and ensuring the social, cultural and economic well-being of the area. It can help in attracting <u>The quality of the Powys’ landscape helps attract</u> inward investment and <u>creates</u> employment opportunities;. <u>It is important for the tourism industry and in providing</u> also provides an attractive setting <u>and sense of place</u> in which local people can live and work. Proposals for development will also be considered against the impacts they might have on the special qualities or purposes of the adjoining National Parks, and Areas of Outstanding Natural Beauty.</p>										
MAC47	Policy DM4	Delete previous Policy DM3 and replace with new Policy DM4 to provide clear definition of where the policy applies and its implementation; and expand on the role of LANDMAP as a tool for assessing proposals										

		<p>expanded on in the reasoned justification. The deleted policy is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>Policy DM3 DM4 – Landscape</p> <p><u>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.</u> <u>All proposals will need to:</u></p> <p><u>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</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
<p>MAC48</p>	<p>Paras. 4.2.24-4.2.25 (deleted)</p> <p>New paras. 4.2.28- 4.2.33, and new para. 4.2.36</p>	<p>Delete previous reasoned justification to Policy DM3 and replace with new text in order to support the policy as amended (policy DM4). The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p><u>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.</u></p> <p><u>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,</u></p>

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 (Planning Policy Wales, 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

		<p><u>will protect and/or conserve and/or enhance the important characteristics and qualities of the site and wider landscape.</u></p> <p><u>Further guidance on this approach will be provided as Supplementary Planning Guidance.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MAC49	Para. 4.2.37	<p>Insert reference to Welsh Government non-statutory advice, re-located from the reasoned justification to Policy DM5:</p> <p><u>4.2.27 4.2.37 ...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'.</u></p>
MAC50	New para. 4.2.40	<p>Insert new text to explain the definition of floodplain to include uplands:</p> <p><u>4.2.40 The definition of floodplain within this policy is consistent with Planning Policy Wales; it is where water flows in times of flood and includes upland areas.</u></p>
MAC51	Policy DM6	<p>Amend part of policy DM6 to ensure that it is not more onerous than national policy but is in line with para 10.11 of TAN 15:</p> <p><u>Policy DM5 DM6– Flood Prevention Measures and Land Drainage</u></p> <p><u>In addition to the requirements set out in National Guidance, dDevelopment 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.</u></p> <p><u>In addition to this:</u></p>

		<p>iv. 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</p> <p>2. Satisfactory provision shall be made for land drainage and Sustainable Drainage Systems (SuDS) in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDS). In addition to the requirements set out in national guidance, proposals must comply with the following:</p> <ul style="list-style-type: none"> i. The post development runoff volumes and peak flow rates are maintained at either the greenfield rate for greenfield sites or deliver a 50% reduction to surface water runoff rates for brownfield sites (up to and including the 1 in 100 year event inclusive of an appropriate allowance for climate change for both development scenarios). ii. SuDS are included for all new development; space should be integrated or set aside for SuDS and used to inform the overall site layout. iii. Hardstanding areas are kept to a minimum and infiltration techniques and the re-use of water are considered before attenuation devices. iv. SuDS have a maintenance strategy to ensure they are maintained and working efficiently. <p>If SuDS cannot be implemented, a full written justification should be submitted explaining why this is the case.</p>
<p>MAC52</p>	<p>Paras. 4.2.44-4.2.45 and new para. 4.2.46</p> <p>Paras. 4.2.34-4.2.35 (deleted)</p>	<p>Re-locate final sentence of previous para. 4.2.32 to para. 4.2.37. Amend text to reflect Policy DM6 as amended and to include reference to and explanation of the associated SPG. The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>4.2.33 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. <u>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).</u> It would be of</p>

		<p><u>assistance at the development management stage if developers could have regard to these standards in submitting planning applications where relevant. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in development where technically possible. Schemes for the use of rainwater harvesting (and storage such as cisterns) for non-drinking water purposes and/or grey water recycling for toilets and other relevant purposes will also be supported. SuDs are not only important for the minimisation of flood risk but also have wider benefits for water quality, pollution prevention together with recreational and social benefits.</u></p> <p><u>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.</u></p>
MAC53	Policy DM8	<p>Amend policy wording for clarity:</p> <p><u>Policy DM7 DM8 - Minerals Safeguarding</u></p> <p><u>Mineral Safeguarding Areas have been designated for aggregates sand and gravel, sandstone, limestone, igneous rocks and surface coal and these are shown on the Proposals Map.</u></p> <p>Non-mineral development proposals within Mineral Safeguarding Areas will only be permitted where it can be demonstrated by the developer that:</p> <ol style="list-style-type: none"> 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 <u>extensions to existing dwellings, fences, walls or bus shelters and associated development within the curtilage of the property.</u>
MAC54	Para. 4.2.52	<p>Amend reference to tertiary coal reserves:</p> <p><u>4.2.44 4.2.52 ...The main coal resource in the planning area is in the Upper Swansea Valley around Ystradgynlais. In addition, a A small area of non-safeguarded tertiary Shallow Coal Resource occurs lies</u></p>

		near Coedway in Montgomeryshire, <u>where past mining activities have left a legacy.</u>
MAC55	Policy DM9	<p>Amend policy wording for clarity and delete criterion 1:</p> <p><u>Policy DM8 DM9 - Existing Mineral Workings</u></p> <p>Buffer zones have been identified around mineral working sites. Within the defined mineral working buffer zones, <u>development</u> proposals for new development will only be permitted where it is demonstrated that:</p> <p>1. The development does not sterilise safeguarded mineral resources; 21. The proposal would not constrain the operations of the mineral site; 32. The proposal would not be unacceptably affected by the mineral extraction operations at the site; and 43. The proposal can demonstrate the appropriate mitigation measures.</p>
MAC56	Para. 4.2.54	<p>Insert additional text for clarity:</p> <p>4.2.43 <u>4.2.54...In accordance with the factors in paragraph 49 of MTAN2, in exceptional circumstances coal working within 500m of a settlement may be acceptable.</u></p>
MAC57	Para. 4.2.57	<p>Amend wording and insert additional text to ensure compliance with MTAN2 regards to coal mining legacies:</p> <p>4.2.46 <u>4.2.57 ...Consultation will be undertaken with the Mineral Valuer / Coal Authority on appropriate applications lying in the Ystradgynlais area of the South Wales Coalfield to assess the extent of risk to the development from former mineral workings. In accordance with MTAN2, 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.</u></p>
MAC58	Policy DM11	<p>Amend part of policy wording for clarity:</p> <p><u>Policy DM11 - Protection of Existing Community Facilities and Services</u></p> <p>The loss of the following existing Community Facilities and Services will only be permitted in</p>

		<p><u>respect of: as follows:</u></p> <p>2. An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:</p> <p>i. The premises have been for sale <u>and/or vacant for a prolonged period minimum of 6 months</u> and genuine attempts at <u>actively</u> marketing the existing use during that time have been unsuccessful.</p> <p>ii. Alternative solutions to support the long-term economic viability of the business have been demonstrated to be adequately explored.</p>				
<p>MAC59</p>	<p>Para. 4.2.60- and new para. 4.2.61</p>	<p>Delete text and insert new para. to support Policy DM11 as amended:</p> <p>4.2.50 4.2.60... A prolonged period for marketing purposes is defined as at least 6 months.</p> <p><u>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.</u></p>				
<p>MAC60</p>	<p>Policy DM12</p>	<p>Amend policy wording for clarity and amendments to the list of Large Villages to reflect those within Community Council areas identified as Welsh Speaking Strongholds:</p> <p><u>Policy DM14 DM12- Development in Welsh Speaking Strongholds</u></p> <p>Development proposals for 10 or more dwellings in <u>within or forming logical extensions to the following settlements (as identified on the proposal maps)</u> will be required to submit a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture:</p> <table border="1" data-bbox="600 1254 1825 1428"> <tr> <td data-bbox="600 1254 936 1358"> <p>Towns</p> </td> <td data-bbox="936 1254 1825 1358"> <p>Llanfair Caerleion, Llanfyllin, Machynlleth and Ystradgynlais</p> </td> </tr> <tr> <td data-bbox="600 1358 936 1428"> <p>Large Villages</p> </td> <td data-bbox="936 1358 1825 1428"> <p>Abercrave, <u>Carno</u>, Coelbren, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, <u>Llansantffraid-ym-Mechain,</u></p> </td> </tr> </table>	<p>Towns</p>	<p>Llanfair Caerleion, Llanfyllin, Machynlleth and Ystradgynlais</p>	<p>Large Villages</p>	<p>Abercrave, <u>Carno</u>, Coelbren, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, <u>Llansantffraid-ym-Mechain,</u></p>
<p>Towns</p>	<p>Llanfair Caerleion, Llanfyllin, Machynlleth and Ystradgynlais</p>					
<p>Large Villages</p>	<p>Abercrave, <u>Carno</u>, Coelbren, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, <u>Llansantffraid-ym-Mechain,</u></p>					

		<p style="text-align: center;">Llansilin, Pontrobert, Penybontfawr and Trefeglwys</p> <p>The implementation of any measures identified within the Language Action Plan, as agreed by the Council, shall be secured either by planning conditions or, where necessary, by planning obligations.</p>
MAC61	<p>Para. 4.2.63-, para. 4.2.65 and para. 4.2.68</p>	<p>Insert additional text to include a list of Community Council Areas within the Welsh Speaking Strongholds; to clarify the approach towards addressing the cumulative impact of developments; to include a list of Small Villages within Welsh Speaking Strongholds; and amendments for clarity:</p> <p>4.2.64 <u>4.2.63</u> ...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. <u>The Community Council areas identified as the Welsh Speaking Strongholds are as follows:</u></p> <p style="text-align: center;"><u>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.</u></p> <p>4.2.63 <u>4.2.65</u> ...Refer to <u>Further information is found within</u> the Powys Local Development Plan – Welsh Language Impact Assessment of Communities in the Upper Swansea Valley (June 2013) for further information...</p> <p>4.2.66 <u>4.2.68</u> 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. Consideration will also be given to the cumulative impact of proposed developments of less than 10 dwellings, together with extant planning permissions and current planning proposals within the identified settlements, and those within other smaller settlements within Welsh speaking strongholds, where relevant and appropriate. <u>Language Action Plans may also be required to accompany housing developments of less than 10 units, or where developments are proposed in Small Villages within the Community Council areas of the Welsh Speaking Strongholds, if it is considered that such development, together with other approved or proposed developments, would have a cumulative impact on the Welsh language, which would warrant the need for mitigation measures.</u> Small Villages within the Welsh Speaking Strongholds are listed as follows:</p> <p>Abertridwr, Adfa, Caehopkin, Cemmaes, Cwm Llinau, Derwenlas, Esgairgeiliog Ceinws, Foel,</p>

		<p>Glantwymyn, Llanerfyl, Llangadfan, Llanwddyn, Penegoes.</p> <p>In exceptional circumstances i It may be appropriate to require a Language Impact Assessment in connection with unanticipated windfalls developments of an exceptionally a large scale or complex nature in areas outside <u>within</u> the identified Welsh Speaking Strongholds.</p>
<p>MAC62 (PART)</p>	<p>Policy DM13</p>	<p>The following amendments, deletions and additions are made to the policy:</p> <ul style="list-style-type: none"> • Criterion 1 – insertion of word “integration” as a consequential change for consistency/uniformity further to the re-drafting of Policy DM4. • Criterion 3 – insertion of additional wording to refer to Conservation Area Management Plans, as a consequential change further to updating the Plan in line with the new Welsh Government (CADW) best-practice guidance. • Criterion 4 - terminology updated to refer to historic assets of special local interest in line with PPW. • New Criterion 5 inserted to ensure the protection of tourism assets and attractions and the consequential renumbering of the criteria that follow. • Criterion 9 is deleted as this matter is now being addressed by Policy DM3. • New Criterion 10 is inserted to protect the Public Rights of Way Network and make cross-reference to the recreational assets protected by Policy SP7. • Criterion 10 is deleted and replaced by the revised and updated transport Criterion 11. • The wording “and communities” is inserted into Criterion 13 for accuracy and clarity. • Criterion 14 is amended to include the protection of soils. • Part of Criterion 15 is deleted, however the list is relocated, without stipulating a descending order of preference, into reasoned justification (at 4.2.93). <p><u>Policy DM15 DM13 – Design and Resources</u></p> <p>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.</p> <p>Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:</p>

		<ol style="list-style-type: none"> <u>1.</u> Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, <u>integration</u>, scale, height, massing, and design detailing. <u>2.</u> The development contributes towards the preservation of local distinctiveness and sense of place. <u>3.</u> Any development within or affecting the setting and/or significant views into and out of a Conservation <u>Area</u> has been designed in accordance with any relevant adopted Conservation Area Character Appraisals <u>and Conservation Area Management Plans</u>, or any other relevant detailed assessment or guidance adopted by the Council. <u>4.</u> The development has been designed to incorporate and /or enhance any locally significant non-designated heritage assets <u>historic assets of special local interest</u>. <u>5.</u> <u>The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.</u> <u>6.</u> 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention. <u>7.</u> 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. <u>8.</u> 7. It is inclusive to all, making full provision for people with disabilities. <u>9.</u> 8. It incorporates adequate amenity land, together with appropriate landscaping and planting. <u>9.</u> For housing development proposals of ten dwellings or more, it includes provision for open space (subject to viability): <ol style="list-style-type: none"> <u>i.</u> The type of open space should be determined by the deficiencies identified in the Open Space Assessment for that area and may be provided on or off site depending on what is considered most appropriate. <u>ii.</u> Arrangements must be in place for the long term aftercare and maintenance of the open space.
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~~iii. In some instances it may be more appropriate for developer contributions of the equivalent value to be paid for the improvement of existing provision.~~

~~10. It meets all highway access requirements and vehicular parking standards and incorporates the access needs of all transport users, especially pedestrians and cyclists and those with disabilities or mobility impairment. Proposals considered to generate significant amounts of travel or traffic will only be considered where they include a satisfactory Transport Assessment and/or a Travel Plan.~~

10. 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.

11. 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.

12.-14. 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.

13.-12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.

14. 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

		<p style="text-align: center;"><u>thick peat deposits.</u></p> <p>15. 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. The list below represents the main options to be considered in descending order of preference:</p> <ul style="list-style-type: none"> i. Connection to existing Combined Heat and Power (CHP) / Combined Cooling Heat and Power (CCHP) distribution networks. ii. Site wide renewable (and part renewable) CHP/CCHP and biomass (locally sourced) solutions. iii. Site wide gas-fired CHP/CCHP. iv. Site wide renewable (and part renewable) community heating / cooling and biomass (locally sourced) solutions. v. Site wide gas-fired community heating / cooling. vi. Individual building integrated renewable energy heating technology (non-domestic buildings only).
MAC63	New para. 4.2.75	<p>Add text to support new criterion 5 of Policy DM13:</p> <p><u>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.</u></p>
MAC64 (PART)	Paras. 4.2.77-4.2.78	<p>Add text to reflect updated national legislation and guidance relating to the historic environment:</p> <p><u>4.2.75A4.2.77 The Historic Environment (Wales) Act 2016, Chapter 6 of Planning Policy Wales and TAN24, 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. <u>Developments affecting listed buildings and their settings will be</u></u></p>

		<p><u>judged for their effect on listed buildings and their settings, in line with national policy.</u> 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 <u>Character Appraisals and Conservation Area Management Plans</u>, that the Council adopt. Further guidance is also to be prepared as part of an 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 <u>or Conservation Area Management Plan</u> is not in place.</p> <p>4.2.75B <u>4.2.78</u> The Council expects all development proposals to plan positively for all aspects of the historic environment, whether those areas or features are statutorily protected or not, including non-designated assets such as historic assets of local interest <u>historic assets of special local interest</u>. Examples of local <u>historic assets</u> that are considered to be valuable in terms of their contribution to the rural and urban heritage and culture of Powys include vernacular farmhouses, country estate tenant's housing, mining and mill worker's housing, buildings and structures associated with historical transport routes and the Victorian architecture of the County's former Spa towns. Regard should also be given to the information held on the Historic Environment Record (<u>HER</u>) in order to identify local features or areas that may be e<u>a</u>ffected by proposals. <u>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.</u> Supplementary Planning Guidance will be prepared in relation to these non-designated aspects of the historic environment following adoption of the LDP. <u>Further information relating to the historic environment can be found within Appendix 6 of the Plan.</u></p>
MAC65	Para. 4.2.79	<p>Insert cross-reference to policy DM3. It should be noted that the remainder of the reasoned justification previously supporting policy DM13 criterion 9 relating to open space (paras. 4.6.43A to 4.6.47A) has been re-located to the reasoned justification for policy DM3:</p> <p>4.6.43A <u>4.2.79</u>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 <u>as per Policy DM3</u>.</p>
MAC66	Paras. 4.2.80-4.2.81 and new	Amend text to support Criterion 10. and Criterion 11; to refer to new Standards Documents; and to support Active Travel and the protection and improvement of the Public Rights of Way Network. The deleted para.

<p>paras 4.2.82-4.2.83</p> <p>Para. 4.2.5A (deleted)</p>	<p>is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>4.2.51A & 4.2.52A 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. All proposals that the Council considers would generate significant traffic will require a Transport Assessment and/or a Travel Plan. This process seeks to assess the transport implications of new developments, to reduce the reliance on travel by private cars and to promote sustainable modes of transport. The need for and scope for an Assessment or Travel Plan should be agreed with the Council as early as possible in the planning process. <u>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.</u></p> <p>4.2.53A 4.2.81 Where considered appropriate planning obligations <u>in respect of transport or traffic requirements</u> may be sought in accordance with Policy DM1 – Planning Obligations. Proposals that generate significant travel demands will only be permitted where adequate public and other sustainable forms of transport are incorporated as part of the proposal and are consistent with the role and function of the transport network.</p> <p>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. <u>Developments that access onto and impact the trunk road network will be assessed by the Welsh Government, who solely use the DMRB standards.</u></p> <p>4.2.83 <u>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.</u></p>
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<p>MAC67</p>	<p>Para. 4.2.85.</p>	<p>Deletion and amendment to text to improve accuracy/consistency:</p> <p>4.2.55A <u>4.2.85 Utilities</u>...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 be constrained until the capacity is increased or a satisfactory alternative can be found <u>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 TAN8.</u></p>
<p>MAC68</p>	<p>New para. 4.2.91</p>	<p>Additional text in the reasoned justification to support changes made in DM13 Criterion 14 and to clarify definition of carbon stores/peat:</p> <p><u>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.</u></p>
<p>MAC69</p>	<p>Para. 4.2.93</p>	<p>Additional text in the reasoned justification to support revised Criterion 15. of DM13 along with a list of options for developer to consider re-located from the policy:</p> <p>4.2.72B <u>4.2.93</u>...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. <u>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:</u></p> <ul style="list-style-type: none"> • <u>Connection to existing Combined Heat and Power (CHP)/Combined Cooling Heat and Power (CCHP) distribution networks.</u> • <u>Site wide renewable (and part renewable) CHP/CCHP and biomass (locally sourced) solutions.</u> • <u>Site wide gas-fired CHP/CCHP.</u> • <u>Site wide renewable (and part renewable) community heating/cooling and biomass (locally sourced) solutions.</u> • <u>Site wide gas-fired community heating / cooling.</u> • <u>Individual building integrated renewable energy heating technology (non-domestic buildings only).</u>

<p>MAC70</p>	<p>Para. 4.2.98</p>	<p>Amend text (reasoned justification to Policy DM14) to reflect updated position on the AQMA in Newtown:</p> <p>4.2.7AA <u>4.2.98</u> Whilst air quality within Powys is good in general there is <u>has been</u> one designated Air Quality Management Area (AQMA) in Newtown <u>which was</u> centred on New Road. Here, the levels of Nitrogen Oxide (NO2) exceeded the objective level set out in the UK Air Quality Strategy. Since <u>Following</u> the designation of the AQMA in 2007 the levels of Nitrogen Oxide fell allowing the AQMA to be revoked in March 2017. <u>have fallen and are expected to do so particularly following the completion of the Newtown by-pass in 2018.</u> However, <u>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 whilst it remains in place, or exacerbate an existing problem,</u> developers will be required to provide an assessment of air quality impact, together with proposals for mitigation.</p>
<p>MAC71</p>	<p>Policy DM15</p>	<p>Insert new Policy DM15 relating to waste within developments:</p> <p><u>Policy DM15 – Waste within Developments</u></p> <p><u>Development proposals shall demonstrate:</u></p> <p><u>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</u></p> <p><u>2. That adequate provision has been made in the design of the development for the storage and collection, composting and recycling of waste materials.</u></p>
<p>MAC72</p>	<p>New para. 4.2.101</p>	<p>Additional text as reasoned justification to support new Policy DM15:</p> <p><u>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 greenfield site or previously developed land with structures which require removal.</u></p>
<p>MAC73</p>	<p>Policy DM16</p>	<p>Amend policy to deal with protection of existing employment sites:</p> <p><u>Policy DM17 DM16 - Protection of Existing Employment Sites</u></p>

		<p>The loss of existing sites and buildings in economic use will only be permitted if the proposed use would not:</p> <p>1. Prejudice the use of surrounding employment sites / buildings; and / or 2. Lead to an under provision of employment use within the sub / local area as identified in the Employment Needs Assessment or Policy E1 and Policy E3 of the LDP.</p> <p><u>Proposals for the use of existing employment sites for alternative uses will be permitted where:</u></p> <ol style="list-style-type: none"> 1. <u>It can be demonstrated that the land and premises are no longer required for employment purposes;</u> 2. <u>The proposal would not lead to an under provision of employment land or premises in the sub / local area; or</u> 3. <u>Prejudice the existing or future operational use of surrounding employment sites and premises.</u> <p><u>Sites safeguarded for employment use are identified by Policy E4.</u></p>
MAC74	Para. 4.2.102	<p>Additional text to cross-refer to new Policy E4 which contains a list of important employment sites to be safeguarded for economic use:</p> <p>4.2.77 <u>4.2.102</u>...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. <u>A number of important employment sites should be retained for economic uses and are safeguarded by the LDP through Policy E4. Other</u> E<u>employment land and buildings must 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...</u></p>
MAC75	Para. 4.4.2	<p>Additional text to clarify what 'B' uses are appropriate on Prestige Sites:</p> <p>4.4.1a <u>4.4.2</u></p> <ul style="list-style-type: none"> • <i>Prestige Sites:</i> Strategically located sites in the regional context offering medium to large scale employment opportunities for primarily B1 Uses (<u>such as offices, research and development centres for products and processes and light industry</u>) and characterised by a high quality environment.
MAC76	Policy E1	<p>Addition of an (*) to identify sites which are suitable for waste uses (see Policy W1) and insert reference to</p>

ancillary uses:

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 Enterprise Park *	Builth Wells	1.2	High Quality	P08 EA1 / P08 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 may 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.																				
MAC77	Para. 4.4.4	<p>Insert additional wording to refer to ancillary uses:</p> <p>4.4.3 <u>4.4.4</u> ...Ancillary Uses that might be complementary include day nurseries, training centres, waste recycling and vehicle repairs...</p>																				
MAC78	Paras. 4.4.5 – 4.4.6	<p>Insert text to clarify that Policy E2 relates to urban and rural areas and insert cross-reference to new policies E5 and E6:</p> <p>4.4.4 <u>4.4.5</u> ...Policy E2 therefore supports the economy by enabling, <u>in both urban and rural areas</u>, the provision of economic opportunities on non-allocated sites...</p> <p>4.4.5 <u>4.4.6</u> ...Such employment proposals may include farm diversification or the reuse of existing buildings <u>and farm diversification, or homeworking in accordance with policies E5 or E6.</u></p>																				
MAC79	Policy E3	<p>Amend policy wording to provide definition for ancillary uses and make reference to these supporting the future viability of sites:</p> <p><u>Policy E3 – Employment Proposals on Allocated Mixed Use Employment Sites</u></p> <p>Proposals for employment led mixed use developments will be permitted on the following allocated Mixed Use sites:</p> <table border="1"> <thead> <tr> <th>Site Name</th> <th>Location</th> <th>Size of Employment Development Area (ha.)</th> <th>Category</th> <th>Site Allocation Ref. No.</th> </tr> </thead> <tbody> <tr> <td colspan="5"><u>Central Powys</u></td> </tr> <tr> <td>Gypsy Castle Lane</td> <td>Hay-on-Wye</td> <td>2.4</td> <td>Mixed Use</td> <td>P21 MUA1</td> </tr> <tr> <td>Land adj. Gwernyfed</td> <td>Three Cocks</td> <td>3.4</td> <td>Mixed Use</td> <td>P53 MUA1</td> </tr> </tbody> </table>	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	Three Cocks	3.4	Mixed Use	P53 MUA1
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		<table border="1" data-bbox="600 161 1798 296"> <tr> <td data-bbox="600 161 840 229">Avenue</td> <td data-bbox="840 161 1077 229"></td> <td data-bbox="1077 161 1317 229"></td> <td data-bbox="1317 161 1554 229"></td> <td data-bbox="1554 161 1798 229"></td> </tr> <tr> <td data-bbox="600 229 840 296">Total</td> <td data-bbox="840 229 1077 296"></td> <td data-bbox="1077 229 1317 296">5.8 ha.</td> <td data-bbox="1317 229 1554 296"></td> <td data-bbox="1554 229 1798 296"></td> </tr> </table> <p data-bbox="600 352 1977 451">Where appropriate, other employment and ancillary uses may <u>will</u> be permitted on allocated mixed-use employment sites where it can be demonstrated that the proposed development complements and enhances <u>the future viability of the site's role.</u></p>	Avenue					Total		5.8 ha.							
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MAC80	Para. 4.4.9	<p data-bbox="600 496 1933 560">Amend and add text to refer to ‘considerable proportion’ and balance of uses and examples of ancillary uses:</p> <p data-bbox="600 608 1977 839">4.4.8 <u>4.4.9</u> Mixed use development proposals on allocated mixed use sites shall include <u>an equitable a considerable</u> proportion of employment related development, <u>measured in site area</u>, which will contribute to the overall supply <u>of the required balance in</u> employment land across the Plan area....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. <u>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.</u></p>															
MAC81	New policy E4	<p data-bbox="600 890 1939 954">Insert new Policy E4 to safeguard existing employment sites, as a result of revising Policy DM16 to deal with protection of existing employment sites:</p> <p data-bbox="600 986 1193 1018"><u>Policy E4 - Safeguarded Employment Sites</u></p> <p data-bbox="600 1054 1977 1118"><u>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:</u></p> <table border="1" data-bbox="600 1155 1787 1430"> <thead> <tr> <th data-bbox="600 1155 920 1224"><u>Settlement</u></th> <th data-bbox="920 1155 1487 1224"><u>Site</u></th> <th data-bbox="1487 1155 1787 1224"><u>Site Ref. No.</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1224 920 1294"><u>Builth Wells & Llanelwedd</u></td> <td data-bbox="920 1224 1487 1294"><u>Irfon Enterprise Park</u> <u>Wyeside Enterprise Park *</u></td> <td data-bbox="1487 1224 1787 1294"><u>P08 ES1</u> <u>P08 ES2</u></td> </tr> <tr> <td data-bbox="600 1294 920 1331"><u>Knighton</u></td> <td data-bbox="920 1294 1487 1331"><u>Knighton Enterprise Park</u></td> <td data-bbox="1487 1294 1787 1331"><u>P24 ES1</u></td> </tr> <tr> <td data-bbox="600 1331 920 1401"><u>Llandrindod Wells</u></td> <td data-bbox="920 1331 1487 1401"><u>Ddole Road Industrial Estate *</u> <u>Heart of Wales Business Park</u></td> <td data-bbox="1487 1331 1787 1401"><u>P28 ES1</u> <u>P28 ES2</u></td> </tr> <tr> <td data-bbox="600 1401 920 1430"><u>Machynlleth</u></td> <td data-bbox="920 1401 1487 1430"><u>Dyfi Eco Park *</u></td> <td data-bbox="1487 1401 1787 1430"><u>P42 ES1</u></td> </tr> </tbody> </table>	<u>Settlement</u>	<u>Site</u>	<u>Site Ref. No.</u>	<u>Builth Wells & Llanelwedd</u>	<u>Irfon Enterprise Park</u> <u>Wyeside Enterprise Park *</u>	<u>P08 ES1</u> <u>P08 ES2</u>	<u>Knighton</u>	<u>Knighton Enterprise Park</u>	<u>P24 ES1</u>	<u>Llandrindod Wells</u>	<u>Ddole Road Industrial Estate *</u> <u>Heart of Wales Business Park</u>	<u>P28 ES1</u> <u>P28 ES2</u>	<u>Machynlleth</u>	<u>Dyfi Eco Park *</u>	<u>P42 ES1</u>
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		<u>Treowain Enterprise Park</u> *	<u>P42 ES2</u>
	<u>Newtown</u>	<u>Dyffryn Enterprise Park</u> * <u>Mochdre Enterprise Park</u> * <u>Vastre Enterprise Park</u> * <u>St. Giles Technology Park</u>	<u>P48 ES1</u> <u>P48 ES2</u> <u>P48 ES3</u> <u>P48 ES4</u>
	<u>Llanidloes</u>	<u>Parc Hafren</u> * <u>Parc Busnes Derwen Fawr</u> *	<u>P35 ES1</u> <u>P35 ES2</u>
	<u>Presteigne</u>	<u>Presteigne Industrial Estate</u> * <u>Broadaxe Business Park</u> *	<u>P51 ES1</u> <u>P51 ES2</u>
	<u>Rhayader</u>	<u>East Street Enterprise Park</u> <u>Brynberth Enterprise Park</u> *	<u>P52 ES1</u> <u>P52 ES2</u>
	<u>Three Cocks</u>	<u>Three Cocks Industrial Estate</u> * <u>Javel Industrial Estate</u> *	<u>P53 ES1</u> <u>P53 ES2</u>
	<u>Welshpool</u>	<u>Severn Farm Enterprise Park</u> * <u>Henfaes Lane</u> * <u>Buttington Cross Enterprise Park</u> <u>Offa's Dyke Business Park</u>	<u>P57 ES1</u> <u>P57 ES2</u> <u>P57 ES3</u> <u>P60 ES1</u>
	<u>Llanfyllin</u>	<u>Llanfyllin Industrial Estate</u> *	<u>P32 ES1</u>
	<u>Four Crosses</u>	<u>Four Crosses</u> *	<u>P18 ES1</u>
	<u>Ystradgynlais</u>	<u>Cae'r-bont Enterprise Park</u> * <u>Ynyscedwyn Industrial Estate</u> * <u>Ystradgynlais Workshops</u> <u>Gurnos Industrial Estate</u> * <u>Woodlands Business Park</u> *	<u>P58 ES1</u> <u>P58 ES2</u> <u>P58 ES3</u> <u>P58 ES4</u> <u>P58 ES5</u>

* Suitable for waste uses through Policy W1

MAC82	New paras. 4.4.11-4.4.13	<p>Insert new text as reasoned justification to support new Policy E4:</p> <p><u>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.</u></p> <p><u>4.4.12 The sites are well located and relate well to existing settlements and infrastructure and could</u></p>
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		<p><u>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.</u></p> <p><u>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.</u></p>
MAC83	New para. 4.4.17	<p>Insert new text for clarification on the acceptability of potential uses:</p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>A care farm, gardens and allotments;</u> • <u>The re-use of existing buildings, for health related activities which may include education, sport, hospitality or temporary accommodation;</u> • <u>Affordable housing in accordance with Policy H6; and</u> • <u>Supported accommodation;</u> <p><u>Open market housing will not be allowed, except through the re-use of a suitable, existing building.</u></p>
MAC84	New policy E6	<p>Insert new Policy E6 relating to farm diversification:</p> <p><u>Policy E6 - Farm Diversification</u></p> <p><u>Development proposals for farm diversification will be permitted where:</u></p> <ol style="list-style-type: none"> 1. <u>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;</u> 2. <u>Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and</u>

		3. <u>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.</u>
MAC85	New paras. 4.4.18-4.4.20	<p>Insert new text as reasoned justification to support new Policy E6:</p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MAC86	New policy E7	<p>Insert new Policy E7 relating to home working:</p> <p><u>Policy E7 – Home Working</u></p> <p><u>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.</u></p>
MAC87	New paras. 4.4.21-4.4.23	<p>Insert new text as reasoned justification to support new Policy E7:</p> <p><u>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.</u></p>

		<p><u>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.</u></p> <p><u>4.4.23 All proposals should have regard to the provisions of national policy in the form of PPW and TAN 6.</u></p>
MAC88	Policy T1	<p>Revised policy to reflect need for Active Travel in rural areas and to delete reference to the Welsh Government. The deleted policy is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p><u>Policy T1 – Travel, Traffic and Transport Infrastructure</u></p> <p><u>Transport infrastructure, traffic management improvements and development proposals should incorporate the following principle requirements:</u></p> <p><u>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;</u></p> <p><u>2. Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and,</u></p> <p><u>3. Minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas.</u></p> <p><u>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.</u></p>
<p>PLEASE NOTE - Reference MAC89 is an omission in the numbering and therefore does not exist.</p>		
MAC90	New para. 4.5.1, para. 4.5.2, and new para.	<p>Add and delete text to reflect changes to Policy T1 and to insert reference to Mid-Wales Transport Plan and specific road schemes:</p> <p><u>4.5.1 The policy seeks to enable transport and traffic infrastructure improvements to ensure an efficient,</u></p>

	4.5.5	<p><u>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</u></p> <p>4.5.4 4.5.2 This policy It seeks to support the coordination of a wide range of traffic management measures and transport interchange developments that will maximise the efficiency and safety of the transport system including road, rail, pedestrian and cyclist travel networks and connections.</p> <p><u>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:</u></p> <ul style="list-style-type: none"> • <u>A44 Radnor Forest Bends and East-West routes (2015 – 2020)</u> • <u>B4385 Beulah to A4081 Llanyre (2020 – 2030)</u>
MAC91	Policy H1	<p>Amend Policy H1 to:</p> <ul style="list-style-type: none"> • clarify the policy approach to housing across the tiers of the hierarchy; • clarify the approach towards the type and scale of housing developments in Small Villages; • clarify the use of the term ‘infill’; and to delete reference to Village Action Plans. <p><u>Policy H1 - Housing Development Proposals</u></p> <p><u>To ensure that housing development is appropriately located and suitable in scale and type in accordance with to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals must comply with the following site criteria <u>will only be permitted:</u></u></p> <p>1. In Towns and Large Villages:</p> <ul style="list-style-type: none"> i. On sites allocated for housing and <u>or on</u> other suitable sites within the development boundary; <u>or</u> ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H5<u>H6</u>. <p>2. In Small Villages:</p>

		<p>On small infill gaps between existing dwellings capable of accommodating 1 or 2 units; or in suitable larger infill gaps where identified in a village action plan prepared by a community and adopted as SPG.</p> <ul style="list-style-type: none"> 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 forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7. 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. <p>ii. In Rural Settlements and the Open Countryside:</p> <ul style="list-style-type: none"> i. In rural settlements, single rural affordable homes to meet local needs in accordance with Policy H7. ii. Rural enterprise worker dwellings, One Planet developments and the conversion of rural buildings in accordance with national policy. iii. Renovation of former abandoned dwellings in accordance with Policy H11. <p>3. <u>In Rural Settlements:</u></p> <ul style="list-style-type: none"> i. <u>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</u> ii. <u>Where development satisfies one of the criteria set out in 4. i) - iii) below.</u> <p>4. <u>In the Open Countryside:</u></p> <ul style="list-style-type: none"> i. <u>Where the development relates to a need for housing which meets current national policy on housing in the open countryside; or</u> ii. <u>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</u> iii. <u>Where the development relates to the renovation of a former abandoned dwelling in accordance with Policy H8.</u>
MAC92	Paras. 4.6.1	<p>Amend and insert text to support Policy H1 as amended.</p> <p>4.6.2 <u>4.6.1</u> Policy H1 identifies suitable locations for <u>new</u> housing within the settlement hierarchy which to support the delivery of a sustainable pattern of development. <u>The type and scale of development</u></p>

permitted within each tier is commensurate to a settlement's place in the sustainable settlement hierarchy and controlled as follows: The type and scale of development suitable to settlements in all levels of the settlement hierarchy is explained by the policy. In accordance with the Sustainable Settlement Hierarchy, the LDP directs the majority of housing development to towns and large villages. In Small Villages suitable sites for development must constitute an infill gap between existing dwellings. Infill gaps or logical extensions should ideally be accessible by a pedestrian footpath.

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 0.1 ha maximum and sites capable of accommodating no more than 5 units will be 0.25 ha 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

		<p><u>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.</u></p> <p><u>Criterion 4. applies a restrictive approach to housing development in the open countryside in line with national policy.</u> The policy identifies where certain types of development will be supported and determined in accordance with national policy and technical advice notes namely:</p> <ul style="list-style-type: none"> • 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 TAN23.
MAC93	Para. 4.6.3 (deleted)	<p>Re-locate text to para. 3.3.10 of the Plan:</p> <p>4.6.3— The supply of land will be closely monitored through the annual Joint Housing Land Availability Study and reported in the Annual Monitoring Report. If a shortage in the supply of land is identified, the LPA will consider appropriate action to increase supply.</p>
MAC94	Policy H2	<p>The following policy revisions, as set out in Appendix 1 to this Schedule:</p> <ul style="list-style-type: none"> • Delete list of housing sites and replace with new tables listing housing and mixed use allocations, and housing commitments separately; • Delete Housing Land Bank sites (HLBs) from policy (list of HLBs retained in Appendix 1); • Remove P42 HA4 as this site is deleted from the Plan and gypsy and traveller site allocations are now being shown separately under Policy H11. • Rename sites P30 HA2, P06 HA1 and P40 HC1 to remove UDP references; • Add site P47 HC2 (a completed site in Newbridge-on-Wye) as a housing commitment; • Insert new column to show number of units on each site; • Identify sites (*) where part of the site is phased beyond the plan period.
MAC95	<p>Para. 4.6.3B (deleted)</p> <p>New paras. 4.6.3-4.6.4</p>	<p>Delete and amend to reflect changes to Policy H2. The deleted para. is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p><u>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.</u></p> <p><u>4.6.4 Appendix 1 and the Proposal Maps also identifies Housing Land Bank Sites (HLB). These are sites</u></p>

		<p><u>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.</u></p>
MAC96	Para. 4.6.6	<p>Amend text for consistency with the reasoned justification of Policy DM12:</p> <p>4.6.5 <u>4.6.6</u> A phasing plan is important for sensitively located or larger development sites, including those in Welsh language speaking strongholds, 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.</p>
MAC97	Policy H5	<p>Amendments to policy for clarity and involving:</p> <ul style="list-style-type: none"> • Re-arranging opening sentence to clarify the application of the policy to developments of a particular number/size; • Deletion criterion 5 as re-located to the reasoned justification of Policy SP3; • Deletion of text referring to the review of target contributions as it is re-located to the reasoned justification (para.4.6.14); • Amend wording to refer to circumstances where on-site provision would not be 'appropriate'; • Deletion of criterion 4 as re-located to para. 4.6.15; • Replace sentence relating to site specific viability evidence with new text to express this in more neutral terms. <p><u>Policy H4 H5 - Affordable Housing Contributions</u></p> <p><u>Proposals for new h Housing development of five or more dwelling units or on sites of 0.25 ha and above proposals will be required to make contributions towards the provision of affordable housing, in accordance with the following criteria:</u></p> <p><u>1. A contribution will be required from open market housing development proposals of 5 or more dwelling units or on sites of 0.25 ha and above.</u></p> <p><u>2. The target contributions required to be made by development proposals for each sub-market area will be based on the required contribution for the relevant sub-market area are as follows as set out below:</u></p>

		<p>i. Central Powys – 30% contribution. ii. Severn Valley – 20% contribution. iii. North Powys - 10% contribution. iv. South West Powys – 0% contribution.</p> <p>The above target contributions will be kept under review in order to reflect changes in viability. Any amendments made to the target contributions as a result of this review will be confirmed through the Affordable Housing Supplementary Planning Guidance.</p> <p>3. 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, shall <u>will</u> only be considered in circumstances where it <u>can be demonstrated</u> is clear that on-site provision would not be practical appropriate.</p> <p>4. Where contributions would equate to less than 1 unit, commuted sums of the equivalent amount to the part contribution will be required.</p> <p>5. The affordable housing provided must reflect the need identified locally in terms of its size, type and tenure.</p> <p>Where the proposer submits detailed site specific evidence demonstrating that the required contributions set out above would make the development unviable, the Council will consider reduction or, if necessary, removal of the requirement for affordable housing contributions.</p> <p><u>The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.</u></p> <p><u>Affordable housing provided under this policy will be controlled in accordance with Policy SP3.</u></p>
MAC98	Paras. 4.6.14-4.6.18	<p>Insert and delete text to reflect and support changes to Policy H5 and to include text re-located from the policy, and to:</p> <ul style="list-style-type: none"> • Refer to the new list of Community Council Areas for each sub-market area as set out in Appendix 4 of the Plan; • Refer to changes to affordability and affordable housing need; • Clarify the process for reviewing the target contributions through the LDP’s AMR;

- Clarify how commuted sums will be managed and utilised;
- Clarify the approach towards controlling intermediate forms of affordable housing and cross-refer to Policy SP3;
- Clarify guidance relating to viability to be provided within the SPG.

~~4.6.13~~ 4.6.14 ...Policy ~~H4H5~~ responds to the requirement for the delivery of a contribution towards affordable housing through the planning system. ~~Criterion 2 of Policy H4H5~~ 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 4A 4). The percentage contributions set out in ~~critierion 2~~ 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 ~~amended through the Affordable Housing SPG~~ be reviewed as part of the LDP's Annual Monitoring Report and appropriate action taken.

~~4.6.14~~ 4.6.15 'Affordable Housing' and 'Local Need' for affordable housing are defined in Policy H8 below...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. ~~The range of unit types and sizes must reflect local housing needs. The Council will generally expect the tenure mix to incorporate mainly social rented housing, 75% and 25% intermediate housing (rent or sale) 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 Local Housing Market Assessment.~~ Committed 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~~ 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 ~~H4H5~~ supports financial contributions in lieu of on-site affordable housing where there is a lack of commitment from RSLs to partner with a developer.

		4.6.17 4.6.18 ...Further detail on the Council's approach towards negotiating and securing on-site provision and financial contributions, <u>including guidance relating to viability and the circumstances under which contributions may be varied or reviewed</u> , will be provided in the Affordable Housing SPG.
MAC99	Para. 4.6.18-4.6.20 (deleted)	Deletion of text introducing the exception site policy. The deleted paragraphs are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion. NOTE: Reference to tenure is provided in para. 4.6.20 of the reasoned justification to Policy H6.
MAC100	New policy H6	Merge policies H5 and H7 into new Policy H6. The deleted policies H5 and H7 are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion. <u>Policy H6 - Affordable Housing Exception Sites</u> <u>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:</u> <u>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</u> <u>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.</u>
MAC101	Paras 4.6.21 and 4.6.26. Paras. 4.6.27-4.6.29 (deleted)	Re-locate parts of the reasoned justification to policies H5 and H7 to support policy H6. Also delete parts. The deleted text is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.
MAC102	Paras 4.6.19-4.6.20 and new para. 4.6.21	Re-located and amended supporting text to reflect the merger of policies H5 and H7 into Policy H6: 4.6.24 4.6.19 Policy H5 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

		<p><u>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.</u></p> <p>4.6.26 <u>4.6.20 The Policy H7 also aims to help sustain rural communities and retain people in their local communities by allowing the development of small scale single affordable homes to meet a specific local identified housing need. Rural affordable homes are secured as affordable in perpetuity through strict dwelling size, plot size, outbuilding/garage size and occupancy restrictions. Rural affordable homes may be developed by an RSL or an individual (self-build) to meet a specific identified local need. 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.</u></p> <p><u>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.</u></p>
MAC103	Policy H8 and para. 4.6.31 (deleted)	<p>Deletion of Policy H8 and its reasoned justification. The deleted policy and para. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p>NOTE: reference to local need for affordable housing is made within Policy SP3 and its reasoned justification. Definitions of 'affordable housing' and 'local need' are added into the Glossary of the Plan (Appendix 5 of the Plan) – see Appendix 6 of this Schedule.</p>
MAC104	Policy H10	<p>Amend policy due to subdivision of Policy H13 to create a development management policy (H10) and a site allocation policy (H11):</p> <p><u>Policy H13 H10 - Gypsy and Traveller Sites and Caravans</u></p> <p>To meet a proven, unmet local need development p<u>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:</u></p> <p><u>i. Sites are situated</u> Located <u>in a sustainable location with which has access to educational,</u></p>

		<p>community, social, health and other services and facilities.</p> <p>ii. <u>The provision of new ancillary buildings associated with the use of the site will only be permitted where it can be demonstrated the need must be for essential purposes which cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.</u></p> <p>In accordance with assessed need, the Council:</p> <p>i. Will deliver 5 pitches at P42 HA4, Newtown Road, Machynlleth for permanent gypsy and traveller accommodation by 2021.</p> <p>ii. Will identify and deliver a suitable permanent site in Welshpool for 2 pitches by 2026.</p>									
<p>MAC105</p>	<p>Paras 4.6.27 and 4.6.28.</p>	<p>Following text retained as reasoned justification to Policy H10:</p> <p>4.6.39 <u>4.6.27</u> 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.</p> <p>4.6.40 <u>4.6.28</u> Sites should be constructed in accordance with the standards set out for Gypsy and Traveller sites 28 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.</p>									
<p>MAC106</p>	<p>Policy H11</p>	<p>Insert new policy due to subdivision of Policy H10 to provide a site allocation policy:</p> <p><u>Policy H11 - Gypsy and Traveller Site Provision</u></p> <p><u>In order to meet the defined need for 7 Gypsy and Traveller Pitches, land is allocated at the following locations:</u></p> <table border="1" data-bbox="600 1185 1823 1294"> <thead> <tr> <th><u>Reference</u></th> <th><u>Site</u></th> <th><u>Pitches</u></th> </tr> </thead> <tbody> <tr> <td>P42 HC1</td> <td>Land adjacent to the Cemetery, Newtown Road, Machynlleth</td> <td>5</td> </tr> <tr> <td>P57 HC2</td> <td>Land at Leighton Arches, Welshpool</td> <td>2</td> </tr> </tbody> </table>	<u>Reference</u>	<u>Site</u>	<u>Pitches</u>	P42 HC1	Land adjacent to the Cemetery, Newtown Road, Machynlleth	5	P57 HC2	Land at Leighton Arches, Welshpool	2
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P57 HC2	Land at Leighton Arches, Welshpool	2									
<p>MAC107</p>	<p>Paras. 4.6.29-4.6.30</p>	<p>Re-located text from the reasoned justification of Policy H10 to support Policy H11 and amended to reflect flood risk issues and the updated position regarding the grant of planning permission:</p> <p>4.6.44 <u>4.6.29</u> ...The updated Assessment 2014 led to the need being identified for a permanent site in Machynlleth and a site has been allocated as allocation P42 HA4 on the inset map to the Council</p>									

		<p><u>commenced action to meet this need in accordance with statutory requirements.</u></p> <p>4.6.41a 4.6.30... 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 HA4 HC1 which <u>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.</u> It also identified a future need in Welshpool for 2 pitches by 2026 which the Council is also committed to meeting <u>will provide at Leighton Arches (P57 HC2).</u> 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.</p>								
<p>MAC108</p>	<p>Policy R1</p>	<p>Re-wording of Policy R1 for clarity:</p> <p><u>Policy R1 – New Retail Development</u></p> <p>The retail hierarchy of Powys is:</p> <table border="1" data-bbox="600 703 1796 1094"> <thead> <tr> <th data-bbox="600 703 1104 772">Tier of Hierarchy</th> <th data-bbox="1104 703 1796 772">Centre</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 772 1104 879">Area Retail Centres:</td> <td data-bbox="1104 772 1796 879">Llandrindod Wells, Llanidloes, Machynlleth, Newtown and Welshpool.</td> </tr> <tr> <td data-bbox="600 879 1104 986">District Retail Centres:</td> <td data-bbox="1104 879 1796 986">Builth Wells, Knighton, Presteigne, Rhayader and Ystradgynlais.</td> </tr> <tr> <td data-bbox="600 986 1104 1094">Local Retail Centres:</td> <td data-bbox="1104 986 1796 1094">Llanfair Caereinion, Llanfyllin, Llanwrtyd Wells and Montgomery.</td> </tr> </tbody> </table> <p>New retail development proposals should be of a scale and design appropriate to the settlement and in accordance with the settlement’s role in the retail centre hierarchy.</p> <p><u>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.</u></p> <p>Proposals that would undermine the retail hierarchy will not be permitted.</p>	Tier of Hierarchy	Centre	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.
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<p>MAC109</p>	<p>Paras.4.7.7-</p>	<p>Amend text to include cross-reference to PPW and TAN 4, and clarification of Town Centre Areas and</p>								

	4.7.9	<p>Frontages, and insert cross-reference to maps of frontages as Appendix 7 to the Plan (attached Appendix 2 to this Schedule):</p> <p>4.7.7 Local Retail Centres: These tend to have be smaller towns or larger villages, with lesser catchment areas, and <u>are</u> generally characterised by either a very compact retail area or a dispersal of several shops...They often form the focal point to the community, with community facilities located either within or close to the <u>Town Centre Areas</u> retail boundaries.</p> <p>4.7.8 Within each of the <u>Area, District and Local</u> Retail Centres <u>in the retail hierarchy</u>, a <u>defined</u> Town Centre Area has been identified (<u>see maps attached in Appendix 7 of the Plan</u>)....</p> <p>4.7.16 4.7.9 It is the Council's policy to locate future retail development within existing €<u>Town €</u>Centres <u>Areas</u> wherever possible. Therefore, <u>in accordance with Planning Policy Wales and Technical Advice Note (TAN) 4</u>, developers proposing new large-scale <u>edge of centre or out-of-centre</u> 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.</p>								
MAC110	Policy R2	<p>Additional text to give clarity on the expected split of convenience / comparison and details of overall floor-space:</p> <p><u>Policy R1A R2 – Retail Allocations</u></p> <p>The following site is allocated in part for retail development:</p> <table border="1" data-bbox="600 975 1825 1264"> <thead> <tr> <th data-bbox="600 975 943 1094">Site Name</th> <th data-bbox="943 975 1178 1094">Location</th> <th data-bbox="1178 975 1491 1094">Size of Retail Development Area (ha)</th> <th data-bbox="1491 975 1825 1094">Site Allocation Ref. No.</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1094 943 1264">Former Kaye Foundry</td> <td data-bbox="943 1094 1178 1264">Presteigne</td> <td data-bbox="1178 1094 1491 1264">0.4 (to provide 1000 sq. m net retail floorspace)</td> <td data-bbox="1491 1094 1825 1264">P51 MUA1</td> </tr> </tbody> </table>	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
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							
MAC111	Paras. 4.7.10-4.7.11	<p>Amend to reflect changes to Policy R2:</p> <p>4.7.7A 4.7.10 The allocation makes provision for the retail need identified by the Powys Retail</p>								

		<p>Assessment Study (aAddendum 2015) as quantified in Policy SP4. ...The redevelopment of the former Kaye Foundry site in Presteigne will enable this to be achieved. , and provision has been made for a 1785m2 convenience goods gross retail floorspace on this site. This floorspace is expected to include a foodstore of up to 1,500sq.m gross, with a sales area of not more than 1,000sq.m net, of which 800sq.m net would be convenience good sales and 200sq.m net would be comparison goods sales. The allocation of land <u>along with the reoccupation of vacant shop units</u> will accommodate all of the projected net <u>additional convenience goods need for Class A1 to A3</u> floorspace in the Knighton-Presteigne area. Furthermore, the scheme may also offer the potential to introduce / attract additional A1 and A3 retail floorspace to the adjacent Presteigne town centre area.</p> <p>4.7.7B <u>4.7.11</u> The study identified that existing vacant premises within €Town eCentre boundaries <u>Areas elsewhere</u> could accommodate future growth <u>any additional need</u> in <u>convenience and</u> comparison goods floorspace and allocations are not required.</p>
<p>MAC112</p>	<p>Policy R3</p>	<p>Amend policy to include percentages referred to in the reasoned justification and to clarify requirements and timescales for marketing:</p> <p><u>Policy R2 R3 – Development within Town Centre Areas</u></p> <p><u>Within settlement defined Town Centre Areas as defined on the Proposals / Inset Maps, proposals for new development proposals will be permitted where: provided it complies with the following criteria:</u></p> <ol style="list-style-type: none"> 1. It enhances the vitality and viability of the existing town centre and accords with Policy R1; 2. It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and 3. It would not result in an unacceptable concentration of non A1 (shops) and A3 (food and drink) uses within a Primary Frontage or non A1, A2, (commercial) A3 and other appropriate town centre uses in a Secondary Frontage <u>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:</u> <ol style="list-style-type: none"> i. The shop has been vacant for a prolonged period and <u>genuine attempts at marketing the existing use have been unsuccessful it has been demonstrated to have been actively marketed for a minimum of six months;</u> or ii. The proposal is for a community use which is of wider public benefit and in need of a town centre location.
<p>MAC113</p>	<p>Para. 4.7.8, 4.7.12 and</p>	<p>Delete text and amend text to clarify role and location of frontages and marketing period. The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p>

	<p>4.7.15 (deleted)</p> <p>Paras. 4.7.12, 4.7.1, 4.7.15, 4.7.17 and new para. 4.7.18</p>	<p>4.7.9 <u>4.7.12</u> Primary Shopping Frontages have been identified in <u>all Area and District Retail Centres in the retail hierarchy</u>. Primary Frontages are where there is a concentration of primarily A1 shops along the most important shopping streets...</p> <p>4.7.10 <u>4.7.13</u> Secondary Shopping Frontages have also been identified in some settlements <u>the Area Retail Centres of Newtown and Welshpool</u> 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.</p> <p>4.7.14a <u>4.7.15</u> As a guide, a <u>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...</u></p> <p>4.7.14c <u>4.7.17</u> A potential threat to the vitality, viability and attractiveness of town centres is that of 'dead shop frontages' within the main <u>Primary and Secondary</u> shopping frontages... 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 <u>area</u>.</p> <p><u>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.</u></p>
MAC114	Policy R3 (deleted)	Deletion of Policy R3 and reference instead to national planning policy and guidance (Planning Policy Wales and TAN4) relating to out-of-centre retail developments in the reasoned justification to Policy R1 (para. 4.7.9). The deleted policy is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.
MAC115	Para. 4.7.16. Paras 4.7.17- 4.7.18 (deleted)	Deletion of text as a result of deletion of Policy R3. Para. 4.7.16 re-located to the reasoned justification for policy R1. The deleted paras. are not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.
MAC116	Policy TD2	<p>Additional text to clarify where the policy applies:</p> <p><u>Policy TD2 - Alternative Uses of Existing Tourism Development</u></p> <p><u>Development proposals for the change of use from an existing tourism use <u>in rural areas</u> will only</u></p>

		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.
MAC117	Paras. 4.8.10-4.8.11	<p>Additional reasoned justification text to reflect addition to Policy TD2 and clarify the marketing requirement for the re-use of tourism accommodation:</p> <p>4.8.7 <u>4.8.10</u> Existing tourist accommodation, facilities and attractions in Powys make an important contribution to the local tourism and business economies <u>particularly in the more rural areas lying outside the development boundaries of towns and large villages.</u> 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. <u>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.</u> This policy supports the appropriate change of use from tourism to an alternative use where it does not detrimentally affect its location.</p> <p>4.8.8 <u>4.8.11</u> In this regard practical and reasonable attempts <u>for a minimum of six months</u> 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. <u>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.</u> Development that, for example will result in the loss of important local facilities, and in particular all weather facilities such as indoor sport or recreational facilities will not generally be supported as it would not support a sustainable and year round tourism sector.</p>
MAC118	Para. 4.8.14	<p>Amend reasoned justification text to include the wider network:</p> <p>4.8.12 <u>4.8.14</u> ...It also benefits from many important and uniquely preserved structures and buildings, a number of which have listed building status. However, major restoration work is required in order to return the canal to a navigable condition over its entire length to Frankton Locks and the Llangollen Canal in Shropshire. <u>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.</u> Any proposals that would obstruct its sensitive restoration would be opposed.</p>

<p>MAC119</p>	<p>Policy W1</p>	<p>Delete policy W1 and replace with two new policies relating to waste (policies W1 and W2). The deleted policy is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.</p> <p><u>Policy W1 – Location of Waste Development</u></p> <p><u>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.</u></p> <p><u>Proposals for new waste management facilities in the open countryside, will be strictly controlled and will only be permitted where:</u></p> <ol style="list-style-type: none"> <u>1. The proposal seeks to sustainably manage waste arising entirely within the boundaries of an operational site; or</u> <u>2. The proposal seeks to sustainably manage wastes arising from a specific development(s) in the immediate locality for a temporary period; or</u> <u>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</u> <u>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</u> <u>5. The proposal would meet a local need, and would reflect the priority order of the waste hierarchy.</u>
<p>MAC120</p>	<p>Paras. 4.9.1-4.9.2, new paras. 4.9.3-4.9.4, para. 4.9.5, and new paras 4.9.6, 4.9.7.</p>	<p>Amend text to reflect amendments to Policy W1, inclusion of reference to TAN21 in reasoned justification, updating amendments and re-location of text:</p> <p>4.9.1 This section seeks <u>Policy W1 seeks to facilitate</u> enable an integrated and adequate network of waste management facilities in sustainable locations to complement the Powys Waste Strategy and in line with national policy / <u>and guidance guidelines (see Waste Topic Paper) to meet the needs identified in Regional Plans and in accordance with the waste hierarchy (Article 4 of the Waste Framework Directive) with the long term aim of zero waste.</u> 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</p>

proposals from coming forwards but to ensure that they are justified in the proposed location.

4.9.1 4.9.2 The land requirement for residual waste treatment in the region will be dictated by the outcome of any procurement of the treatment services. Should this lead to the need for a treatment facility in the region, the allocated site in Aberystwyth (Glanyrafon Industrial Estate Extension E0301) is available and may be suitable for this purpose. In the shorter term the remaining landfill void at Bryn Posteg (Llanidloes) could provide sufficient landfill capacity to accommodate Powys' waste which cannot be reused, recycled or composted. 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 2012/13 2015/16, for example, the local authority collected waste recycling and composting rate in Powys was 59.1% 51% (Paragraph 4.2, Powys Waste Strategy), 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 Technical Advice Note (TAN) 15. Allocated and existing sites suitable for waste management uses have been identified in policies E1 and E4.

4.9.3 Should an unforeseen need arise for additional landfill capacity, any proposal would be considered against policies in the Development Management section of this plan and the principles detailed in Technical Advice Note 21: Waste. 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 Food waste is currently transported out of County and, given the County's rurality, it is unlikely that there will be large scale recovery proposals in the County. Opportunities exist for Anaerobic digestion (AD) on farms. Proposals for AD requiring planning permission will be considered against policies in the

~~development management section of this plan and Policy RE1 if relevant. 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, Technical Advice Note (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.~~

~~4.9.2 4.9.5 Household Waste and Recycling Centres are integral to increased waste recovery and reduction in disposal to landfill. The sites should be accessible and close to the largest centres of population and so, in accordance with the sustainable settlement hierarchy, new sites must be located in or adjoining Towns or large Villages. Where planning permission is required for smaller community recycling facilities they will be considered in accordance with Policy C1 – Community Facilities and Indoor Recreation Facilities. 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 Other types of waste facility enable increased levels of recovery from the waste stream. Activities include deconstruction, materials sorting and storage facilities. The term 'in-building' refers to recovery and waste management facilities that normally take place within a building. Waste facilities are often sui generis, but may be Use Class B2 or B8, with modern facilities suited to industrial estate / employment sites depending on their nature. 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~~

		<p><u>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.</u></p> <p><u>4.9.7 Technical Advice Note 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.</u></p>
MAC121	New policy W2	<p>Insert new Policy W2 relating to waste management proposals:</p> <p><u>Policy W2 – Waste Management Proposals</u></p> <p><u>Development proposals for waste management will be permitted where they are supported by a Waste Planning Assessment and where they meet the following criteria:</u></p> <ol style="list-style-type: none"> <u>1. The proposal minimises the need to transport waste by road, taking into account the proximity principle.</u> <u>2. The highway network is suitable for use by heavy goods vehicles or can be improved to accommodate such vehicles.</u> <u>3. There would be no adverse impact on amenity, human health or the environment due to noise, dust, odour or air quality.</u> <u>4. There would be no adverse impact on surface water or groundwater.</u> <u>5. There would be no adverse impact on features of ecological or built heritage interest.</u> <u>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.</u> <u>7. Where facilities are proposed in built up areas they will generally be supported where wastes are managed within a building.</u> <u>8. There is an identified end user where the proposal would involve the production of waste heat; and</u> <u>9. Provision is made for restoration and aftercare of the site upon its cessation.</u>
MAC122	New paras. 4.9.11-4.9.15	<p>Insert new text as reasoned justification to support new Policy W2:</p> <p><u>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</u></p>

		<p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 Technical Advice Note 21. Nevertheless, Planning Policy Wales 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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
MAC123	Policy RE1	<p>Delete policy and replace with new policy relating to renewable energy to reflect:</p> <ul style="list-style-type: none"> • Introduction of solar Local Search Areas; • Additional criteria to determine applications.

The deleted policy is not shown here in order to save paper, however the Composite Plan (2017) shows the deletion.

Policy RE1 – Renewable Energy

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

1. Wind energy

i. Wind energy proposals (greater than 25MW) will only be supported / permitted in appropriate locations within or close to the boundaries of the Strategic Search Areas (SSAs) and where criteria 4-7 below are met.

ii. Wind energy proposals of less than 25 MW will only be supported / permitted where criteria 3-7 below are met.

2. Solar Energy

i. Solar PV proposals (5 – 50MW) will be supported / permitted in appropriate locations within the boundaries of Local Search Areas (Solar LSAs) and where the criteria below are met.

ii. Outside Solar LSAs, solar PV proposals will only be supported / permitted where all the criteria below are met.

3. Other technologies or scales of renewable and low carbon energy proposed in or close to:

- SSAs (i.e. non-wind energy or wind energy less than 25 MW); or**
- Solar LSAs (i.e. non-solar PV energy or solar PV energy less than 5 MW),**

will be required to demonstrate that they would not prejudice the purpose of the Strategic or Local Search Areas to generate energy in accordance with criteria 1 and 2, and shall meet the criteria below.

4. 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 and shall not have an unacceptable adverse effect on:

- i. **The valued characteristics and qualities of the landscape in accordance with Policy DM4 – Landscape.**
- ii. **The natural environment in accordance with Policy DM2 – The Natural Environment and Strategic Policy SP7 – Safeguarding Strategic Resources and Assets.**
- iii. **The historic environment in accordance with Policy DM13 – Design and Resources and Strategic Policy SP7 – Safeguarding Strategic Resources and Assets.**
- iv. **Groundwater quality in accordance with Policy DM2 – The Natural Environment.**
- v. **Residential amenity and the amenity of the surrounding area, in accordance with Policy DM13 – Design and Resources. All wind energy proposals shall not cause unacceptable levels of noise and / or shadow flicker. All solar PV proposals shall not cause unacceptable levels of glare or reflection.**
- vi. **Highway safety, including during construction, in accordance with Policy DM13 – Design and Resources.**
- vii. **Surface water and land drainage in accordance with Policy DM6 – Flood Prevention Measures and Land Drainage.**
- viii. **Dark skies in accordance with Policy DM6 – Dark Skies and External Lighting.**
- ix. **Air quality in accordance with Policy DM14 – Air Quality Management.**
- x. **Radar, air traffic control systems, telecommunications links, television reception, radio communication and emergency services communications.**

5. **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.**

6. **Where any development, or part of a development or infrastructure ceases to operate for a period in excess of 6 months, it shall be removed and the land restored to its former condition. Development for wind energy and solar PV energy will only be permitted for a period of 25 years.**

7. **Where necessary, additional compensatory benefits will be sought by agreement with**

		<u>applicants in accordance with Policy DM1 – Planning Obligations.</u>
MAC124	Paras. 4.10.1- 4.10.14	<p>Amend text of reasoned justification to reflect changes to Policy RE1:</p> <ul style="list-style-type: none"> • include a list of solar Local Search Areas (as Table RE1); • tables RE1 and RE2 replaced with new Tables RE2 and RE3 to reflect latest evidence. <p>4.10.1 <u>Renewable energy and low carbon energy are defined by Planning Policy Wales (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).</u> The Renewables Directive (2009/28/EC) requires 20% of energy consumed in the European Union (EU) to be generated from renewable sources by 2020. This target is pooled across the EU, the UK’s legally binding target by 2020 is 15%. In 2012 the UK was generating just 3.94% of its energy from renewable sources, this being equivalent to a seven-fold increase in UK renewable energy consumption from 2008 levels.</p> <p>4.10.2 To meet the legally binding target, the UK Low Carbon Transition Plan 2009 sets out that by 2020:</p> <ul style="list-style-type: none"> • 30% of electricity will be generated by renewables (e.g. wind, <u>solar PV</u> 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). <p>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.</p> <p>4.10.3 Energy Wales: A low carbon transition 2012 seeks to ensure that communities benefit from energy development. <u>Welsh Government is committed to using the planning system to optimise renewable energy and low carbon energy generation.</u> 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.</p> <p>4.10.4 PPW (<u>Figure 12.2</u>) 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:</p> <ul style="list-style-type: none"> • Strategic (>25MW for wind and >50MW for all other technologies); • Local Authority-wide (5-25MW for wind and up to <u>5-50MW</u> for all other technologies) and small

scale (<5MW)(Sub-Local Authority and Micro) proposals where they are not permitted development (EfW, CHP, Biomass, Hydro-Power and Solar technology).

- 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 Planning Policy Wales PPW and, Technical Advice Note 8 and National Policy Statements, and Policy RE1 should be read in conjunction with these national documents.

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

~~4.10.5b~~ 4.10.6 The County Council has not refined Strategic Search Areas in the LDP. Previously work was undertaken to refine the SSAs. Although this was not completed, the evidence prepared for this has been used to inform a large number of applications, including that for the CPI mentioned above. but the Mid Wales Conjoined Public Inquiry has left There is now a large body of evidence in relation to SSAs. and no need to refine the SSA boundaries at this point. Wind energy proposals greater than 25 MW 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 TAN8.

~~4.10.6~~ 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). in 2011/12. Subsequent to changes being made to UK national and Welsh renewable energy legislation and policy, (particularly in respect of who determines Planning Applications) the REA was updated in 2016 to make sure that Policy RE1 was still appropriate. Due to the presence of the SSAs in the County, Powys is contributing significantly to the UK target for renewable electricity generation. Findings from the assessment show that in Powys in 2008 the total electrical energy generated from renewable and low carbon energy technologies equated to around 86% of the expected consumption for 2020, however the total thermal energy (heat) generated from renewable and low carbon energy technologies was just 1.7% of the expected thermal consumption for 2020. Whilst the REA was not able to spatially identify all of the possible constraints that would act upon any renewable or low carbon proposals, it does identify spatially, at high level, areas of the County where there is practical viability for wind in SSAs and Local Search Areas (LSA), PV farms (in Solar LSAs) and hydro-electric power (including potential hydro-electric over 10KWe), as well as an Energy Opportunity

Plan for the utilisation of renewable heat. These areas will form the basis of a framework to assist developers with site identification and highlight significant opportunities for householders, communities, businesses (through co-location) and the diversification of rural enterprises to benefit from micro and sub-local authority energy schemes. 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)

<u>LSA Number</u>	<u>LSA Name</u>	<u>LSA Size (sq. km)</u>	<u>Potential Capacity (MW)</u>	<u>Landscape Sensitivity</u>
<u>SA</u>	<u>Bachrydrada</u>	<u>2.3</u>	<u>10</u>	<u>Medium-High</u>
<u>SB</u>	<u>Abertridwr</u>	<u>1.2</u>	<u>10</u>	<u>Medium</u>
<u>SC</u>	<u>Ffridd Llwydiarth</u>	<u>1</u>	<u>10</u>	<u>Medium-Low</u>
<u>SD</u>	<u>Dongay</u>	<u>0.6</u>	<u>25</u>	<u>Medium</u>
<u>SE</u>	<u>Buttington</u>	<u>1.1</u>	<u>10</u>	<u>Medium-Low</u>
<u>SF</u>	<u>Heldre Hill</u>	<u>0.9</u>	<u>25</u>	<u>Low</u>

<u>SG</u>	<u>Staylittie</u>	<u>14.4</u>	<u>25</u>	<u>Medium</u>
<u>SH</u>	<u>Trefen</u>	<u>0.9</u>	<u>25</u>	<u>Medium</u>
<u>SI</u>	<u>Glynhafren</u>	<u>2.3</u>	<u>10</u>	<u>Medium-High</u>
<u>SJ</u>	<u>Bryn Blaen</u>	<u>3.2</u>	<u>10</u>	<u>Medium</u>
<u>SK</u>	<u>Bryn Titli</u>	<u>8.4</u>	<u>25</u>	<u>Medium-Low</u>
<u>SL</u>	<u>Waun Ddubarthog</u>	<u>20.5</u>	<u>50</u>	<u>Low</u>
<u>SM</u>	<u>Drysgol</u>	<u>4.3</u>	<u>25</u>	<u>Low</u>
<u>SN</u>	<u>Bwlch y Sarnau</u>	<u>3.4</u>	<u>10</u>	<u>Medium-Low</u>
<u>SO</u>	<u>Llandegley Rhos</u>	<u>8</u>	<u>10</u>	<u>Medium</u>
<u>SP</u>	<u>Gilwern Hill</u>	<u>4.5</u>	<u>10</u>	<u>Medium</u>
<u>SQ</u>	<u>Nant Fawr</u>	<u>2.3</u>	<u>10</u>	<u>Medium</u>
<u>SR</u>	<u>Llandefalle Hill</u>	<u>4.9</u>	<u>25</u>	<u>Medium-Low</u>
<u>SS</u>	<u>Camlo Hill</u>	<u>9.9</u>	<u>25</u>	<u>Medium-Low</u>
<u>ST</u>	<u>Ddyle</u>	<u>10.9</u>	<u>10</u>	<u>Medium-High</u>

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

4.10.6A 4.10.9 The REA Update (2016) 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 Update 2016.

Table RE4 2 - Summary of Renewable Electricity Contribution

Energy Technology	Existing Energy Generated [MWh]	Potential Additional Energy Generated [MWh]	Percentage Delivered by 2026	Total Additional Renewable Energy to be Delivered by 2026 [GWh]
Biomass (CHP)	19,710	362,664	5%	18
Energy from Waste	-	55,188	5%	3
Hydropower	28,523	48,618	30%	14
Landfill Gas	11,038	-	100%	0
Wind Power	739,598	2,658,485	25%	665
Solar PV Farms	-	1,080,984	25%	270
Other	1,971	-	100%	0
BIR	8,848	13,140	25%	3
Total	809,688	4,219,079		973
Projected Electrical Energy Demand in 2026				606
% of Powys Electricity Demand in 2026 potentially met by Renewables in Powys				106%

	<u>Existing Installed Capacity (MW)</u>	<u>Potential Installed Capacity by 2026 (MW)</u>	<u>Potential Change (MW) by 2026</u>
<u>Biomass</u>	<u>2.5</u>	<u>2.5</u>	-
<u>Energy from Waste</u>	-	-	-
<u>Hydropower</u>	<u>8.8</u>	<u>19.1</u>	<u>10.3</u>
<u>Landfill Gas</u>	<u>2.1</u>	<u>2.1</u>	-

<u>Windpower</u>	<u>312.7*</u>	<u>316.7</u>	<u>4</u>
<u>Solar PV Farms</u>	<u>-</u>	<u>45</u>	<u>45</u>
<u>Other (AD, CHP, etc)</u>	<u>0.5</u>	<u>1.7</u>	<u>1.2</u>
<u>BIR</u>	<u>10.1</u>	<u>11.3</u>	<u>1.2</u>
<u>Total</u>	<u>336.7</u>	<u>398.4</u>	<u>61.7</u>

(Source: REA, 2017)

*Includes SSAs

Table RE2 3 - Summary of Renewable Thermal Contribution

Energy Technology	Existing Energy Generated [MWh]	Potential Additional Energy Generated [MWh]	Percentage Delivered by 2026	Total Additional Renewable Energy to be Delivered by 2026 [GWh]
Biomass (CHP)	24,966	674,520	5%	34
Energy from Waste	-	48,180	10%	5
BIR	120,538	145,416	25%	36
Total	145,504	868,116		75
Projected Thermal Energy Demand in 2026				1463
% of Powys Thermal Demand in 2026 potentially met by Renewables in Powys				5%

	<u>Existing Installed Capacity</u>	<u>Potential Installed Capacity by</u>	<u>Potential Change (MW) by</u>
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	<u>(MW)</u>	<u>2026 (MW)</u>	<u>2026</u>
<u>Biomass (CHP)</u>	<u>5.7</u>	<u>5.7</u>	<u>-</u>
<u>Biomass Boilers</u>	<u>-</u>	<u>1.8</u>	<u>1.8</u>
<u>Energy from Waste</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>AD</u>	<u>-</u>	<u>1.7</u>	<u>1.7</u>
<u>BIR</u>	<u>68.8</u>	<u>73.3</u>	<u>4.5</u>
<u>Total</u>	<u>74.5</u>	<u>82.5</u>	<u>8</u>

(Source: REA, 2017)

~~4.10.7 4.10.10 The REA combines all of the resources and opportunities together (including SSA's) in order to provide an understanding of the maximum renewable energy potential for the County. The uptake of renewable energy will be monitored to help show how the LDP is assisting to deliver what is considered to be an appropriate the contribution in the REA. from that maximum potential and, in so doing contributing to the achievement of sustainable development. Realising the contribution from this potential would help to ensure that by the end of the plan period, and at the very least, irrespective of any further developments within the SSA's, Powys will be generating enough renewable electricity in the County to offset all that which the county consumes and more (so will become a net exporter to elsewhere).~~

~~4.10.8 4.10.11 The situation for generating renewable heat is less encouraging. The REA Update (2016) showed that just 1.7% of the County's expected thermal consumption for 2020 is currently met by renewables. Policy DM15 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. and electricity and therefore plays an important role in delivering this contribution from the maximum potential identified in the REA. Monitoring of Policy DM15 DM13 and RE1 will show how the LDP is contributing to meeting the UK Low Carbon Transition Plan requirement. 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 include many activities (such as household behaviour) that are outside the control or monitoring reach of the planning process.~~

~~4.10.9 4.10.12 Policy RE1 will supports the delivery of national policy by encouraging renewable and low~~

and zero carbon energy projects, subject to ~~there being no unacceptable impact on existing landscape character and other 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 DM4. In relation to wind energy, TAN8 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.” (TAN8, Annex D, Paragraph 8.4).

~~4.10.9A ——— It is possible that renewable wind developments could cause a barrier for migratory birds associated with Special Protection Areas and other European Sites, and solar developments could result in changes or increases to surface water run-off. Therefore Policy RE1 also recognises the importance of ensuring that renewable energy developments of any kind do not result in significant negative impacts upon European Protected Sites and their associated features.~~

~~4.10.9B~~ 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, and ‘glint and glare’ from large scale solar developments, and odour associated with anaerobic digestion.

~~4.10.10~~ 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.

MAC125

Policy M1

Insert additional text in Table M1 to clarify of site names Berwyn Granite quarries (Pen y Parc & Pen y Graig):

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.

MAC126	New policy M4	<p>Insert new Policy M4 relating to minerals proposals:</p> <p><u>Policy M4 – Minerals Proposals</u></p> <p><u>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:</u></p> <ol style="list-style-type: none"> <u>1. Suitable access and transport routes have been identified.</u> <u>2. Noise is demonstrated to be within acceptable levels.</u> <u>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.</u> <u>4. Blasting is controlled within acceptable levels.</u> <u>5. Potential impacts on groundwater resources, surface water resources and water supplies are identified and demonstrated to be within acceptable levels.</u>
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		<p><u>6. Sites of nature conservation, historic, cultural and landscape importance are identified and any adverse impacts are demonstrated to be acceptable.</u></p> <p><u>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.</u></p> <p><u>8. Landscape and visual impact is minimised in accordance with Policy DM4 - Landscape.</u></p> <p><u>9. Satisfactory proposals have been submitted for landscaping, after use and after care of the site in accordance with Policy M5.</u></p>
MAC127	New paras. 4.11.11- 4.11.12	<p>Insert new text as reasoned justification to support new Policy M4:</p> <p><u>4.11.11 Reference should be made to Planning Policy Wales 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:</u></p> <ul style="list-style-type: none"> • <u>Minimising the potential harm to local residents;</u> • <u>Protection of local amenity;</u> • <u>Protection of environmentally important areas and protected species;</u> • <u>Minimising potential harm to the environment e.g. surface and groundwater resources;</u> • <u>Reducing the impacts of mineral extraction such as dust, blasting, noise and visual intrusion; and</u> • <u>Minimising potential impacts on the existing transport network.</u> <p><u>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.</u></p>
MAC128	New policy M5	<p>Insert new Policy M5 relating to restoration and aftercare:</p> <p><u>Policy M5 – Restoration and Aftercare</u></p> <p><u>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.</u></p>

		<u>Financial bonds included in a Planning Obligation will be sought to secure the necessary works for restoration and aftercare.</u>
MAC129	New paras. 4.11.13- 4.11.14	<p>Insert new text as reasoned justification to support new Policy M5:</p> <p><u>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.</u></p> <p><u>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.</u></p>
5.0 The LDP's Monitoring Framework		
MAC130	Para.5.4, new paras 5.6-5.8, and para. 5.17	<p>Additional text to refer to the Planning Performance Framework and to include explanation of the SEA monitoring and add reference to Table 3:</p> <p>The Annual Monitoring Report</p> <p>5.4 The Authority is required to produce an Annual Monitoring Report (AMR) on its LDP. <u>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.</u> 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.</p> <p>5.6 <u>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).</u></p> <p>5.7 Annual monitoring of the LDP will focus on the implementation of policies, whilst the SEA</p>

		<p><u>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.</u></p> <p><u>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.</u></p> <p><u>5.14-5.17 The Table 3 below sets out the Monitoring Framework for the LDP.</u></p>
MAC131	Table 3	Delete previous published table of monitoring and replace with revised monitoring named 'Table 3 Annual Monitoring Framework'. New Table 3 Annual Monitoring Framework is set out in Appendix 3 of this Schedule. The deleted table is not shown here in order to save paper, however it is shown in the Composite Plan (2017).
Appendix 1		
MAC132	Appendix 1	<p>The detail of all the following changes to Appendix 1 are attached as Appendix 4 to this Schedule:</p> <ul style="list-style-type: none"> • Inset map prefixes inserted for each site. • Include indicative phasing for all sites. • Insert updated flood assessment information (including a new note). • Amend site details where relevant to reflect the Statement of Common Ground (SoCG) with Dwr Cymru/Welsh Water. • Delete site P42 HA4 and replace with P42 HC1 in Machynlleth and include updated position on the planning application which has been granted planning permission. • Insert new site P47 HC2, Land at Tyler's Field, Newbridge-on-Wye as a completed housing commitment. • Insert new site P57 HC2 in Welshpool which benefits from planning permission. • Amend site area of P58 HA9, Ystradgynlais to increase the allocated area of land to ensure that the same number of units can be accommodated, alongside the need to retain the wooded area around the point of access into the site.

- Minor textual amendments also made or added to ensure the text reads correctly or up-dates factual information.

Appendix 2

MAC133

Appendix 2

Amendments to Appendix 2 including:

- Insert additional column to set out timescales for adoption of SPG;
- Insert policy references in order to clarify the policies supported by the SPG and to reflect the scope of revised Policy SP7;
- Consequential change to the title of SuDS SPG to refer instead to Land Drainage as a result of changes to policy DM6;
- Consequential change to reflect terminology used in recent national guidance in respect of local historic assets.

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.

<u>SPG Policy Area</u>	<u>Proposed guidance</u>	<u>Timescales for adoption</u>
Landscapes	Use and application of Landmap in informing applications in Powys' landscape <u>to support policies DM4 and SP7.</u>	<u>Within 12 months of adoption of the LDP.</u>
Open Space	Guidance on provision, protection and sufficiency of open <u>space to support Policy DM3.</u>	<u>Within 18 months of adoption of the LDP.</u>
Affordable Housing	Guidance on the application of the affordable housing policies <u>to support policies H5, H6 and SP3.</u>	<u>Within 6 months of adoption of the LDP.</u>
Biodiversity	Guidance on the protection of biodiversity <u>to support policies DM2 and SP7.</u>	<u>Within 6 months of adoption of the LDP.</u>
Archaeology	Guidance on the protection and evaluation of archaeology <u>to support Policy SP7.</u>	<u>Within 24 months of adoption of the LDP.</u>

		Planning Obligations	Guidance on <u>planning obligations</u> to support Policy DM3 , and Welsh language mitigation DM1 .	<u>Within 6 months of adoption of the LDP.</u>
		Sustainable Drainage Systems (SUDS) Land Drainage	Guidance on <u>land drainage</u> to support Policy DM5 <u>DM6</u> .	<u>Within 24 months of adoption of the LDP.</u>
		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 <u>to support policies DM13 and SP7</u> .	<u>Within 18 months of adoption of the LDP.</u>
		Buildings and Structures of local importance Historic Assets of Special Local Interest	Guidance on locally listed buildings and structures <u>Historic Assets of Special Local Interest</u> to support policies <u>DM13 and SP7</u> .	<u>Within 12 months of adoption of the LDP.</u>
		Renewable Energy	Guidance to support the application of policies <u>RE1 and DM13</u> .	<u>Within 12 months of adoption of the LDP.</u>
		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 <u>to support policies DM13 and SP7</u> .	<u>Within 24 months of adoption of the LDP.</u>
		Residential Design Guide	Up-dated guidance on achieving high standards of design in residential development <u>to support Policy DM13</u> .	<u>Within 18 months of adoption of the LDP.</u>

Appendix 3

MAC134	Appendix 3	The Habitats Regulations Assessment (HRA) Appendix has been renumbered from Appendix 4 to
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Appendix 3 of the Plan and is updated as follows as recommended within the Habitats Regulations Assessment Screening Report (September 2017):

Appendix 4 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.

<u>European Sites Located wholly within or partially within County of Powys Boundary</u>	<u>European Sites Located within 15km of County of Powys Boundary</u>
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Berwyn and South Clwyd Mountains SAC

Berwyn SPA

Brecon Beacons SAC

Coedydd Llawr-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

Mynydd Epynt SAC
Rhos Goch SAC
River Usk SAC
River Wye SAC
Tanat and Vyrnwy Bat Sites SAC
Usk Bat Sites SAC

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

Policy	Relevant Natura 2000 sites
• Policy E1 – Employment Proposals on Allocated Employment Sites	Granllyn Montgomery Canal
• Policy R1 – New Retail Development	Dyfi Estuary
• Policy R2 – Development Within	Llyn Peninsula and Sarnau

		<p>Town Centre Areas</p> <ul style="list-style-type: none"> • Policy R3 - Large Out-of-Centre Retail Developments 	<p>River Wye Tanat and Vyrnwy Bat Sites Cors Fochno Berwyn and South Clwyd Mountains</p>
		<ul style="list-style-type: none"> • Policy E4 – Bronllys Health Park 	<p>River Wye</p>
		<ul style="list-style-type: none"> • Policy H5 - Affordable Housing Exception Sites • Policy C1 – Community Facilities and Indoor Recreation 	<p>Granllyn Llangorse Lake Montgomery Canal Dyfi Estuary Llyn Peninsula and Sarnau Berwyn and South Clwyd Mountains River Wye Tanat and Vyrnwy Bat Sites Blaen Cynon Cors Fochno River Usk</p>
		<ul style="list-style-type: none"> • Policy E2 – Employment Proposals on Non-allocated Employment Sites • Policy T1 – Transport Infrastructure • Policy H1 - Housing Provision • Policy H1A – Housing Sites • Policy H7 - Rural Affordable Homes • Policy H11 – Renovation of Abandoned Dwellings • Policy H12 - Replacement Dwellings • Policy H13 – Gypsy and Traveller Sites and Caravans • Policy TD1 – Tourism Development • Policy W1 – Waste • Policy M1 - Existing Minerals Sites • Policy M3 – Borrow Pits • Policy RE1 – Renewable Energy 	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn Llangorse Lake Montgomery Canal Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsula and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye Tanat and Vyrnwy Bat Sites Usk Bat Sites Meirionnydd Oakwood and bat sites</p>

			Blaen Cynon Cors Fochno
		<ul style="list-style-type: none"> Policy R4 - Neighbourhood and Village Shops and Services 	Granllyn Llangorse Lake Montgomery Canal Dyfi Estuary Llyn Peninsula and Sarnau Berwyn and South Clwyd Mountains River Usk River Wye Tanat and Vyrnwy Bat Sites Meirionnydd Oakwood and bat sites Cors Fochno Blaen Cynon
		<ul style="list-style-type: none"> Policy TD3 – Montgomery Canal and Associated Development 	Tanat and Vyrnwy Bat Sites Montgomery Canal
		<ul style="list-style-type: none"> Policy MD1 – Development proposals by the MOD 	Mynydd Epynt River Usk
		<ul style="list-style-type: none"> Policy R1A – Retail Allocations 	River Wye

Appendix 4

MAC135	Appendix 4	Insert list of Community Council areas into Appendix 4 to accompany the map showing the Affordable Housing Sub-market Areas. See Appendix 5 to this Schedule.
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Appendix 5

MAC136	Appendix 5	Amendments to update the definition and meanings included in the Glossary to reflect changes to the Plan and for consistency with terminology used new national policy and guidance, as shown in the attached Appendix 6.
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Appendix 6

MAC137	New Appendix 6	Insert new Appendix to set out a list of historic environment designations in the Plan area and signposting to relevant information, as shown in the attached Appendix 7.
Appendix 7		
MAC138	New Appendix 7	Insert new Appendix setting out Maps of Primary and Secondary Frontages within Town Centres, as shown in the attached Appendix 2.

MAC SCHEDULE APPENDIX 1**Revised Policy H2 of the LDP – Housing Sites (MAC94)****Policy H1A 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 Name Location	No of Units	Housing Site Area (ha)
Builth Wells & Llanelwedd	P08 HA2	Land west of Primary school, Builth Wells	<u>59</u>	2.2
Builth Wells & Llanelwedd	P08 HA3	Land adj. To Tai Ar Y Bryn, Hospital Rd., Builth	<u>43</u>	1.6
Knighton	P24 HA1	Adj 'Shirley', Ludlow Road, Knighton	<u>24</u>	0.96
Knighton	P24 HA3	Presteigne Road, Knighton	<u>70</u>	3.5
Llandrindod Wells	P28 HA1	Land adj. Crabtree Green, Llandrindod Wells	<u>50</u>	2.2
Llandrindod Wells	P28 HA2	Tremont Park extension, Llandrindod Wells	<u>122</u>	4.5
Llandrindod Wells	P28 HA3	Ithon Road, Llandrindod Wells	<u>122</u>	4.5
Llandrindod Wells	P28 HA4	Land at Ridgebourne Drive, Llandrindod Wells	<u>100</u>	7.6*
Llanfair Caereinion	P30 HA1	Land at Tanyfron, Llanfair Caereinion	<u>40</u>	2.4
Llanfair Caereinion	P30 HA2	<u>UDP Allocation M154 HA3 OS 6906, Land North of Watergate Street</u>	<u>20</u>	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 Penybora, Llanidloes	27	1
Llanidloes	P35 HA2	Chapel Farm, Gorn Road, Llanidloes	46	1.7
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
Machynlleth	P42 HA4	Newtown Road	5	0.3
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	<u>35</u>	1.3
Rhayader	P52 HA1	Tir Gaia	<u>70</u>	3.5
Rhayader	P52 HA2	Land off East Street, Rhayader	<u>16</u>	0.6

Settlement	Site Ref	Site Name Location	No of Units	Housing Site Area (ha)
Welshpool	P57 HA1	Land off Gallowtree Bank, Welshpool	<u>30</u>	1.5
Welshpool	P57 HA2	Land at Greenfields, Caeglas	<u>11</u>	0.4
Welshpool	P57 HA3	Land at Red Bank, Welshpool	<u>149</u>	5.5
Ystradgynlais Area	P58 HA1	Land off Brecon Road, Ystradgynlais	<u>59</u>	2.2
Ystradgynlais Area	P58 HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	<u>41</u>	1.5
Ystradgynlais Area	P58 HA5	Glanrhyd Farm, Ystradgynlais	<u>8</u>	0.3
Ystradgynlais Area	P58 HA9	Penrhos Farm	<u>76</u>	3.0
Ystradgynlais Area	P58 HA10	Brynygroes	<u>136</u>	4.5
Ystradgynlais Area	P58 HA11	Penrhos School Extension	<u>122</u>	4.5
Ystradgynlais Area	P58 HA12	Cynlais Playing Fields	<u>10</u>	0.64
Abercrave	P01 HA1	Land to East of Maesycribarth	<u>14</u>	0.5
Abermule	P02 HA1	Land adjoining Abermule House	<u>10</u>	0.4
Abermule	P02 HA2	Land adj The Meadows and land adjacent Parkside	<u>30</u>	3.3*
Arddleen	P03 HA1	Land west of Trederwen House	<u>17</u>	1.7*
Berriew	P04 HA1	Land to the east of the village adjacent canal	<u>12</u>	0.7
Boughrood & Llyswen	P06 HA1	Land at Llyswen adjacent B24 HA3 Land at Llyswen, adj to Llys Meillion	<u>30</u>	1.1
Boughrood & Llyswen	P06 HA2	Land adjoining Beeches Park , Boughrood	<u>15</u>	0.8
Bronllys	P07 HA1	Land adj Bronllys CP School, Neuadd Terrace	<u>38</u>	1.4
Bronllys	P07 HA2	Land at Bronllys to the west of Hen Ysgubor	<u>10</u>	0.6
Bronllys	P07 HA3	Land to rear of Greenfields, Bronllys	<u>6</u>	0.3
Caersws	P09 HA1	Land north of Carno Road	<u>43</u>	1.6
Carno	P10 HA1	Land off Ffordd Dol-Llin	<u>14</u>	0.5
Carno	P10 HA2	Land north of Gerddi Cledan	<u>27</u>	1.0
Churchstoke	P12 HA1	Land west of Fir House	<u>36</u>	1.34
Clyro	P13 HA1	Land South east of Clyro (B)	<u>14</u>	0.5
Crew Green	P15 HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	<u>23</u>	1.5
Crossgates	P16 HA1	Land South of Studio Cottage	<u>19</u>	0.7
Forden	P17 HA1	Land off Heritage Green	<u>15</u>	0.8
Forden	P17 HA2	Land between Heatherwood & Kingswood Lane	<u>10</u>	0.5
Four Crosses	P18 HA1	Land at Oldfield (including land	<u>32</u>	3.4*

Settlement	Site Ref	Site Name Location	No of Units	Housing Site Area (ha)
		rear of School)		
Glasbury	P19 HA1	Treble Hill Stables, Glasbury	<u>5</u>	0.3
Guilfield	P20 HA1	Land adj. Celyn Lane	<u>20</u>	0.9
Guilfield	P20 HA2	Land to East of Groes-lwyd	<u>22</u>	0.8
Hay on Wye	P21 MUA1	Land at Gypsy Castle lane	<u>49</u>	1.8
Howey	P22 HA1	Land at Crossways Court	<u>38</u>	1.4
Howey	P22 HA2	Land adjacent Goylands Estate	<u>12</u>	0.8
Knucklas	P25 HA1	Land at Castle Green	<u>17</u>	0.4
Llanbrynmair	P26 HA1	Land west of Bryncoch,	<u>19</u>	0.7
Llandinam	P27 HA1	Land opposite Old Barn Close, Llandinam	<u>8</u>	0.3
Llandrinio	P29 HA1	Gwernybatto Land off Orchard Croft	<u>30</u>	1.1
Llanfechain	P31 HA1	Land north of Church, Llanfechain	<u>25</u>	1
Llangurig	P33 HA1	Land adj. Maesllan, Llangurig	<u>19</u>	0.7
Llangynog	P34 HA1	Llangynog Glebe	<u>8</u>	0.3
Llanrhaedr-ym-Mochnant	P36 HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	<u>19</u>	0.7
Llansantffraid-ym-Mechain	P37 HA1	Land at Spoonley Farm, Llansantffraid	<u>22</u>	0.8
Llansantffraid-ym-Mechain	P37 HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	<u>13</u>	0.6
Llanymynech	P40 HA1	Land adj Parc Llwyfen	<u>11</u>	0.4
Llanymynech	P40 HA2	Land off Carreghofa Lane	<u>20</u>	1.6*
Llanyre	P41 HA1	Land at Llanyre Farm	<u>19</u>	0.7
Meifod	P43 HA1	Pentre works and adjacent land, Meifod	<u>45</u>	1.9
Middletown	P44 HA1	Land West of Golfa Close, Middletown	<u>19</u>	0.7
Penybontfawr	P49 HA1	Land east of Ysgol Pennant	<u>11</u>	0.4
Pontrobert	P50 HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	<u>6</u>	0.5
Presteigne	P51 MUA1	Former Kaye Foundry Site	<u>60</u>	2.0
Three Cocks	P53 MUA1	Land between/adj Gwernyfed Avenue, Three Cocks	<u>32</u>	0.6
Tregynon	P55 HA1	Rear of Bethany Chapel	<u>24</u>	0.9
Trewern	P56 HA1	Land east of Trewern School, Trewern	<u>27</u>	4.1*

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

b) Housing Commitments (HC):

Settlement	Site Ref	Site Name Location	No of Units	Housing Site Area (ha)
Builth Wells & Llanelwedd	P08 HC1	The Old Skin Warehouse Site, Brecon Rd	<u>7</u>	<u>0.3</u>
Builth Wells & Llanelwedd	P08 HC2	Hay Road Garage	<u>11</u>	<u>0.2</u>
Builth Wells & Llanelwedd	P08 HC3	Builth Wells Cottage Hospital	<u>17</u>	<u>0.5</u>
Knighton	P24 HC1	Former clothing factory, West Street.	<u>21</u>	<u>0.5</u>
Knighton	P24 HC2	Site of former Motorway mouldings factory	<u>18</u>	<u>0.5</u>
Llandrindod Wells	P28 HC1	Land at Gate Farm	<u>10</u>	<u>0.2</u>
Llandrindod Wells	P28 HC2	Highland Moors	<u>16</u>	<u>1.3</u>
Llandrindod Wells	P28 HC3	Site adj, Autopalace	<u>22</u>	<u>0.2</u>
Llanfyllin	P32 HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	<u>14</u>	<u>0.4</u>
Llanidloes	P35 HC1	Lower Green, Victoria Avenue	<u>31</u>	<u>0.8</u>
Llanidloes	P35 HC2	Land at Hafren Furnishers	<u>23</u>	<u>0.5</u>
Llanidloes	P35 HC3	Land adjacent Dolhafren Cemetery, Llanidloes	<u>31</u>	<u>1.1</u>
Llanwrtyd Wells	P39 HC1	The Vicarage Field, Beulah Road, Llanwrtyd	<u>7</u>	<u>0.5</u>
Llanwrtyd Wells	P39 HC2	OS 2664 Caemawr, off Ffos Road	<u>47</u>	<u>1.9</u>
Llanwrtyd Wells	P39 HC3	OS 1451 Meadow View, Station Road	<u>19</u>	<u>0.8</u>
Montgomery	P45 HC1	Land at New Road	<u>13</u>	<u>2.6</u>
Newtown	P48 HC1	Heol Pengwern	<u>50</u>	<u>2</u>
Newtown	P48 HC2	Bryn Lane	<u>65</u>	<u>3.3</u>
Newtown	P48 HC3	Ffordd Croesawdy	<u>29</u>	<u>0.5</u>
Newtown	P48 HC4	Land at Severn Hts, (Brimmon Close)	<u>23</u>	<u>5.4</u>
Newtown	P48 HC5	Rock Farm	<u>103</u>	<u>8.5</u>
Newtown	P48 HC6	Rear of Pentecostal Church	<u>27</u>	<u>1</u>
Newtown	P48 HC8	Former Magistrates Court and TA building, Back Lane	<u>23</u>	<u>0.1</u>
Newtown	P48 HC9	Sevenside Yard, Commercial Street, Newtown	<u>48</u>	<u>0.5</u>
Newtown	P48 HC10	1 Wesley Place, Newtown	<u>6</u>	<u>0.02</u>
Presteigne	P51 HC1	Knighton Road Site	<u>11</u>	<u>0.6</u>
Rhayader	P52 HC1	Nant Rhyd-Hir	<u>18</u>	<u>1.0</u>
Rhayader	P52 HC2	Old Builders Supply Depot	<u>10</u>	<u>0.2</u>
Welshpool	P57 HC1	Burgess Lands, Red Bank	<u>73</u>	<u>5.0</u>
Ystradgynlais Area	P58 HC1	Land R/O Jeffrey's Arms, Brecon Road	<u>18</u>	<u>1.0</u>
Ystradgynlais Area	P58 HC2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	<u>45</u>	<u>1.1</u>

Settlement	Site Ref	Site Name Location	<u>No of Units</u>	<u>Housing Site Area (ha)</u>
Bettws Cedwain	P05 HC1	Bryn Bechan	<u>10</u>	0.4
Boughrood & Llyswen	P06 HC1	The Depot Boughrood	<u>12</u>	0.3
Boughrood & Llyswen	P06 HC2	Beeches Park , Boughrood	<u>5</u>	0.3
Bronllys	P07 HC1	Land adjacent to Bronllys Court	<u>34</u>	1.5
Caersws	P09 HC1	Part of Buck Hotel, Main Street	<u>5</u>	N/A
Castle Caereinion	P11 HC1	Land at Swallows Meadow	<u>31</u>	2.3
Churchstoke	P12 HC1	Land at Maes Neuadd (rear of Village Hall)	<u>16</u>	0.6
Churchstoke	P12 HC2	Land at the Garage	<u>6</u>	0.3
Churchstoke	P12 HC3	Land at the Hatchery	<u>12</u>	0.5
Churchstoke	P12 HC4	Land adjacent The View	<u>11</u>	0.48
Clyro	P13 HC1	Land South east of Clyro (A)	<u>21</u>	0.6
Crossgates	P16 HC1	Oaktree Meadows	<u>15</u>	1.4
Guilsfield	P20 HC1	Sarn Meadows	<u>46</u>	3.3
Kerry	P23 HC1	Dolforgan View, Kerry	<u>62</u>	2.1
Knucklas	P25 HC1	Old Station Works	<u>6</u>	0.28
Llanbrynmair	P26 HC1	Bryncoch	<u>5</u>	1
Llansantffraid-ym-Mechain	P37 HC1	Land off Fford Spooney, Llansantffraid	<u>12</u>	0.4
Llansantffraid-ym-Mechain	P37 HC2	Bronhyddon. Llansantffraid	<u>5</u>	1.05
Llansilin	P38 HC1	Land Opposite the Wynnstay Inn, Llansilin	<u>23</u>	0.7
Llanymynech	P40 HC1	UDP allocation M170 HA1 (Parc Llwyfen) PT OS 3978, Off Ashfield Terrace	<u>13</u>	0.4
Llanyre	P41 HC1	Land between Moorlands and Llyr	<u>12</u>	0.6
New Radnor	P46 HC1	Water Street Farm	<u>14</u>	0.6
Newbridge on Wye	P47 HC1	The Orchard	<u>5</u>	0.3
<u>Newbridge on Wye</u>	<u>P47 HC2</u>	<u>Land at Tyler's Field</u>	<u>26</u>	<u>1.7</u>
Trefeglwys	P54 HC1	Land to West of Llwynceilyn (Phase 2)	<u>17</u>	0.9

MAC SCHEDULE APPENDIX 2

New Appendix 7 to the Plan - Maps of Primary and Secondary Frontages within Town Centres (MAC138)

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

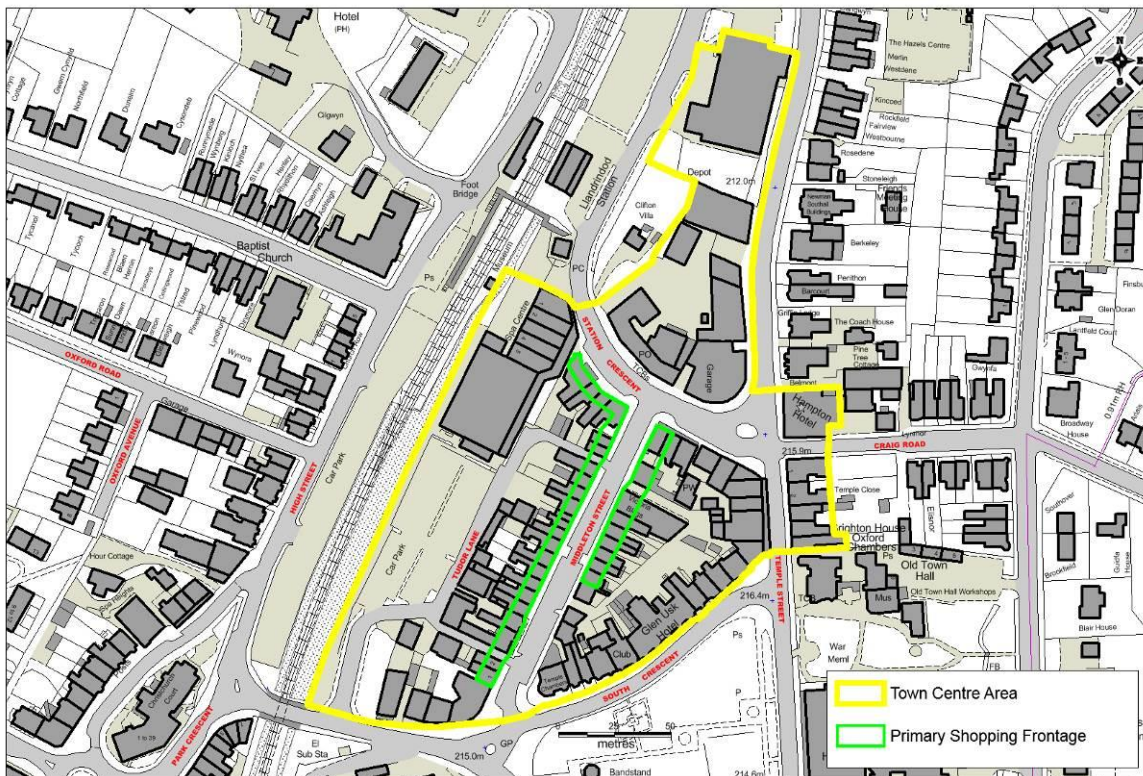
- Builth Wells
- Knighton
- Presteigne
- Rhayader
- Ystradgynlais

Local Retail Centres

- Llanfair Caereinion
- Llanfyllin
- Llanwrtyd Wells
- Montgomery

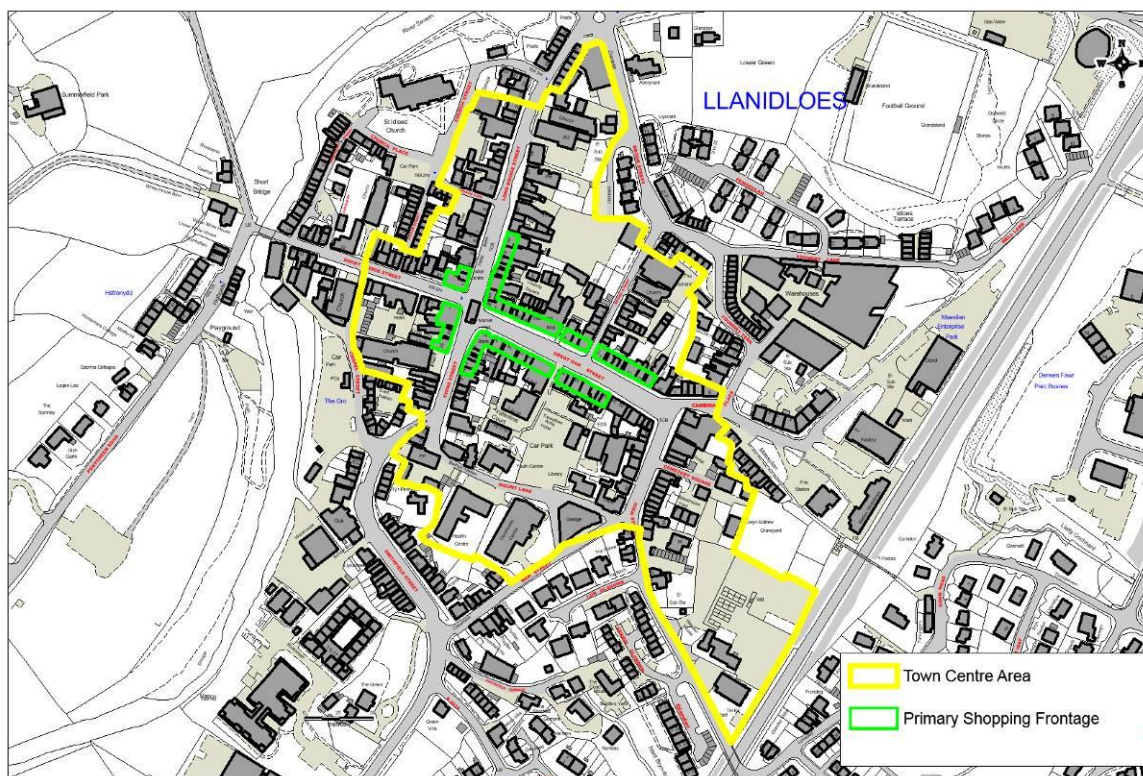
Area Retail Centres

Llandrindod Wells



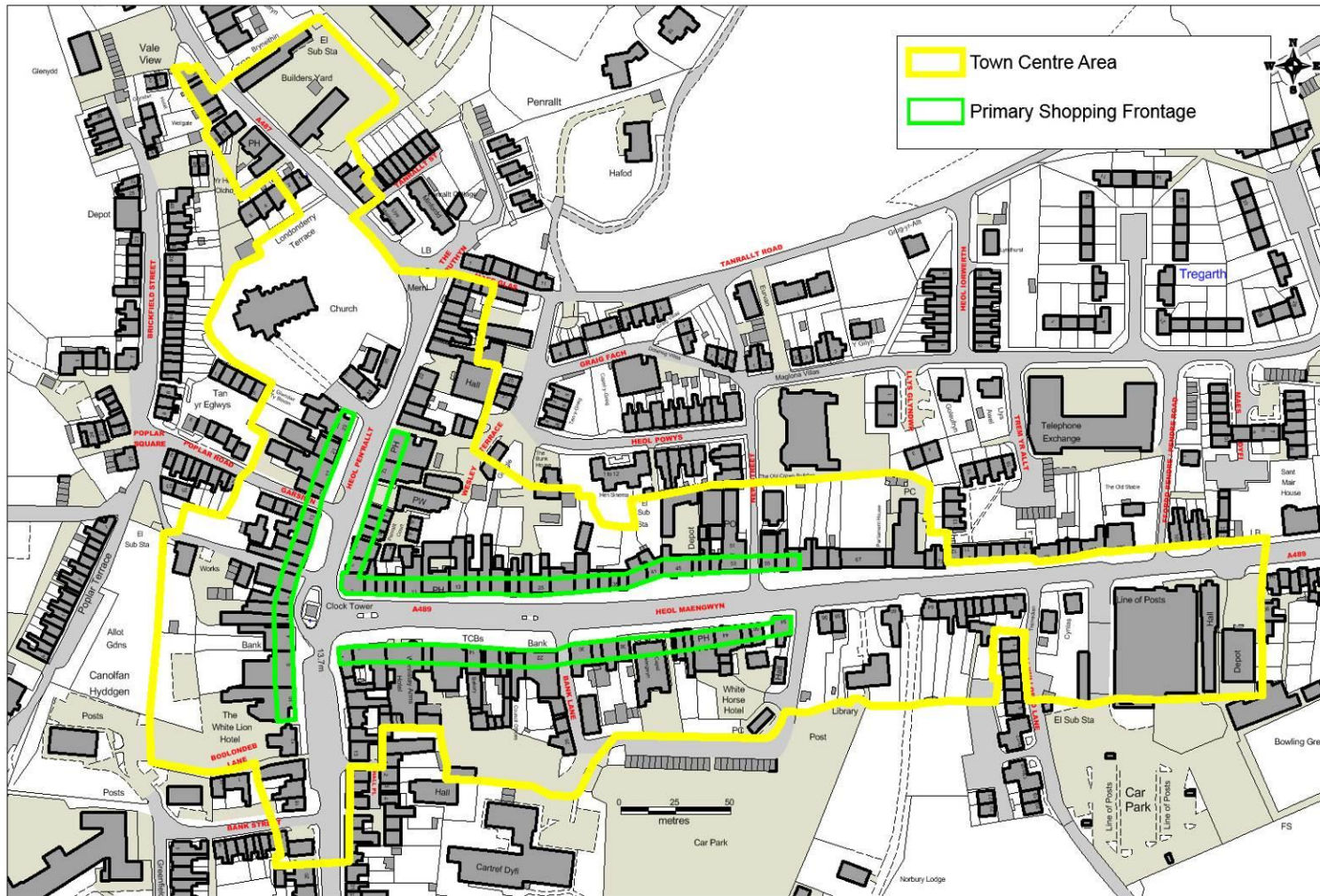
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Llanidloes



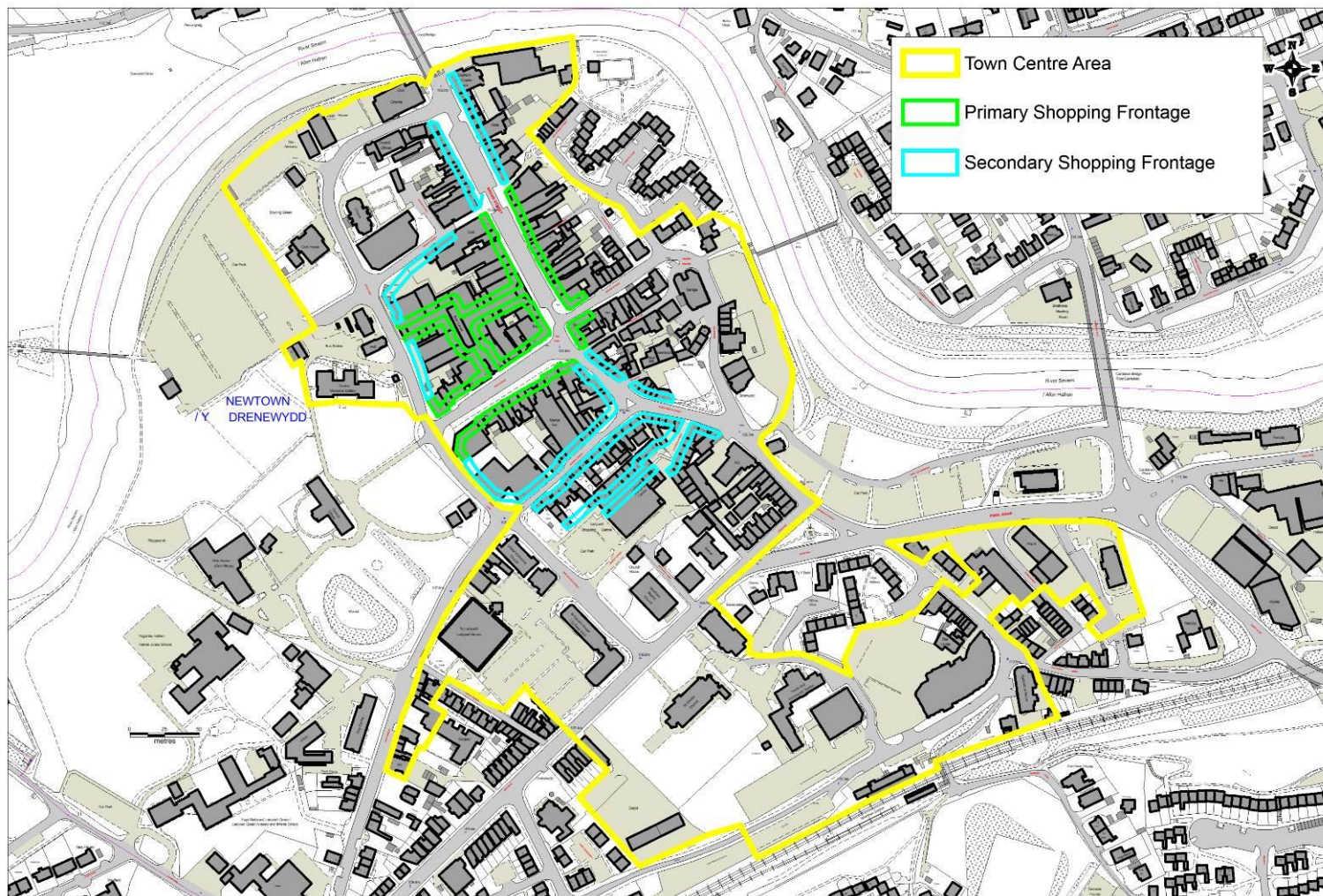
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Machynlleth



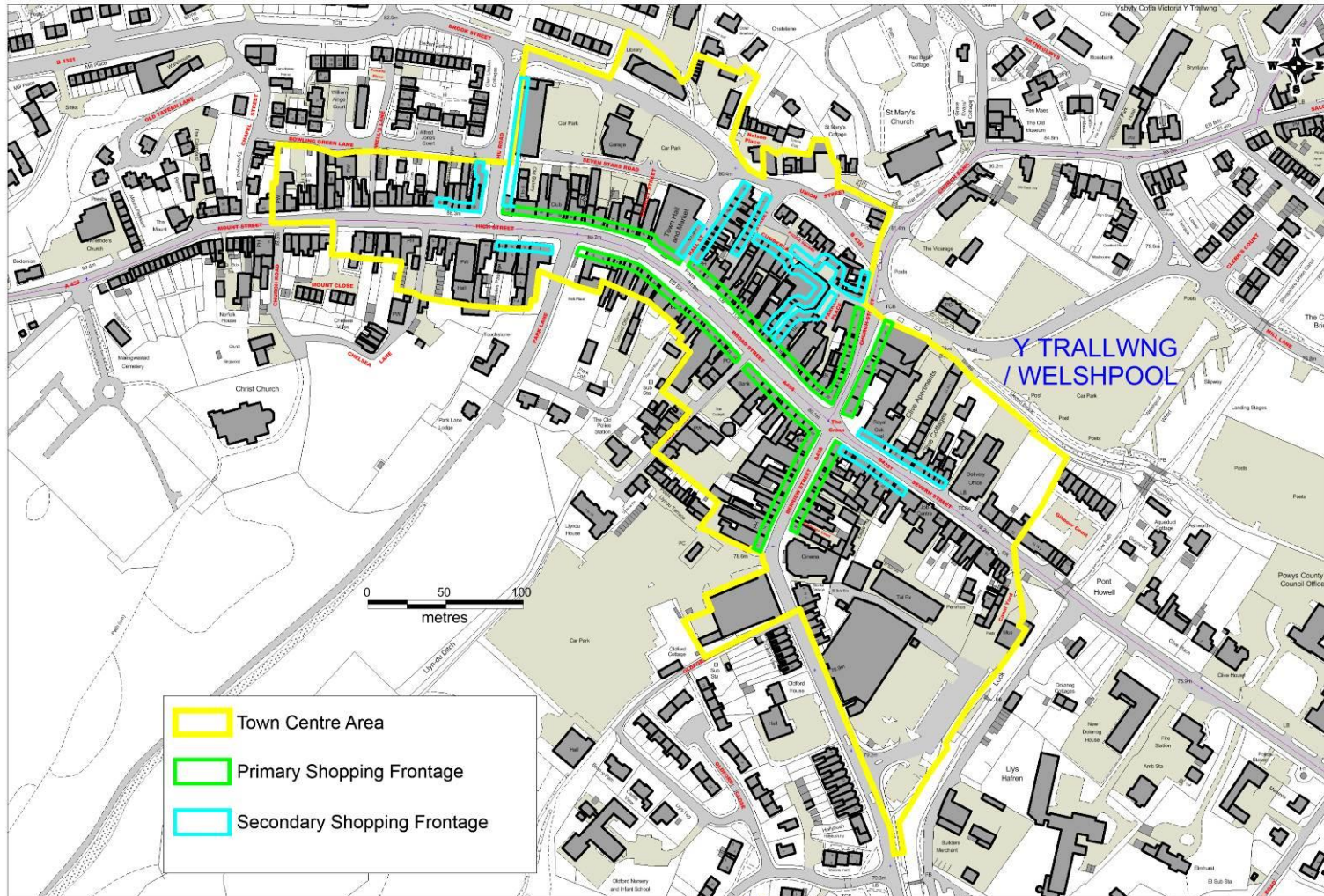
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Newtown



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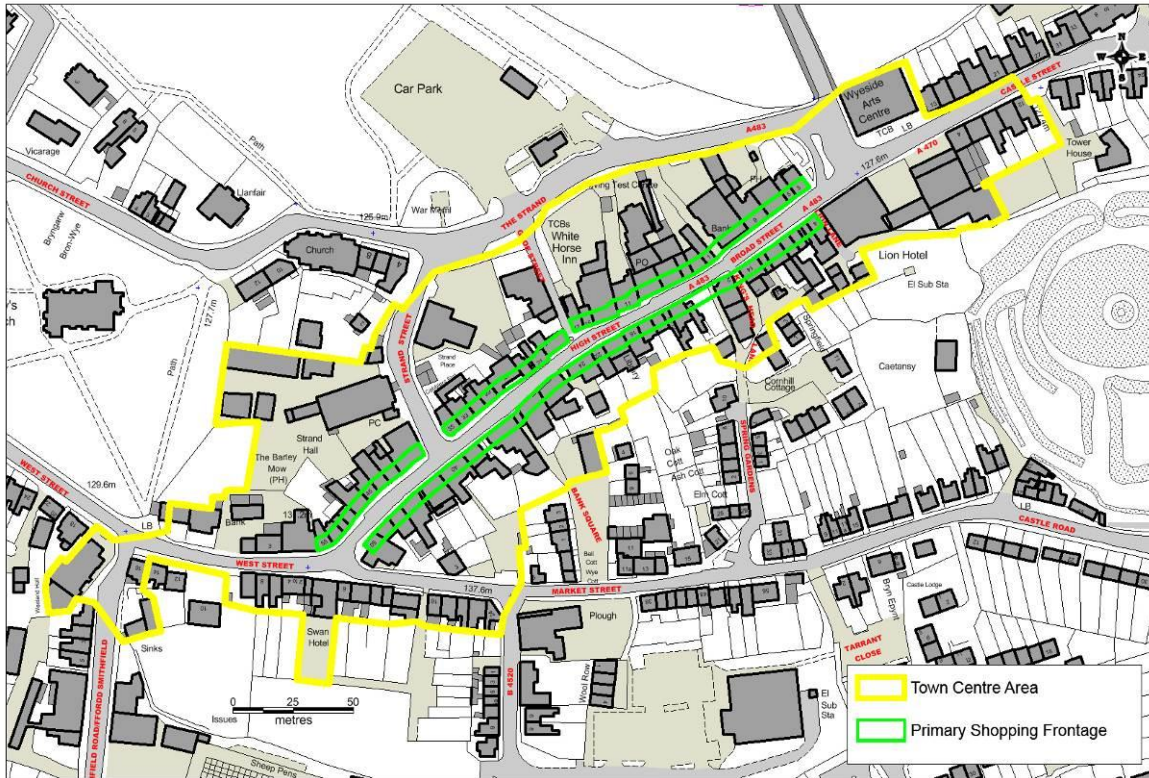
Welshpool



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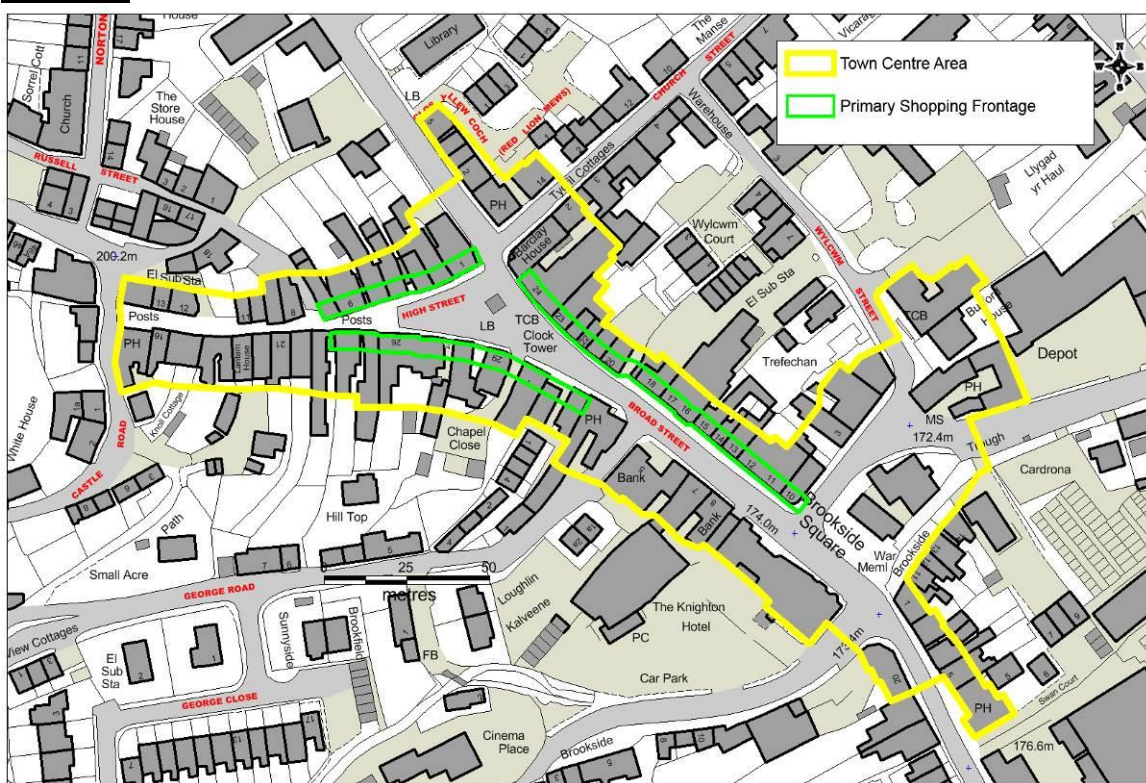
District Retail Centres

Builth Wells



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Knighton



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Presteigne



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Rhayader



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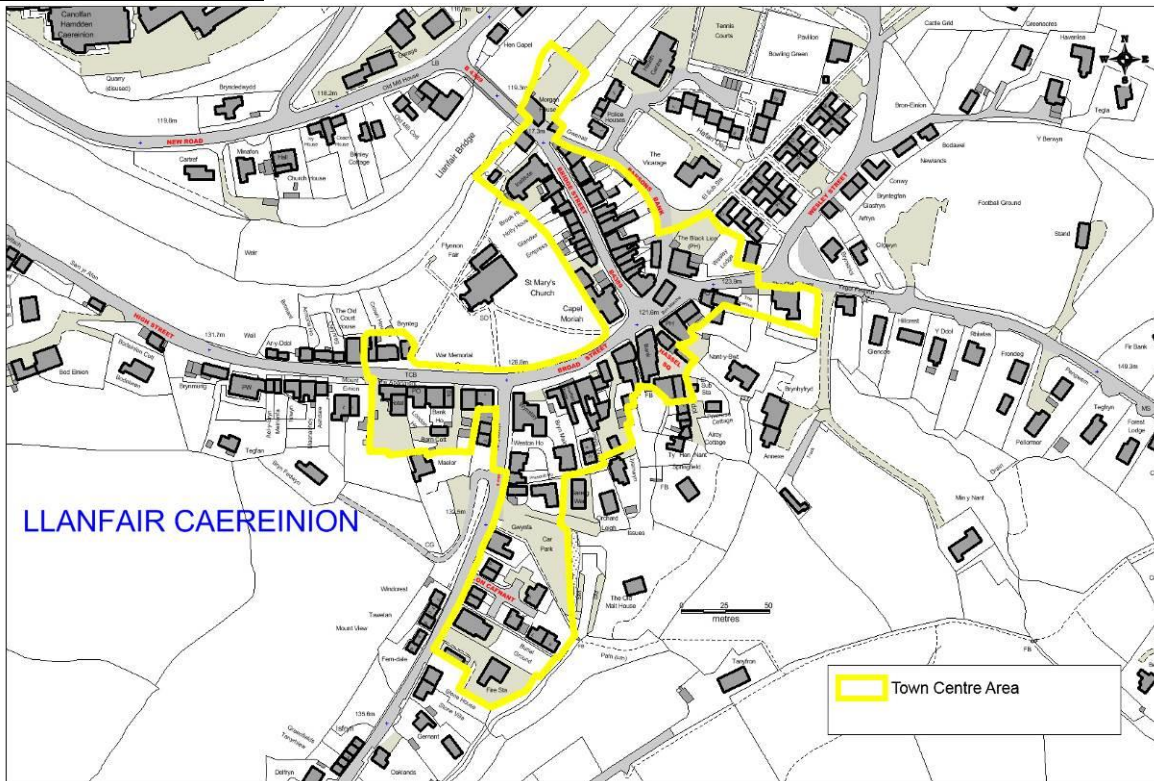
Ystradgynlais



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Local Retail Centres

Llanfair Caereinion



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Llanfyllin



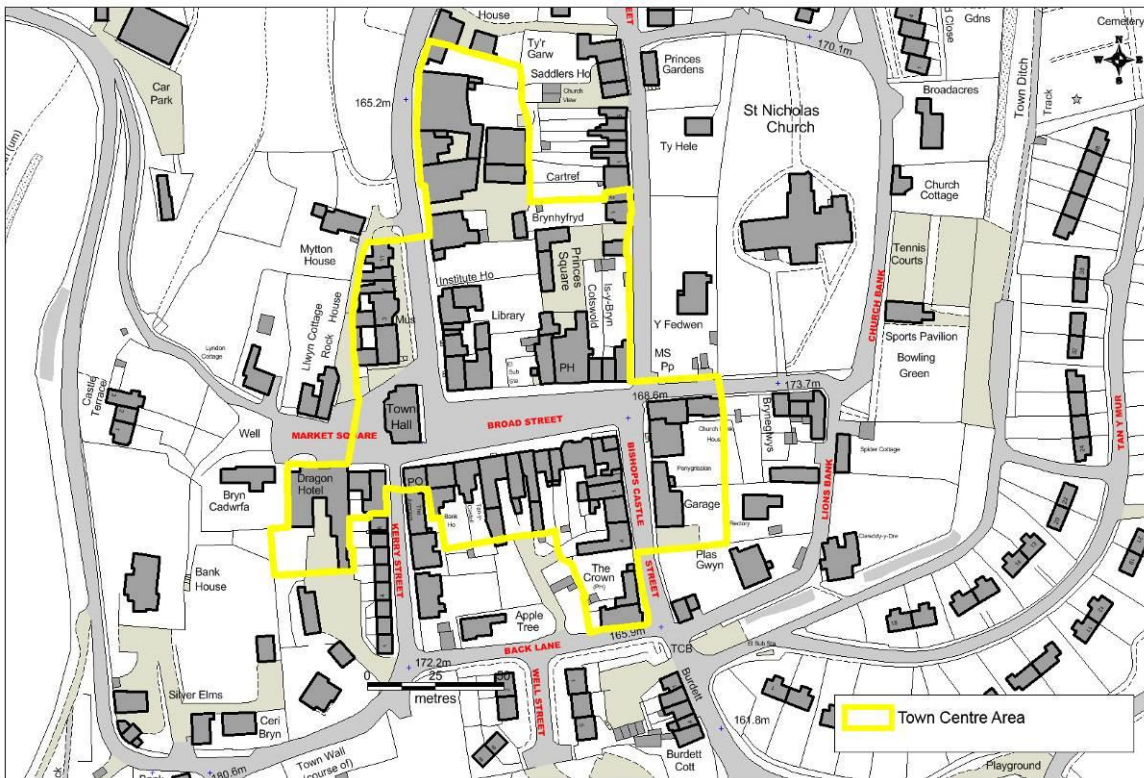
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Llanwrtyd Wells



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Montgomery



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MAC SCHEDULE APPENDIX 3
Revised LDP Monitoring Framework (MAC 131)

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. 5,596 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: <u>Housing land supply (in years) (per reporting period and since LDP adoption) and according to the latest Joint Housing Land Availability Study.</u>	<u>Maintain a minimum 5 year supply of land for housing (as required by TAN1).</u>	<u>JHLAS Study records a housing land supply of less than 5 years in any one year following adoption of the Plan.</u>	<u>SP1.</u>	<u>Annual Joint Housing Land Availability Study for Powys, Powys County Council.</u>
AMR2	CORE: <u>Number of net additional dwellings (general market and affordable) built in the LPA area (per reporting period and since LDP adoption).</u>	<u>To provide 4,500 (average 300 per annum) net additional dwellings over the Plan period 2011-2026.</u> <u>Annual net additional dwelling requirement for remainder of the Plan period:</u> <u>2015-2016: 322</u> <u>2016-2017: 321</u> <u>2017-2018: 325</u> <u>2018-2019: 357</u>	<u>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.</u>	<u>SP1.</u>	<u>Annual Joint Housing Land Availability Study for Powys, Powys County Council.</u> <u>Development management information.</u>
Cyngor Sir Powys County Council					

		<u>2019-2020: 356</u> <u>2020-2021: 356</u> <u>2021-2022: 377</u> <u>2022-2023: 354</u> <u>2023-2024: 367</u> <u>2024-2025: 361</u> <u>2025-2026: 352</u>			
AMR3	CORE: <u>The number of net additional affordable homes built in the LPA area.</u>	<u>To provide 952 (average 63 per annum) net additional affordable homes over the Plan period (2011-2026).</u> <u>Annual net additional affordable housing target for the remainder of the Plan period (2015-2026):</u> <u>2015-2016: 90</u> <u>2016-2017: 89</u> <u>2017-2018: 69</u> <u>2018-2019: 72</u> <u>2019-2020: 69</u> <u>2020-2021: 68</u> <u>2021-2022: 60</u> <u>2022-2023: 54</u> <u>2023-2024: 66</u> <u>2024-2025: 71</u> <u>2025-2026: 67</u>	<u>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.</u>	<u>SP3.</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u>
AMR4	CORE OUTPUT: <u>Total housing units permitted on allocated sites (HA) as a % of overall housing provision.</u>	<u>8% of overall housing provision on HA sites to be permitted per annum.</u>	<u>The percentage of overall housing provision permitted on HA sites falls below the target for two consecutive years.</u>	<u>SP1, H2</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management</u>

					<u>information.</u>
<u>AMR5</u>	<u>LOCAL:</u> Total housing units completed on Housing Allocations (HA).	The number of housing units on HA sites to be completed per annum as follows: <u>2015-2016: 45</u> <u>2016-2017: 221</u> <u>2017-2018: 232</u> <u>2018-2019: 254</u> <u>2019-2020: 287</u> <u>2020-2021: 304</u> <u>2021-2022: 372</u> <u>2022-2023: 325</u> <u>2023-2024: 331</u> <u>2024-2025: 314</u> <u>2025-2026: 307</u>	The number of additional dwellings completed on HA sites falls below the annual target for two consecutive years.	<u>SP1, H2.</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u>
<u>AMR6</u>	<u>LOCAL:</u> 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.	<u>SP1.</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u>
<u>AMR7</u>	<u>LOCAL:</u> 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.	% 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:	% 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.	<u>SP3, H5.</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u> <u>Section 106 register.</u>

		<u>30% in Central Powys</u> <u>20% Severn Valley</u> <u>10% in North Powys</u> <u>0% South West Powys</u>			
<u>AMR8</u>	<u>LOCAL:</u> <u>Number of planning permissions, or subsequent variation/removal of 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.</u>	<u>No reduction in or removal of the target contributions permitted, unless in accordance with the provision made within Policy H5 for reduction/ removal of this requirement.</u>	<u>1 or more housing developments permitted, or subsequent variation/removal of planning conditions, approvals 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.</u>	<u>SP3, H5.</u>	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u> <u>Section 106 register.</u>
<u>AMR9</u>	<u>LOCAL:</u> <u>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).</u>	<u>To keep the viability of affordable housing delivery under review to enable the maximum level to be achieved and to reflect changes in viability.</u>	<u>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.</u>	<u>SP3, H5.</u>	<u>Annual viability testing carried out by or on behalf of the Authority informed by sources including:</u> <u>Land Registry House Price Index.</u> <u>Build Cost Information Service (BCIS).</u> <u>RICS/RAU Rural Land Market Survey.</u>

					<u>Stats Wales average weekly rents at social rent.</u>
<u>AMR10</u>	<u>LOCAL:</u> Number of <u>affordable housing contributions (units or equivalent) secured through planning permissions on-site, off-site and via commuted sums.</u>	For the majority of <u>affordable housing contributions secured through planning permission to be provided on-site.</u>	The total number of <u>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.</u>	H5.	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information. Section 106 register.</u>
<u>AMR11</u>	<u>LOCAL:</u> Number of <u>Social Rented and Intermediate Housing units secured as a % of all affordable housing units secured through planning permissions.</u>	For the average <u>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:</u> <u>Social rented – 75%</u> <u>Intermediate rented housing – 25%</u> <u>Or revised percentages within any updated LHMA.</u>	The average <u>affordable housing tenure mix secured through planning permissions does not accord with evidence of need identified in the LHMA for two consecutive years.</u>	SP3.	<u>Joint Housing Land Availability Study Database.</u> <u>Development management information.</u> <u>Section 106 register. Local Housing Market Assessment.</u>
<u>AMR12</u>	<u>LOCAL:</u> The <u>preparation and adoption of Supplementary Planning Guidance</u>	To prepare and adopt <u>Supplementary Planning Guidance relating to Affordable Housing within 6 months of</u>	The <u>Affordable Housing SPG is not adopted within 6 months of adoption of the LDP.</u>	SP3, H5, H6.	<u>PCC Planning Policy.</u>

	<u>relating to Affordable Housing.</u>	<u>adoption of the Plan.</u>			
<u>AMR13</u>	<u>LOCAL:</u> <u>The scale of affordable housing developments permitted on exception sites in Towns, Large Villages, Small Villages and Rural Settlements.</u>	<u>For the scale of affordable housing developments permitted on exception sites to be appropriate to the settlement tier.</u>	<u>1 or more developments permitted for single affordable homes on exception sites in Towns and Large Villages in any one year.</u> <u>1 or more developments permitted in Small Villages where the development involves more than 5 affordable homes.</u> <u>1 or more developments permitted in Rural Settlements where the development does not involve a single affordable home in any one year.</u>	<u>SP6, H1, H6.</u>	<u>Development Management Information.</u>
<u>AMR14</u>	<u>LOCAL:</u> <u>No. of gypsy traveller sites and no. of pitches granted planning permission and delivered.</u>	<u>5 pitches provided in Machynlleth by 2021.</u> <u>2 pitches provided in Welshpool by 2026.</u>	<u>Failure to deliver the 5 pitches in Machynlleth by 2021.</u> <u>Failure to deliver the 2 pitches in Welshpool by 2026.</u>	<u>SP1, H11.</u>	<u>Development Management Information.</u> <u>GTAA.</u>
<u>AMR15</u>	<u>CORE OUTPUT:</u> <u>Amount of employment land (hectares) permitted on allocated sites in the Development Plan as a % of all employment allocations.</u>	<u>Total of 2 ha 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.</u>	<u>The total amount of employment land permitted falls below the cumulative requirement of 4 ha for two consecutive years.</u>	<u>SP2, E1, E3.</u>	<u>Development Management information.</u>
<u>AMR16</u>	<u>LOCAL:</u> <u>Retail development up to</u>	<u>Pre-application processed by 2020.</u>	<u>Failure to meet any of the set targets in respect of the</u>	<u>SP4, R2.</u>	<u>Development Management</u>

	<u>1,000 square metres net permitted and delivered on part of the mixed use site allocated under Policy R2.</u>	<u>Planning permission granted by 2022.</u> <u>Commencement of development by 2024.</u> <u>Completion of development by 2026.</u>	<u>development stages.</u>		<u>information.</u>
<p><u>Objective 2 – Sustainable settlements and communities</u> <u>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.</u></p>					
<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR17</u>	<u>LOCAL: Net housing units permitted within each settlement tier measured as a percentage of all housing development permitted per annum.</u>	<p><u>% of net housing units permitted by tier of hierarchy per annum to accord with the following distribution:</u></p> <p><u>Towns – at least 50% of total housing growth permitted.</u></p> <p><u>Large Villages – at least 25% of total housing growth permitted.</u></p> <p><u>Small Villages – no more than 10% of total housing growth permitted.</u></p>	<p><u>Proportion of total housing development permitted:</u></p> <p><u>a) falls below the targets for Towns and Large Villages</u></p> <p><u>b) exceeds the targets for Small Villages and Rural Settlements / Open Countryside including the undeveloped coast.</u></p> <p><u>for two consecutive years.</u></p>	<u>SP6, H1.</u>	<u>Development Management information.</u>

		<u>Rural Settlements / Open Countryside including the undeveloped coast no more than 15% of total housing growth permitted.</u>			
AMR18	<p><u>LOCAL: Number of open market housing developments permitted in Small Villages.</u></p> <p><u>LOCAL: Number of affordable housing developments permitted in Small Villages.</u></p>	<p><u>No open market housing developments of more than 2 units to be permitted in Small Villages.</u></p> <p><u>No affordable housing developments of more than 5 units to be permitted in Small Villages.</u></p>	<p><u>1 or more open market housing developments of more than 2 units permitted in Small Villages.</u></p> <p><u>1 or more affordable housing developments of more than 5 units permitted in Small Villages.</u></p>	<u>SP6, H1</u>	<u>Development Management Information</u>
AMR19	<u>LOCAL: Net employment land permitted within each settlement tier measured as a percentage of all employment land permitted.</u>	<p><u>% of net employment land permitted by tier of hierarchy per annum to accord with the following distribution:</u></p> <p><u>Towns – at least 50% of total employment growth permitted.</u></p> <p><u>Large Villages – no more than 20% of total employment growth permitted.</u></p> <p><u>Sites located outside the settlement hierarchy – no more than 30% of total</u></p>	<p><u>Proportion of employment land permitted:</u></p> <p><u>a) falls below the target for Towns.</u></p> <p><u>b) exceeds the targets for Large Villages and Sites outside the settlement hierarchy.</u></p> <p><u>for two consecutive years.</u></p>	<u>SP6.</u>	<u>Development Management information.</u>

		<u>employment growth.</u>			
<p><u>Objective 3 – Efficient use of land</u> <u>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</u></p>					
<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR20</u>	<u>LOCAL:</u> 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.
<u>AMR21</u>	<u>LOCAL:</u> The average overall density (units per hectare) permitted in respect of housing developments in Towns, Large Villages, Small Villages and Rural Settlements.	For the average overall density of housing permitted on sites to accord with the guide ranges set out in Policy H4 in respect of: <u>Towns and Large Villages - 27 units per hectare.</u> <u>Small Villages – 20-25 units per hectare.</u> <u>Rural Settlements – 10-15 units per hectare.</u>	The average overall density of housing developments permitted within each settlement category falls below the targets for each settlement type in any one year.	H4.	Development Management information.

<u>AMR22</u>	<u>LOCAL:</u> 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.	<u>DM8.</u>	<u>Development management information.</u>
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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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR23</u>	<u>LOCAL:</u> Number of highly vulnerable developments granted planning permission within C2 floodplain areas. <u>LOCAL:</u> Number of developments granted planning permission in C1 floodplain areas.	No highly vulnerable developments units to be permitted within C2 floodplain areas. No developments to be permitted within C1 floodplain areas without meeting all TAN15 tests.	1 or more highly vulnerable developments permitted within C2 floodplain areas in any one year. 1 or more developments permitted within C1 floodplain areas where not all TAN15 tests are met in any one year.	<u>TAN15, DM5.</u>	<u>Development Management Information</u>
<u>AMR24</u>	<u>LOCAL:</u> The preparation and adoption of Supplementary Planning Guidance relating to Land	To prepare and adopt Supplementary Planning Guidance relating to Land Drainage within 24 months of adoption of	Supplementary Planning Guidance relating to Land Drainage not adopted within 24 months of adoption of the LDP.	<u>DM6.</u>	<u>PCC Planning Policy.</u>

	<u>Drainage.</u>	<u>the LDP.</u>			
AMR25	<p>LOCAL: Number of waste developments permitted on:</p> <p>a) <u>employment allocations listed under Policy E1;</u></p> <p>b) <u>within development boundaries;</u></p> <p>c) <u>in open countryside.</u></p>	<p>No waste developments permitted in open countryside, unless in accordance with Policy W1.</p>	<p>1 or more waste developments permitted in open countryside not in accordance with Policy W1.</p>	W1	<p><u>Development Management Information</u></p>

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.**

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR26	<p>LOCAL: Additional installed capacity (MW) of wind turbine developments permitted within SSAs per annum.</p>	<p>To contribute towards achieving the TAN 8 SSA capacity targets.</p>	<p>No additional installed capacity of wind turbine developments permitted within SSAs for two consecutive years.</p>	RE1.	<p><u>Development management information.</u></p> <p><u>WG DNS information.</u></p>
AMR27	<p>LOCAL: Additional installed capacity (MW) of solar PV developments</p>	<p>For contributions to be made towards renewable energy generation through new solar</p>	<p>No additional installed capacity of solar PV developments permitted within LSAs for two consecutive years.</p>	RE1.	<p><u>Development management information.</u></p>

	<u>permitted within LSAs per annum.</u>	<u>developments permitted within LSAs.</u>			
AMR28	LOCAL: <u>Number of community/district heating schemes permitted under Policy DM13 (criterion 15) per annum.</u>	<u>For additional community/district heating schemes to be permitted under Policy DM13 (criterion 15).</u>	<u>No additional community/district heating schemes permitted under Policy DM13 (criterion 15) for two consecutive years.</u>	<u>DM13 (criterion 15)</u>	<u>Development management information.</u>
AMR29	<p>LOCAL: <u>Additional installed capacity (MW) renewable, low or zero carbon electricity permitted per annum.</u></p> <p>LOCAL: <u>Additional installed capacity (MW) of renewable, low or zero carbon thermal permitted per annum.</u></p>	<p><u>Additional installed capacity of renewable low or zero carbon electricity permitted of 30.85 MW (potential electricity contribution) by 2021.</u></p> <p><u>Additional installed capacity of renewable low or zero carbon electricity permitted of 61.7 MW (potential electricity contribution) by 2026.</u></p> <p><u>Additional installed capacity of renewable, low or zero carbon thermal permitted of 4 MW (potential thermal contribution) by 2021.</u></p> <p><u>Additional installed capacity of renewable low or zero carbon thermal permitted of 8 MW (potential thermal</u></p>	<u>The amount of additional installed capacity of renewable low or zero carbon permitted falls below the potential electricity or thermal contribution.</u>	<u>RE1, DM13.</u>	<u>Development management information and monitoring undertaken for Sustainable Development Indicators.</u>

		<u>contribution) by 2026.</u>			
AMR30	<u>The preparation and adoption of Supplementary Planning Guidance relating to Renewable Energy.</u>	<u>To prepare and adopt Supplementary Planning Guidance relating to Renewable Energy within 12 months of adoption of the Plan.</u>	<u>The SPG relating to Renewable Energy is not adopted within 12 months of adoption of the LDP.</u>	<u>RE1, DM13.</u>	<u>PCC Planning Policy.</u>
AMR31	LOCAL: <u>Number of developments permitted for wind and solar PV energy greater than 5 MW.</u>	<u>No developments permitted, unless the size and location is in accordance with criteria 1 and 2 of Policy RE1.</u>	<u>1 or more developments permitted of a size (MW) and location not in accordance with criteria 1 and 2 of Policy RE1.</u>	<u>RE1</u>	<u>Development management information.</u>

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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR32	CORE OUTPUT: <u>Amount of major retail, office and leisure development (sq.m.) permitted within and outside Town Centre Areas.</u>	<u>No major retail, office or leisure development to be permitted outside Town Centre Areas, unless in accordance with national policy TAN4, or LDP policies E2 and TD1.</u>	<u>1 or more major retail, office or leisure developments permitted outside Town Centre Areas not in accordance with national policy TAN4, or LDP policies E2 and TD1 in any one year.</u>	<u>TAN4, E2, TD1.</u>	<u>Retail Studies/Surveys. Development Management information.</u>
AMR33	LOCAL: <u>The number of developments</u>	<u>Employment uses within classes B1, B2 and B8,</u>	<u>1 or more other employment developments permitted on</u>	<u>SP2, E1, E3.</u>	<u>Development Management</u>

	<u>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.</u>	<u>or ancillary uses, only to be permitted on allocated employment and mixed use sites, unless in accordance with policies E1 and E3.</u>	<u>allocated employment and mixed use sites not in accordance with policies E1 and E3 in any one year.</u>		<u>information.</u>
AMR34	LOCAL: <u>Number of employment developments permitted on non-allocated sites.</u>	<u>No employment development to be permitted on non-allocated sites, unless in accordance with Policy E2.</u>	<u>1 or more employment developments permitted on non-allocated sites not in accordance with Policy E2 in any one year.</u>	<u>E2.</u>	<u>Development Management information.</u>
AMR35	LOCAL: <u>Number of developments permitted for alternative use of existing employment sites listed under Policy E4.</u>	<u>No developments permitted for alternative use of existing employment sites listed under Policy E4 unless in accordance with Policy DM16.</u>	<u>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.</u>	<u>DM16, E4</u>	<u>Development Management information.</u>
AMR36	LOCAL: <u>Number of developments permitted within Town Centres, which would result in less than:</u> <u>75% of units within a Primary Shopping Frontage</u>	<u>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.</u>	<u>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.</u>	<u>R3</u>	<u>Development Management information.</u>

	<u>66% of units within Secondary Shopping Frontage</u> <u>being for A1 and A3 uses.</u>				
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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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR37</u>	<u>LOCAL:</u> 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.
<u>AMR38</u>	<u>LOCAL:</u> 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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR39	LOCAL: <u>Employment development (ha) permitted and delivered within Powys Local Growth Zones.</u>	<u>For employment development to be permitted and delivered within Powys Local Growth Zones.</u>	<u>No employment developments permitted or delivered for employment development within Powys Local Growth Zones for two consecutive years.</u>	<u>SP2.</u>	<u>Development Management information.</u>

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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR40	<u>Number of major developments permitted where new or improved infrastructure has been secured through developer contributions.</u>	<u>For new or improved infrastructure to be secured through developer contributions in connection with developments permitted, where appropriate.</u>	<u>1 or more developments permitted not in accordance with Policy DM1 in any one year.</u>	<u>DM1</u>	<u>Development Management Information.</u>
AMR41	LOCAL: <u>Preparation and adoption of Supplementary Planning Guidance relating to Planning Obligations.</u>	<u>To prepare and adopt Supplementary Planning Guidance relating to Planning Obligations within 6 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating to Planning Obligations not adopted within 6 months of adoption of the LDP.</u>	<u>DM1, DM12, DM13, H5</u>	<u>PCC Planning Policy.</u>

Objective 10 – Important assets

<u>To support the operation and development of locally, regionally and nationally important assets located in Powys.</u>					
<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR42</u>	<u>LOCAL:</u> 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.
<u>AMR43</u>	<u>LOCAL:</u> Number of developments permitted that would have an impact on strategic resources or assets, or their operation, as identified in Policy SP7.	No developments permitted that would have an unacceptable adverse impact on identified strategic resources and assets identified, or on their operation.	1 or more developments permitted that would have an unacceptable adverse impact 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.	SP7	Development management information.
<u>THEME 4 – GUARDIANSHIP OF NATURAL, BUILT AND HISTORIC ASSETS</u>					
<u>Objective 11 – Natural Heritage</u>					
<u>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.</u>					
<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR44</u>	<u>LOCAL:</u> Preparation	To prepare and adopt	Supplementary Planning	SP7, DM2.	PCC Planning Policy.

	<u>and adoption of Supplementary Planning Guidance relating to biodiversity.</u>	<u>Supplementary Planning Guidance relating to biodiversity within 6 months of adoption of the LDP.</u>	<u>Guidance relating to biodiversity not adopted within 6 months of adoption of the LDP.</u>		
AMR45	LOCAL: <u>The number of developments permitted on or affecting locally important site designations as identified in Policy DM2 (3).</u>	<u>No developments permitted on or affecting identified locally important site designations unless in accordance with Policy DM2 (3).</u>	<u>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.</u>	DM2	<u>Development management information.</u>

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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR46	CORE OUTPUT: <u>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</u>	<u>Percentage of crushed rock aggregates compared against the annual target for the LDP area identified in the Regional Technical Statement.</u>	<u>Less than a 25 year land bank of permitted aggregate reserves in any one year.</u>	M1 & M2.	<u>Annual monitoring returns. Regional Aggregates Working Party.</u>

	<u>requirement).</u>				
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.

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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR48	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to Heritage Assets of Special Local Interest within 12 months of adoption of the LDP.	To prepare and adopt Supplementary Planning Guidance relating to Heritage Assets of Special Local Interest within 12 months of adoption of the LDP.	Supplementary Planning Guidance relating to Heritage Assets of Special Local Interest not adopted within 12 months of adoption of the LDP.	SP7, DM13.	PCC Planning Policy
AMR49	LOCAL: Preparation and adoption of Supplementary Planning Guidance relating to	To prepare and adopt Supplementary Planning Guidance relating to Archaeology within 24 months of adoption of	Supplementary Planning Guidance relating to Archaeology not adopted within 24 months of adoption of the	SP7.	PCC Planning Policy

	<u>Archaeology.</u>	<u>the LDP.</u>	<u>LDP.</u>		
<u>AMR50</u>	<u>LOCAL:</u> Preparation and adoption of <u>Supplementary Planning Guidance relating to Landscapes.</u>	To prepare and adopt <u>Supplementary Planning Guidance relating to Landscapes within 12 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating to Landscapes not adopted within 12 months of adoption of the LDP.</u>	<u>SP7, DM4.</u>	<u>PCC Planning Policy</u>
<u>AMR51</u>	<u>LOCAL:</u> Preparation and adoption of <u>Supplementary Planning Guidance relating to Residential Design.</u>	To prepare and adopt <u>Supplementary Planning Guidance relating to Residential Design within 18 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating to Residential Design not adopted within 18 months of adoption of the LDP.</u>	<u>DM13.</u>	<u>PCC Planning Policy</u>
<u>AMR52</u>	<u>LOCAL:</u> Preparation and adoption of <u>Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records.</u>	To prepare and adopt <u>Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records within 24 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating to Historic Environment including the Historic Environment Records not adopted within 24 months of adoption of the LDP.</u>	<u>SP7, DM13.</u>	<u>PCC Planning Policy</u>
<u>AMR53</u>	<u>LOCAL:</u> Preparation and adoption of <u>Supplementary Planning Guidance relating to Conservation Areas.</u>	To prepare and adopt <u>Supplementary Planning Guidance relating to Conservation Areas within 18 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating Conservation Areas not adopted within 18 months of adoption of the LDP.</u>	<u>SP7, DM13.</u>	<u>PCC Planning Policy</u>
<u>AMR54</u>	<u>LOCAL:</u> The number of <u>wind energy and major developments permitted and accompanied by a Landscape and Visual</u>	No <u>developments permitted that could have a significant landscape or visual impact, unless accompanied by a Landscape and Visual</u>	<u>1 or more developments permitted that could have a significant landscape or visual impact permitted without an accompanying Landscape and</u>	<u>DM4</u>	<u>Development management information.</u>

	<u>Impact Assessment.</u>	<u>Impact Assessment.</u>	<u>Visual Impact Assessment.</u>		
<u>AMR55</u>	<u>LOCAL:</u> <u>The number of developments permitted within or affecting the setting of a Conservation Area.</u>	<u>No developments to be permitted in or affecting a Conservation Area, unless in accordance with Policy DM13 or national guidance.</u>	<u>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.</u>	<u>DM13</u>	<u>Development management information.</u>

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

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR56</u>	<u>LOCAL:</u> <u>The amount (ha) and type of public open space provision secured in connection with major residential developments permitted.</u>	<u>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.</u>	<u>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.</u> <u>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 Assessment in any one year</u>	<u>DM3.</u>	<u>Development Management information.</u> <u>Open Space Assessment.</u>

AMR57	LOCAL: <u>The area of public open space (ha) that would be lost and gained as a result of development granted planning permission.</u>	<u>Net gain of public open space as a result of development granted planning permission.</u> <u>No net loss of public open space identified or as defined in the Open Space Assessment as a result of development granted planning permission.</u>	<u>No net gain of public open space as a result of development granted planning permission in any one year.</u> <u>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.</u>	<u>DM3.</u>	<u>Planning Applications and monitoring undertaken for Sustainable Development Indicators.</u>
AMR58	LOCAL: <u>Preparation and adoption of Supplementary Planning Guidance relating to Open Space.</u>	<u>To prepare and adopt Supplementary Planning Guidance on relating to Open Space within 18 months of adoption of the LDP.</u>	<u>Supplementary Planning Guidance relating to Open Space not adopted within 18 months of adoption of the LDP.</u>	<u>DM3.</u>	<u>PCC Planning Policy.</u>

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.

<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
AMR59	LOCAL: <u>The number of major housing developments permitted within or forming logical extensions to the Towns and Large Villages identified within Policy DM12 (in</u>	<u>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</u>	<u>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</u>	<u>DM12.</u>	<u>Development Management information.</u>

	<u>Welsh Speaking Strongholds) accompanied by a Language Action Plan setting out mitigation measures to protect, promote and enhance the Welsh language and Culture.</u>	<u>measures to protect, promote and enhance Welsh language and Culture.</u>	<u>any one year.</u>		
<p>Objective 16 – Community well-being <u>To promote development that supports community wellbeing and cohesion, especially in communities suffering from multiple deprivation and social exclusion.</u></p>					
<u>Ref. no.</u>	<u>Indicator – Core/Local</u>	<u>Monitoring target</u>	<u>Trigger Point</u>	<u>Relevant policies</u>	<u>Data source</u>
<u>AMR60</u>	<u>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.</u>	<u>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.</u>	<u>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.</u>	<u>DM11.</u>	<u>Development Management information.</u>

MAC SCHEDULE APPENDIX 4

Revised Appendix 1 to the LDP – LDP Housing and Employment Sites (MAC132)

Appendix 1 – Settlement Allocations 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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
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	<u>P08</u>	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	<u>P08</u>	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,	<u>P08</u>	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

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>				
						<u>2011-2016</u>	<u>2016-2021</u>	<u>2021-2026</u>				
												DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. *Project level HRA screening required – River Wye SAC.
Builth Wells & Llanelwedd	<u>P08</u>	HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	1.6	43	<u>Phase 2</u>	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.	

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Builth Wells & Llanelwedd	<u>P08</u>	EC1	Land at Wyeside Enterprise Park, Llanelwedd	0.5	N/A	<u>Phase 2/3</u>	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	<u>P08</u>	EA1	Land at Wyeside Enterprise Park, Llanelwedd	0.7	N/A	<u>Phase 2/3</u>	N/A	N/A	0.7	Ecological and badger surveys required. The local sewerage network can accommodate foul flows from the proposed site, however <u>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.</u>

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)
						Phase 1	Phase 2	Phase 3				
						2011-2016	2016-2021	2021-2026				
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 harmless any contamination.
Knighton	<u>P24</u>	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	<u>P24</u>	HC2	Site of former Motorway mouldings factory	0.5	18	Phase 3			10	7	N/A	<u>Commitment</u> . Site part in Shropshire – Full site previously 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

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>	<u>Phase 2 2016-2021</u>	<u>Phase 3 2021-2026</u>				
												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	<u>P24</u>	HA3	Presteigne Road	3.5	70	<u>Phase 3</u>	10	7.0	N/A			New allocation. Potential need for traffic calming measures and appropriate design for new junction to meet standards for visibility and adoptability. Hydraulic modelling required as upstream of a small diameter pipe (Waste Water), potential need for improvements. Off-site water mains may be required, and could be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Site subject to surface

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>	<u>Phase 2 2016-2021</u>	<u>Phase 3 2021-2026</u>				
												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	<u>Phase 2</u>	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	<u>P28</u>	HC2	Highland Moors	1.3	16	<u>Phase 2</u>	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.

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Llandrindod Wells	<u>P28</u>	HC3	Site adj, Autopalace	0.2	22	<u>Phase 3</u>	N/A	0.0	N/A	Commitment. Series. PR114621 Full planning permission. *Project level HRA screening required – River Wye SAC.
Llandrindod Wells	<u>P28</u>	HA1	Land adj. Crabtree Green	2.2	50	<u>Phase 2</u>	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 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	<u>P28</u>	HA2	Tremont Park extension	4.5	122	<u>Phase 2/3</u>	30	36.6	N/A	New allocation. Ecological / Botanical Survey advised to inform enhancement. Off-site works to connect with public sewer may <u>would</u> be required and could be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991*Project level HRA screening required – River Wye SAC.

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Llandrindod Wells	<u>P28</u>	HA3	Ithon Road	4.5	122	Phase 1 - <u>3</u>	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. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve flooding, subject to funding being approved by our Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) is required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>	<u>Phase 2 2016-2021</u>	<u>Phase 3 2021-2026</u>				
												during pre-planning stages. A sewer crosses the site and therefore protection measures in the form of easement widths or a diversion of the pipe may be required, and may impact on the density achievable on site. Extension to the speed limit and possible footway improvements. Development must consider relationship with cemetery, all weather pitch, school and existing housing development. Given the important design considerations relating to the 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	<u>P28</u>	HA4	Land at Ridgebourne Drive,	7.6	100	<u>Phase 1/2</u>	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

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)
						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
												Nature Reserve, ecology survey required to demonstrate no adverse impact from development and to inform mitigation and enhancements. Local sewerage network can accommodate foul flows from the site however off-site sewers may <u>would</u> 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	<u>P28</u>	EA1	Heart of Wales Business Park	3.9	N/A	<u>Phase 2/3</u>	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. Off-site water connection required. *Project level HRA screening required – River Wye SAC.

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	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)	
						Phase 1 2011-2016					
						Phase 2 2016-2021					
						Phase 3 2021-2026					
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 Vwyrnwy Bat sites SAC.	
Llanfair Caereinion	<u>P30</u>	HA2	UDP Allocation M154 HA3 <u>OS 6906, Land North of Watergate Street</u>	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 Vwyrnwy Bat sites SAC.	

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Llanfyllin	P32	HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	0.4	14	Phase 2	N/A	5.0	N/A	Commitment. Ref: M/2007/1043. *Project level HRA screening required – Tanat and Vwyrnwy Bat sites SAC.
Llanfyllin	<u>P32</u>	HA1	Land opposite Maesydre, Llanfyllin	0.5	14	Phase 2	10	1.4	N/A	*Project level HRA screening required – Tanat and Vwyrnwy Bat sites SAC.
Llanfyllin	<u>P32</u>	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 creating a new gateway into Llanfyllin, therefore a Development Brief is required
Llanfyllin	<u>P32</u>	HA2	Field 7674, South of Maesydre, Llanfyllin	3.8	90	Phase 2/3	10	9.0	N/A	*Project level HRA screening required – Tanat and Vwyrnwy 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

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						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
Llanidloes	<u>P35</u>	HC2	Land at Hafren Furnishers	0.5	23	<u>Phase 2</u>		N/A	0.0	N/A	Commitment. P/2008/0406 Expires 2018.	
Llanidloes	<u>P35</u>	HC3	Land adjacent Dolhafren Cemetery, Llanidloes	1.1	31	<u>Phase 1</u>		N/A	31.0	N/A	Commitment. 100% Affordable Housing. Ref: P/2014/0188 for 31 dwellings.	
Llanidloes	<u>P35</u>	HA1	Land at Penyborfa, Llanidloes	1	27	<u>Phase 3</u>		10	2.7	N/A	Sewerage connection and hydraulic modelling required. Access through Pen-y-brofa only. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2. Ecology mitigation required. The south eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution an Flood Consequence Assessment should be undertaken	

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Llanidloes	<u>P35</u>	HA2	Chapel Farm, Gorn Road, Llanidloes	1.7	46	<u>Phase 3</u>	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 survey and mitigation required.
Llanidloes	P35	EC1	Land at Parc Hafren, Llanidloes	0.5	N/A	<u>Phase 2/3</u>	N/A	N/A	0.5	Commitment on northern part of site (P2012/0611, P/2013/0729).
Llanidloes	<u>P35</u>	EA1	Land at Parc Busnes Derwen Fawr, Llanidloes	1.2	N/A	<u>Phase 2/3</u>	N/A	N/A	1.2	Brownfield site. Ecology mitigation required for loss of extended phase 1 habitat. Land contamination survey required.
Llanidloes	<u>P35</u>	EA2	Land at Parc Hafren, Llanidloes	1.2	N/A	<u>Phase 2/3</u>	N/A	N/A	1.2	Ecology survey and mitigation required for loss of extended phase 1 habitat.

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
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	<u>P39</u>	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	<u>P39</u>	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 Oakwood and Bat sites. A Flood Consequence Assessment will be required. <u>The north west boundary of</u>

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)
						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
												<u>this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.</u>
Machynlleth	<u>P42</u>	HA2	Land Adjacent HA1, Aberystwyth Rd	0.5	14	<u>Phase 3</u>	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. A Flood Consequence Assessment will be required. <u>The western boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.</u>

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
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. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. Existing building on site contributes to character and appearance of Conservation Area. *Project level HRA screening maybe required – Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites. The <u>western</u> boundary of the site abuts <u>zone C2 of the TAN15 Development Advice Map</u> the flood zone – a Flood

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>	<u>Phase 2 2016-2021</u>	<u>Phase 3 2021-2026</u>				
												Consequence Assessment will be required to demonstrate that the consequences of flooding on access / egress can be managed.
Machynlleth		HA4	Newtown Road	0.3	5			0	0.0	N/A		Proposed permanent site to accommodate a gypsy family residing in the local area. Any changes to the highway network would need to be assessed when further details are available. If the works were to impact on the flood zone, a Flood Consequence Assessment may be required. There are no public sewers in close proximity to this site therefore the provisions of Circular 10/99 'Planning Requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development' apply and consultation with Natural Resources Wales would be required. *Project level HRA screening may be required — Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites.

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
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. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections)-

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Montgomery	<u>P45</u>	HA1	Land at Verlon, Forden Road	10.8	54	<u>Phase 3</u>	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

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										development proposal the existing junction of the B4385/B4388 will need to be permanently closed up to all vehicular traffic. Site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown	P48	HC1	Heol Pengwern	2	50	<u>Phase 1</u>	100	50.0	N/A	Commitment – Affordable Housing Site (P/2010/0199 Full planning permission). Completed. *Project level HRA screening maybe required – Montgomery Canal SAC (hydrological connections).
Newtown	<u>P48</u>	HC2	Bryn Lane	3.3	65	<u>Phase 1</u>	N/A	12.0	N/A	Commitment (M/2005/1154 Full planning permission). *Project level HRA screening required – Montgomery Canal SAC

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										(hydrological connections).
Newtown	<u>P48</u>	HC3	Ffordd Croesawdy	0.5	29	<u>Phase 1</u>	100	29.0	N/A	Commitment – Affordable Housing Site (M/2007/0376 Outline planning permission, P/2009/0521 Reserved Matters). Completed. *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown	<u>P48</u>	HC4	Land at Severn Hts, (Brimmon Close)	5.4	23	<u>Phase 2</u>	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	<u>P48</u>	HC5	Rock Farm	8.5	103	<u>Phase 2</u>	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.

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Newtown	<u>P48</u>	HC6	Rear of Pentecostal Church	1	27	<u>Phase 3</u>	100	27.0	N/A	Commitment – Affordable Housing Site (M/1997/0426 Full planning permission). An overflow car park to serve the Pentecostal Church has been built on part of the site and has been granted full planning permission retrospectively P/2010/1053). *Project level HRA screening required – Montgomery Canal SAC (hydrological connections).
Newtown	<u>P48</u>	HC8	Former Magistrates Court and TA building, Back Lane	0.1	23	<u>Phase 1/2</u>	N/A	6	N/A	Commitment. Full planning permission (P/2013/0891).
Newtown	<u>P48</u>	HC9	Sevenside Yard, Commercial Street, Newtown	0.5	48	<u>Phase 1/2</u>	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	<u>P48</u>	HC10	1 Wesley Place, Newtown	0.015	6	<u>Phase 1</u>	0	0	N/A	Commitment. Full planning permission (P/2014/0144).

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Newtown	<u>P48</u>	HA2	Hendidley	0.55	15	<u>Phase 2</u>	20	3	N/A	Part of residential site remaining undeveloped. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown	<u>P48</u>	HA3	South of Heol Treowen Extension	2.6	70	<u>Phase 2/3</u>	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	<u>P48</u>	HA4	South of Heol Treowen / Great Brimmon	6.8	136	<u>Phase 3</u>	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 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

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										screening required - Montgomery Canal SAC (hydrological connections).
Newtown	<u>P48</u>	EA1	Llanidloes Road	5.6 <u>4.14</u>	N/A	<u>Phase 2/3</u>	N/A	N/A	2	Only 2ha. of the allocated site lies outside of the C2 zone of the Development Advice Mapping accompanying TAN15. Therefore, until a satisfactory Flood Consequences Assessment <u>as recommended in the Strategic Flood Consequences Assessment</u> 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	2.0 <u>2.4</u>	60	<u>Phase 2/3</u>	30	18.0	0.4 (Retail)	The Strategic Flood Consequences Assessment (<u>SFCA</u>) has identified that 6% of the site is in flood zone C2 - this area will only be appropriate for open space / landscaping,

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			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)
						<u>Phase 1</u>						
						<u>2011-2016</u>						
						<u>Phase 2</u>						
												<p><u>however the SFCA has also demonstrated that Flood risk at the site is considered manageable (in line with TAN 15).</u></p> <p><u>Demonstration that access / egress to the site can be achieved in line with guidance set out in TAN15 should be provided in a site specific FCA that takes into account the site specific recommendations in the SFCA.</u></p> <p><u>Recommend consultation with Emergency Services / Emergency Planners re access / egress.</u></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</p>

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>				
						<u>2011-2016</u>	<u>2016-2021</u>	<u>2021-2026</u>				
												are required to fund the necessary improvements. <u>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.</u> 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. <u>Comprehensive</u> 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.
Presteigne	<u>P51</u>	HC1	Knighton Road Site.	0.6	11	<u>Phase 1</u>	100	11	N/A		Commitment 100% affordable housing - P/2013/1026	
Presteigne	<u>P51</u>	HA2	Joe Deakins	1.3	35	<u>Phase 3</u>	30	10.5	N/A		Offsite works required to connect with the water main which is approximately 160m	

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						<u>Phase 1</u>						
						<u>2011-2016</u>						
						<u>Phase 2</u>						
			Road Site									<p>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. <u>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.</u></p> <p>*Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. Highways improvements required include the re-configuration of the junction of Broadaxe Lane with the Presteigne By Pass B4355.</p>

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)	
						Phase 1 2011-2016					
						Phase 2 2016-2021					
						Phase 3 2021-2026					
Presteigne	<u>P51</u>	EA1	Broadaxe Ind. Estate	2.4	N/A	<u>Phase 1/2/3</u>	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 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. <u>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.</u> *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	

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										as part of any planning application. <u>The Strategic Flood Consequences Assessment (SFCA) considers that flood risk at the site is considered manageable.</u> However, demonstration that access / egress to the site can be achieved in line with guidance set out in TAN15 should be provided in a site specific FCA. Recommend consultation with Emergency Services / Emergency Planners re access / egress. The site specific FCA would need to consider the overland flow routes from the Clatter Brook and the unnamed brook forming the western boundary of the site, in addition to considering the impact of the development on third-parties <u>(see SFCA)</u> . Infrastructure design will be key for this site. Note: the developable area of the site may be constrained as a result of the mitigation required.
Rhayader	P52	HC1	Nant Rhyd-Hir	1	18	<u>Phase 1</u>	N/A	0.0	N/A	Commitment. Ref: P/2010/0524

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Rhayader	<u>P52</u>	HC2	Old Builders Supply Depot	0.2	10	<u>Phase 1</u>	N/A	3.0	N/A	Commitment. Ref: P/2009/0321
Rhayader	<u>P52</u>	HA1	Tir Gaia	3.5	70	<u>Phase 2/3</u>	30	21.0	N/A	Pending planning application. Ref: P/2010/1383. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader	<u>P52</u>	HA2	Land off East Street	0.6	16	<u>Phase 3</u>	30	4.8	N/A	Part of site (along the south-east boundary) is within the flood zone and will need to be left as open space, developable area is reduced accordingly although whole site is allocated. <u>The eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.</u> Ecological Survey required to inform enhancements, retention of substantial buffer along watercourse is desirable. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Rhayader	<u>P52</u>	EA1	Brynberth Ind. Estate	3.7	N/A	<u>Phase 2/3</u>	N/A	N/A	3.7	Ecological Survey Required to inform enhancements, retention of a substantial buffer along the watercourse is desirable. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon density achievable on site. Offsite works are required to connect the whole area to the water mains. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Access is affected by flooding – a Flood Consequence Assessment will be required at the planning application stage which will need to demonstrate that flood risks and consequences to the access can be managed acceptably (see Powys SFCA). <u>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 TAN15 should be provided in a site specific FCA that takes into</u>

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)
						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
												<u>account the site specific recommendations in the SFCA. Recommend consultation with Emergency Services / Emergency Planners re access / egress.</u>
Welshpool	P57	HC1	Burgess Land, Welshpool	5	73	<u>Phase 2</u>	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.
<u>Welshpool</u>	<u>P57</u>	<u>HC2</u>	<u>Leighton Arches</u>	<u>0.1</u>	<u>2 (pitches)</u>	<u>Phase 2/3</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>			<u>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.</u>
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

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool	<u>P57</u>	HA2	Land at Greenfields, Caeglas	0.4	11	<u>Phase 2/3</u>	20	2.2	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool	<u>P57</u>	HA3	Land at Red Bank	5.5	149	<u>Phase 2/3</u>	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 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

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										and viability.
Welshpool	<u>P57</u>	EC1	Land at Buttington Cross Enterprise Park	1.5	N/A	<u>Phase 1/2</u>	N/A	N/A	1.5	Commitment. (P/2014/1141) *Project level HRA screening required - Montgomery Canal SAC (hydrological connections)
Ystradgynlais Area	<u>P58</u>	HC1	Land R/O Jeffrey's Arms, Brecon Road	1	18	<u>Phase 2</u>	N/A	6.0	N/A	Commitment. (P/2011/1166 Full Planning Permission)
Ystradgynlais Area	<u>P58</u>	HC2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	1.1	45	<u>Phase 2</u>	100	45	N/A	100% Affordable Housing Commitment (P/2014/1022 Full Planning Permission).
Ystradgynlais Area	<u>P58</u>	HA1	Land off Brecon Road, Ystradgynlais	2.2	59	<u>Phase 2/3</u>	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

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>			Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>						
						<u>Phase 2 2016-2021</u>						
						<u>Phase 3 2021-2026</u>						
												gas surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Ystradgynlais Area	<u>P58</u>	HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	1.5	41	<u>Phase 2/3</u>	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	<u>P58</u>	HA5	Glanrhyd Farm, Ystradgynlais	0.3	8	<u>Phase 2</u>	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. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling

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)	
						Phase 1 2011-2016					
						Phase 2 2016-2021					
						Phase 3 2021-2026					
										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	<u>P58</u>	HA9	Penrhos Farm	3 <u>3.45</u>	76	<u>Phase 3</u>	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.	

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						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
												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. <u>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.</u>
Ystradgynlais Area	<u>P58</u>	HA10	Brynygroes	4.5	136	<u>Phase 2/3</u>	0	0	N/A			Planning Application P/2014/1133
Ystradgynlais Area	<u>P58</u>	HA11	Penrhos School Extension	4.5	122	<u>Phase 2/3</u>	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

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										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	<u>P58</u>	HA12	Cynlais Playing Fields	0.64	10	<u>Phase 2</u>	0	0	N/A	Requires remodelling of layby exit to form satisfactory access to site. Part of site within TAN15 C2 flood zone and a larger extent within Zone B. Flood Consequence Assessment required <u>The south western boundary of this site includes a small area (0.02ha) of zone C2 of the TAN15 Development Advice Map; this area cannot be developed, a Flood Consequence Assessment should be undertaken which includes the including 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, Drainage, and Ecology required.</u> Potential developers need to be aware that

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)
						Phase 1 2011-2016	Phase 2 2016-2021	Phase 3 2021-2026				
												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.
Ystradgynlais Area	<u>P58</u>	EA1	Land at Woodlands Business Park, Ystradgynlais	2.31	N/A	<u>Phase 2/3</u>	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

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information –1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										necessary improvements.
Hay-on-Wye	P21	MUA1	Land at Gypsy Castle Lane	4.8 <u>4.2</u>	49	<u>Phase 2 (Housing)</u> <u>Phase 2/3 (Employment)</u>	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. Hay on Wye Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC. Site lies within the Hay character area of the Middle Wye Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Abercrave	P01	HA1	Land to East of Maescyribarth	0.5	14	<u>Phase 2/3</u>	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	<u>Phase 3</u>	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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										(hydrological connections).
Abermule	<u>P02</u>	HA2	Land adjacent The Meadows & Land adjacent Parkside	3.3	30	<u>Phase 3</u>	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. 1.1 ha 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. <u>The western boundary of this southern parcel of the site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.</u> 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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										(hydrological connections).
Abermule	<u>P02</u>	EA1	Abermule Business Park	2.6	N/A	<u>Phase 2/3</u>	N/A	N/A	2.6	<u>The site previously benefitted from</u> an <u>outline planning permission P/2009/1353 which has lapsed.</u> Serviced site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Flood risk – at risk in the 0.1% annual probability fluvial flood event and <u>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. 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.</u>

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						<u>Phase 1</u> 2011-2016				
						<u>Phase 2</u> 2016-2021				
						<u>Phase 3</u> 2021-2026				
Arddleen	P03	HA1	Land West of Trederwen House	1.7	17	<u>Phase 2</u>	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	<u>Phase 3</u>	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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										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 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	<u>Phase 3</u>	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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										connections).
Boughrood & Llyswen	P06	HC1	The Depot Boughrood	0.3	12	<u>Phase 1/2</u>	N/A	4.0	N/A	Commitment. (PR154003, P/2009/1270, VAR/2014/0007) Site under construction.
Boughrood & Llyswen	<u>P06</u>	HC2	Beeches Park , Boughrood	0.3	5	<u>Phase 1</u>	N/A	0.0	N/A	Commitment. (P/2011/0110, P/2012/0696, P/2012/1070, P/2013/0601) Site under construction.
Boughrood & Llyswen	<u>P06</u>	HA1	Land at Llyswen adj <u>B24-HA3 adj to Llys Meillion</u>	1.1	30	<u>Phase 3</u>	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 Meilion. 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).

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
										Ecology Survey required. Play space provision required. *Project level HRA screening required - River Wye SAC.
Boughrood & Llyswen	<u>P06</u>	HA2	Land adjoining Beeches Park, Boughrood	0.8	15	<u>Phase 3</u>	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 Court	1.5	34	<u>Phase 1/2</u>	N/A	8.0	N/A	Commitment (P/2008/0405, P/2010/0864, P/2013/0922)
Bronllys	<u>P07</u>	HA3	Land to rear of Greenfields	0.3	6	<u>Phase 3</u>	30	1.8	N/A	Highways & pedestrian facilities improvements. *Project level HRA screening required - River Wye SAC.

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
			Bronllys							Contaminated land survey required. Site contains a historic asset and partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any planning application.
Bronllys	<u>P07</u>	HA1	Land adj Bronllys CP School, Neuadd Terrace	1.4	38	<u>Phase 1/2</u>	30	11.4	N/A	Access from Bronllys Class III road only. No access from by-pass. Ecology Survey required. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										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	<u>P07</u>	HA2	Land at Bronllys to the west of Hen Ysgubor	0.6	10	<u>Phase 2/3</u>	30	3.0	N/A	Site subject of application (P/2014/1190). There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A

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)
						<u>Phase 1</u> <u>2011-2016</u>				
						<u>Phase 2</u> <u>2016-2021</u>				
						<u>Phase 3</u> <u>2021-2026</u>				
										hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Bronllys any proposed development here may require archaeological intervention as part of any planning application
Caersws	P09	HC1	Part of Buck Hotel, Main Street	N/A	5	<u>Phase 2</u>	N/A	1	N/A	Commitment. Full planning permission P/2013/0834.
Caersws	P09	HA1	Land north of Carno Road	1.6	43	<u>Phase 3</u>	10	4.3	N/A	Area of site subject to flooding has been excluded from the allocation, <u>however the north eastern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken.</u> Surface and foul drainage, landscape setting, archaeology and trunk

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)	
						<u>Phase 1 2011-2016</u>					
						<u>Phase 2 2016-2021</u>					
						<u>Phase 3 2021-2026</u>					
											road access will be significant considerations when drawing up development proposals for the site. Site lies partly within the Caersws character area of the Caersws Basin Registered Historic Landscape and partly within the Maesmawr character area of the Caersws Basin Registered Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2. Site contains a historic asset therefore any proposed development here may require archaeological intervention as part of any planning application. 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	<u>Phase 2</u>	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.	

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)
						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Carno	<u>P10</u>	HA2	Land north of Gerddi Cleddan	1	27	<u>Phase 2/3</u>	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	<u>Phase 1/2</u>	N/A	6.0	N/A	Commitment. Partly developed, partly under construction. *Project level HRA screening required - Tanat and Vwyrnwy Bat sites SAC and Montgomery Canal SAC (hydrological connections).
Churchstoke	P12	HC1	Land at Maes Neuadd (rear of Village Hall)	0.6	16	<u>Phase 1/2</u>	N/A	0.0	N/A	Commitment (site partially completed).
Churchstoke	<u>P12</u>	HC2	Land at the Garage	0.3	6	<u>Phase 3</u>	N/A	0.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										planning application.
Churchstoke	<u>P12</u>	HC3	Land at the Hatchery	0.5	12	<u>Phase 2</u>	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	<u>P12</u>	HC4	Land adjacent The View	0.43	11	<u>Phase 3</u>	N/A	0	N/A	Committed Site
Churchstoke	<u>P12</u>	HA1	Land west of Fir House	1.34	36	<u>Phase 2/3</u>	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. <u>The Strategic Flood Consequences Assessment has identified</u>

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	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)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										<u>land drainage issues on this site, these should be addressed through a site specific Flood Consequence Assessment at the planning application stage.</u>
Churchstoke	<u>P12</u>	EA1	Churchstoke	1.28	N/A	<u>Phase 2/3</u>	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 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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										not adding to phosphate levels.
Clyro	P13	HC1	Land South east of Clyro (A)	0.6	21	<u>Phase 2</u>	N/A	6.0	N/A	Commitment. (RAD/2003/0557). Six local needs units under construction
Clyro	<u>P13</u>	HA1	Land South east of Clyro (B)	0.5	14	<u>Phase 3</u>	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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										nature any proposed 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	<u>Phase 2</u>	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 Vwyrnwy Bat sites SAC.
Crossgates	P16	HC1	Oaktree Meadows	1.4	15	<u>Phase 2</u>	N/A	0.0	N/A	Commitment. Ref: PR6115/01 Full planning permission. *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Crossgates	<u>P16</u>	HA1	Land South of Studio Cottage	0.7	19	<u>Phase 3</u>	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 access arrangements to serve the development, and in particular to the details of junction spacing and access visibility.
Forden / Kingswood	<u>P17</u>		Settlement Note	N/A	N/A	<u>N/A</u>	20	N/A	N/A	No allocations in the main part of the village (old Forden) due to sewerage and highways constraints, however suitable

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										land has been retained within the development boundary to facilitate smaller scale housing development. Allocations have been identified at Kingswood.
Forден / Kingswood	<u>P17</u>	HA1	Land off Heritage Green	0.8	15	<u>Phase 1/2</u>	20	3.0	N/A	Sensitive heritage. Expect lower density (15-20/ha) as requires open space/buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT). Development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwyrnwy 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	<u>P17</u>	HA2	Land between Heatherwood & Kingswood	0.5	10	<u>Phase 3</u>	20	2.0	N/A	Up to 10 dwellings reliant on addressing highways concerns - access is permitted off the adjacent housing estate

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
			Lane							(Heatherwood) or significant highway improvements are undertaken on the U2487. Sensitive heritage - Requires buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT, development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwyrnwy 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	<u>Phase 2/3</u>	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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										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 Vwyrnwy Bat sites SAC.
Four Crosses	<u>P18</u>	EA1	Employment Land at Four Crosses Business Park	0.5	N/A	<u>Phase 2/3</u>	N/A	N/A	0.5	Some plots remaining *Project level HRA screening required - Montgomery Canal SAC (hydrological connections)

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Glasbury	P19	HA1	Treble Hill Stables, Glasbury	0.3	5	<u>Phase 3</u>	30	1.5	N/A	<p>Highways improvements would be required for more than five additional units on site due to visibility and movement conflicts with Dan-y-bryn junction opposite. Glasbury Wastewater Treatment Works has limited capacity and dependent on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.</p> <p>*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.</p>

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Guilsfield	P20	HC1	Sarn Meadows	3.3	46	<u>Phase 3</u>	N/A	14	N/A	Committed Site
Guilsfield	<u>P20</u>	HA1	Land adj Celyn Lane	0.9	20	<u>Phase 2/3</u>	20	4.0	N/A	<p>Highways Improvement/local link road required, closure of existing junction. <u>The north western boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. Development must avoid flood risk areas.</u> Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence likely to be required.</p> <p>*Project level HRA screening 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</p>

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										<p>migration, fragmentation of habitats (including breeding and terrestrial habitat outside of the Granllyn SAC), disturbance, increased recreational pressures, incidental capture and killing which could affect the ecological functionality of the SAC. Given the complexity and level of detail required regarding mitigation to ensure no likely significant impact to the Granllyn SAC it is considered that a S106 will be required. Lower density reflects the requirement for potential mitigation measures/buffers for protected species and land required for link road.</p> <p>Additional HRA Screening may also be required in relation to Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.</p>
Guilsfield	<u>P20</u>	HA2	Land to East of Groes-lwyd, Guilsfield	0.8	22	<u>Phase 1/2</u>	20	4.4	N/A	<p>The flood zone has been excluded from the allocation, <u>however the northern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence</u></p>

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	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)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										<u>Assessment should be undertaken.</u> Part of field nearest existing built form is allocated so that a green buffer is retained to nearby Groes-Ilwyd. 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	<u>Phase 2/3</u>	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 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

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										SAC.
Howey	<u>P22</u>	HA2	Land adjacent Goylands Estate	0.8	12	<u>Phase 3</u>	30	3.6	N/A	Previous permissions in relation to residential development have lapsed. <u>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.</u> *Project level HRA screening required - River Wye SAC.
Kerry	P23	HC1	Dolforgan View, Kerry	2.1	62	<u>Phase 2</u>	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).

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Knucklas	P25	HC1	Old Station Works	0.28	6	<u>Phase 2</u>	20	2	N/A	Commitment (RAD/2005/0555)
Knucklas	P25	HA1	Land at Castle Green	0.4	17	<u>Phase 1/2</u>	10	1.7	N/A	PR143106, (P/2012/0272 - Site awaiting signing of S106)
Llanbrynmair	P26	HC1	Bryncoch	1	5	<u>Phase 2</u>	N/A	2.0	N/A	Partially Committed. Ref: P/2014/1060
Llanbrynmair	<u>P26</u>	HA1	Land west of Bryncoch	0.7	19	<u>Phase 3</u>	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	<u>Phase 3</u>	10	0.8	N/A	Highways improvements, ecology.
Llandrinio	P29	HA1	Gwernybatto Land off Orchard Croft	1.1	30	<u>Phase 2</u>	20	6.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwyrnwy Bat

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						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										sites SAC.
Llanfechain	P31	HA1	Land north of Church, Llanfechain	1	25	<u>Phase 3</u>	10	2.5	N/A	Flood zone excluded, however the south western boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should be undertaken. *Project level HRA screening required - Tanat and Vwyrnwy Bat sites SAC. Site lies within the historic settlement core of Llanfechain, any proposed development here may require archaeological intervention as part of any planning application. Highways access will need to be obtained via the adjacent housing estate Phasell Maes Dinas (U4978). The existing unadopted highway would need to be upgraded and offered for adoption in order to serve the allocation. Possibility of groundwater flooding / high water table - careful design in respect to surface water disposal is needed, i.e. soakaways may not be effective if there is a high water table. Further investigation

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						<u>Phase 1 2011-2016</u>					
						<u>Phase 2 2016-2021</u>					
						<u>Phase 3 2021-2026</u>					
											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	<u>Phase 3</u>	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.	
Llangynog	P34	HA1	Llangynog Glebe	0.3	8	<u>Phase 3</u>	10	0.8	N/A	Needs to be accessed from the road to the south east, outside of the development boundary. The access point falls within TAN 15, C2 flood zone, a Flood Consequence Assessment will be required at the planning application stage. *Project level HRA screening required - Tanat and	

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						<u>Phase 1 2011-2016</u>					
						<u>Phase 2 2016-2021</u>					
						<u>Phase 3 2021-2026</u>					
											Vwyrnwy Bat sites SAC, the Berwyn and South Clwyd Mountains SAC and Berwyn SPA. Site impinges on the historic settlement core of Llangynog, any proposed development here may require archaeological intervention as part of any planning application. The site also lies within the Llangynog character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Llanrhaeadr-ym-Mochnant	P36	HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	0.7	19	<u>Phase 2/3</u>	10	1.9	N/A	*Project level HRA screening required - Tanat and Vwyrnwy 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.	

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						Phase 1 2011-2016				
						Phase 2 2016-2021				
						Phase 3 2021-2026				
Llansantffraid-ym-Mechain	P37	HC1	Land off Fford Spoonley, Llansantffraid	0.4	12	<u>Phase 1/2</u>	N/A	3.0	N/A	Commitment.
Llansantffraid-ym-Mechain	<u>P37</u>	HC2	Bronhyddon	0.42	5	<u>Phase 2</u>	N/A	0	N/A	Committed Site
Llansantffraid-ym-Mechain	<u>P37</u>	HA1	Land at Spoonley Farm, Llansantffraid	0.8	22	<u>Phase 2/3</u>	10	2.2	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Tanat and Vwyrnwy Bat sites SAC..
Llansantffraid-ym-Mechain	<u>P37</u>	HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	0.6	13	<u>Phase 2/3</u>	10	1.3	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwyrnwy Bat sites SAC.
Llansilin	P38	HC1	Land Opposite the Wynnstay Inn, Llansilin	0.7	23	<u>Phase 2</u>	N/A	8.0	N/A	Commitment. Ref: P/2012/1144 - Section 73 on Outline. *Project level HRA screening required - Tanat and <u>Vwyrnwy</u> Bat sites SAC.
Llanymynech	P40	HC1	UDP allocation M170 HA1 (Parc Llwyfen)	0.4	13	<u>Phase 1</u>	N/A	0.0	N/A	Commitment, site partially complete. *Project level HRA screening required - Montgomery Canal SAC (hydrological

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	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)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
			<u>PT OS 3978, Off Ashfield Terrace</u>							connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech	<u>P40</u>	HA1	Land adj Parc Llwyfen	0.4	11	<u>Phase 2</u>	10	1.1	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech	<u>P40</u>	HA2	Land off Carreghofa Lane	1.6	20	<u>Phase 2</u>	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,

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										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	<u>Phase 2</u>	N/A	6.0	N/A	Commitment. Outline planning permission. P/2013/0887.
Llanyre	P41	HA1	Land at Llanyre Farm	0.7	19	<u>Phase 3</u>	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

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										<p>Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. Offsite works required to connect with the water main and public sewers. <u>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.</u> Llanyre Village Tree Preservation Order and village green nearby. Ecological Survey required to inform enhancement. *Project level HRA screening required - River Wye SAC. Site impinges on the historic settlement core of Llanyre any proposed development here may require archaeological intervention as part of any planning application.</p>
Meifod	P43	HA1	Pentre works and adjacent	1.9	45	<u>Phase 3</u>	10	4.5	N/A	Majority of site falls into DAM C1. Site benefits from NRW maintained defences

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
			land, Meifod							at present. FCA prepared and reviewed by NRW (reference SE/2014/117751/01). FCA has demonstrated that consequences of flooding can be managed acceptably <u>in line with national guidance (TAN 15)</u> . 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 Vwyrnwy Bat sites SAC. Contaminated land survey will be required.
Middletown	P44	HA1	Land west of Golfa Close	0.7	19	<u>Phase 3</u>	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 Vwyrnwy Bat sites SAC.

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
New Radnor	P46	HC1	Water Street Farm	0.6	14	<u>Phase 2</u>	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 intervention as part of any planning application.
Newbridge on Wye	P47	HC1	The Orchard	0.3	5	<u>Phase 2</u>	100	5.0	N/A	Commitment. 100% Affordable. (Outline Planning Permission P2008/1151). *Project level HRA screening required - River Wye SAC.
<u>Newbridge on Wye</u>	<u>P47</u>	<u>HC2</u>	<u>Land at Tyler's Field</u>	<u>1.7</u>	<u>26</u>	<u>Phase 1</u>	<u>0.0</u>	<u>N/A</u>	<u>N/A</u>	<u>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.</u>
Penybontfawr	P49	HA1	Land east of Ysgol Pennant, Penybontfawr	0.4	11	<u>Phase 2/3</u>	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.

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Pontrobert	P50	HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	0.5	6	<u>Phase 2</u>	10	0.6	N/A	Highways improvements required as per the lapsed planning permission M/2007/0324. *Project level HRA screening required - Tanat and Wyrnwy Bat sites SAC.
Three Cocks	P53	MUA 1	Land between/adj Gwernyfed Avenue, Three Cocks	4	32	<u>Phase 2 (Housing)</u> <u>Phase 1/2 (Employment)</u>	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 TAN15 Development Advice Map; as a precaution it is recommended that this area is left as a green buffer zone. Foul flows from this development would pass through the Welsh Water terminal Sewerage Pumping Station and would require an assessment of the sewerage pumping station to establish whether

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	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)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply. The proposed growth being promoted for this settlement would require improvements at Aberllyfni Wastewater Treatment Works which would need to be funded through DCWW's asset management plan or potentially earlier through developer contributions. HER site*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.

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	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)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
Trefeglwys	P54	HC1	Land to West of Llwynceilyn (Phase 2)	0.9	17	<u>Phase 2</u>	N/A	8.0	N/A	Commitment. Ref.: M/2007/0561
Tregynon	P55	HA1	Rear of Bethany Chapel	0.9	24	<u>Phase 2/3</u>	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.
Trewern	P56	HA1	Land east of Trewern School	4.1	27	<u>Phase 2</u>	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. Development must avoid flood risk areas. <u>The northern boundary of this site abuts zone C2 of the TAN15 Development Advice Map; as a precaution a Flood Consequence Assessment should</u>

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										<p><u>be undertaken.</u> 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 Vwyrnwy Bat sites SAC.</p>
Employment Sites outside settlements	P59	EA1	Buttington <u>Quarry and Brickworks</u> , Nr Welshpool	6	N/A	<u>Phase 2/3</u>	N/A	N/A	6	<p>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</p>

Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	<u>Indicative Phasing</u>	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl/ Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 1/04/2015)
						<u>Phase 1 2011-2016</u>				
						<u>Phase 2 2016-2021</u>				
						<u>Phase 3 2021-2026</u>				
										preparation of a development brief that takes account of all issues including constraints. *Project level HRA 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 Park, Welshpool	7.3	N/A	<u>Phase 1/2/3</u>	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’.

Other Outstanding Housing Sites Commitments - Housing Land Bank Sites (HLB) - elsewhere in the Plan Area 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)
						<u>Phase 1</u>			
						<u>2011-2016</u>			
						<u>Phase 2</u>			
<u>2016-2021</u>									
<u>Phase 3</u>									
<u>2021-2026</u>									
Adfa	Additional Inset 01	HLB1	The Former Timber Yard	0.24	8	<u>Phase 2</u>	N/A	3	N/A
Cemmaes	Additional Inset 02	HLB1	Land Opposite Glanafon	0.44	5	<u>Phase 2/3</u>	N/A	0	N/A
Cemmaes		HLB2	Adjoining Maesyllan	0.22	6	<u>Phase 3</u>	N/A	6	N/A
Coedway	Additional Inset 03	HLB1	PT OS 0078	0.39	5	<u>Phase 2</u>	N/A	2	N/A
Commins Coch	Additional Inset 04	HLB1	Dyfi 4x4	0.32	5	<u>Phase 2</u>	N/A	2	N/A
Garth	Additional Inset 05	HLB1	Station Road	0.26	8	<u>Phase 2</u>	N/A	0	N/A
Gwystre	Additional Inset 06	HLB1	Adjoining Camlo Close	0.24	5	<u>Phase 3</u>	N/A	2	N/A
Llanbister	Additional Inset 07	HLB1	Land Rear of School	0.29	5	<u>Phase 2</u>	N/A	1	N/A
Llanddew	Additional Inset 08	HLB1	Opposite Village Hall	0.57	10	<u>Phase 2</u>	N/A	3	N/A
Llanddewi	Additional Inset 09	HLB1	Land to the Rear of Llanddewi Hall	0.71	18	<u>Phase 2</u>	N/A	5	N/A
Llanfihangel Talylyn	Additional Inset 10	HLB1	Pistyll Farm	0.55	10	<u>Phase 1/2</u>	N/A	3	N/A

Llangammarch Wells	Additional Inset 11	HLB1	Land Opposite Pen Y Bryn	1.51	16	<u>Phase 2</u>	N/A	5	N/A
Penybont	Additional Inset 12	HLB1	Cattle Market	0.48	16	<u>Phase 2</u>	N/A	9	N/A
Nantmel	Additional Inset 13	HLB1	Brynteg	1.47	8	<u>Phase 3</u>	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.

MAC SCHEDULE APPENDIX 5

Insertion of Table 4 into Appendix 4 to the LDP - Affordable Housing Sub-market Areas
(MAC 135)

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

<u>Central Powys</u>	<u>Severn Valley</u>	<u>North Powys</u>	<u>South West Powys</u>
<u>Aberedw</u>	<u>Aberhafesp</u>	<u>Abbeycwmhir</u>	<u>Ystradynlais</u>
<u>Bronllys</u>	<u>Bausley with</u>	<u>Banwy</u>	<u>Tawe Uchaf</u>
<u>Builth Wells</u>	<u>Criggion</u>	<u>Beguilyd</u>	
<u>Cilmery</u>	<u>Berriew</u>	<u>Caersws</u>	
<u>Clyro</u>	<u>Bettws</u>	<u>Cadfarch</u>	
<u>Disserth and</u>	<u>Castle Caereinion</u>	<u>Carno</u>	
<u>Trecoed</u>	<u>Churchstoke</u>	<u>Carreghofa</u>	
<u>Duhonw</u>	<u>Dwyriw</u>	<u>Glantwymyn</u>	
<u>Erwood</u>	<u>Forden</u>	<u>Knighton</u>	
<u>Felin-Fach</u>	<u>Guilsfield</u>	<u>Llanbadarn Fynydd</u>	
<u>Gladestry</u>	<u>Kerry</u>	<u>Llanbister</u>	
<u>Glasbury</u>	<u>Llandinam</u>	<u>Llanbrynmair</u>	
<u>Glascwm</u>	<u>Llandrinio</u>	<u>Llanddewi</u>	
<u>Gwernyfed</u>	<u>Llandyssil</u>	<u>Ystradenni</u>	
<u>Honddu Isaf</u>	<u>Manafon</u>	<u>Llandysilio</u>	
<u>Llanafan Fawr</u>	<u>Mochdre</u>	<u>Llanerfyl</u>	
<u>Llanbadarn Fawr</u>	<u>Montgomery</u>	<u>Llanfair Caereinion</u>	
<u>Llanddew</u>	<u>Tregynon</u>	<u>Llanfechain</u>	
<u>Llandrindod Wells</u>	<u>Trewern</u>	<u>Llanfihangel</u>	
<u>Llanelwedd</u>	<u>Welshpool</u>	<u>Llanfyllin</u>	
<u>Llanfrynach</u>		<u>Llangedwyn</u>	
<u>Llangamarch</u>		<u>Llangunllo</u>	
<u>Llangors</u>		<u>Llangurig</u>	
<u>Llanigon</u>		<u>Llangyniew</u>	
<u>Llanwrthwl</u>		<u>Llangynog</u>	
<u>Llanwrtyd Wells</u>		<u>Llanidloes</u>	
<u>Llanyre</u>		<u>Llanidloes Without</u>	
<u>Llywel</u>		<u>Llanrhaeadr-ym -</u>	
		<u>Mochnant</u>	

<u>Central Powys</u>	<u>Severn Valley</u>	<u>North Powys</u>	<u>South West Powys</u>
<u>Maescar</u> <u>Merthyr Cynog</u> <u>New Radnor</u> <u>Old Radnor</u> <u>Painscastle</u> <u>Penybont</u> <u>Presteigne</u> <u>Talgarth</u> <u>Trallong</u> <u>Treflys</u> <u>Yscir</u>		<u>Llansantffraid-ym-Mechain</u> <u>Llansilin</u> <u>Llanwddyn</u> <u>Machynlleth</u> <u>Meifod</u> <u>Nantmel</u> <u>Penybontfawr</u> <u>St. Harmon</u> <u>Trefeglwys</u> <u>Whitton</u>	

MAC SCHEDULE APPENDIX 6

Revisions to Appendix 5 to the LDP - Glossary of the LDP (MAC136)

Appendix 5 - Glossary

Definition	Meaning
<u>Affordable Housing</u>	<u>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 Technical Advice Note 2.</u>
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 and/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.
<u>Conservation Area Management Plan</u>	<u>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.</u>
<u>European Protected Species</u>	<u>A species afforded strict protection under European Law by the Conservation of Habitats and Species Regulations 2010 (as amended) (Habitats Directive Annex IV Species).</u>
<u>European Site</u>	<p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Special Protection Areas (SPA)- designated because of rare or migratory birds and their habitats;</u> • <u>Special Areas of Conservation (SAC) - for a wide range of habitats and species other than birds.</u> <p><u>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.</u></p>
<u>Farm Diversification</u>	<u>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.</u>
<u>Habitats Regulatory Regulations Assessment</u>	<u>An assessment of a Plan's the impact on European protected habitats sites and Protected Species to ensure compliance with the Conservation of Habitats and Species Regulations 2010 (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</u>

Definition	Meaning
	the Habitats Regulations.
Heritage Historic asset	<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include those formerly designated under legislation and national policy, and also non-designated assets identified by the local planning authority, including locally listed buildings and identified on the Historic Environment Record.</p> <p><u>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, Historic Assets of Special Local Interest and assets recorded on the Historic Environment Record, also form part of the historic environment.</u></p>
Historic Asset of Special Local Interest	<u>Local historic assets which are not already designated as scheduled monuments, listed buildings or conservation areas, or registered historic parks and gardens which make an important contribution to local distinctiveness and public knowledge.</u>
Historic Battlefield	Sites contained on any forthcoming Register of Battlefields in Wales to be compiled by CADW. This would be a non-statutory designation.
Historic Environment Record (HER)	A public, map-based data set, primarily intended to inform the management of the historic environment. <u>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.</u>
Housing Land Bank Site (HLB)	<u>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.</u>
Listed Building	A building or structure included on the List of Buildings of Special Architectural or Historic Interest prepared <u>compiled or approved by the Secretary of State/Welsh Ministers.</u> 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.
Locally Listed Building	Any building or structure contained on any forthcoming list of locally important buildings or structures compiled by the Authority.
Local Need	<u>A person or persons who:</u>

Definition	Meaning
	<ul style="list-style-type: none"> • <u>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</u> • <u>have previously lived in the local Community for a period of at least 3 consecutive years and wish to live there; OR</u> • <u>have a firm offer of employment in the local Community or be currently employed in the local Community; OR</u> • <u>wishing to provide full time care to a resident in the local Community</u> <p><u>AND</u> <u>Is/are not able to afford market housing as assessed by the Council.</u></p> <p><u>Definition of local Community:</u></p> <ul style="list-style-type: none"> ii. <u>Initially, the community council area together with immediately adjoining community council or parish council areas (including those outside Powys).</u> ii. <u>Secondly, the respective shire.</u> iii. <u>Thirdly, the rest of Powys.</u> iv. <u>Fourthly, adjoining local authority areas.</u> <p><u>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.</u></p>
Planning Policy Wales (PPW)	Welsh Government's principle policy document on planning. <u>The current edition referred to throughout the LDP is the 9th Edition published in November 2016.</u>
Ramsar Site	Wetland identified under the internationally agreed <u>Ramsar Convention on Wetlands of international Importance, especially as waterfowl sites and as Sites of Special Scientific Importance focusing on the ecological importance of wetlands generally. 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.</u>
<u>Registered Park or Garden of Special Historic Interest Register of Historic Parks and Gardens</u>	Areas listed on the Register of Parks and Gardens of Special Historic Interest in Wales compiled by CADW and the International Council on Monuments and Sites (ICOMOS) the Welsh Government. <u>This is a non-statutory designation. 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.</u>
<u>Registered Historic Landscapes (Landscape of Outstanding and Special Historic</u>	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

Definition	Meaning
Interest) (Registered Historic Landscapes)	Commission on the Ancient and Historical Monuments of Wales and the Welsh Unitary Authorities. This is a non-statutory designation.
Scheduled Ancient Monument (SAM)	A structure scheduled by CADW (part off Welsh Government) for protection under the Ancient Monuments and Archaeological Areas Act. <u>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).</u>
Setting of a heritage Historic Asset	The surroundings in which a historic asset is <u>understood</u> , experienced, <u>and appreciated</u> , its local context, embracing present and past relationships to the <u>adjacent surrounding landscape</u> . <u>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.</u>
<u>Undeveloped Coast</u>	<u>This is the area from the Mean Low Water Mark (within the Plan area) as far as the extent of tidal flood risk.</u>
Village Action Plan	A plan prepared to support housing development of more than 2 dwellings on infill sites in Small Villages. The Plan will be prepared either by a community council with the involvement of the local community and land owners, or by a developer with the involvement and support of the relevant community council, and shall be subject to public consultation. The County Council must be involved in the process to enable its adoption as SPG.

MAC SCHEDULE APPENDIX 7**New Appendix 6 to the LDP - Historic Environment Information (MAC137)****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, 3 and 4) in relation to local distinctiveness, Historic Assets of Special Local Interest, 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

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

Technical Advice Note 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

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

Chapter 7 of Technical Advice Note 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.

<u>Registered Parks and Gardens in the LDP area</u>		
<u>Grade II</u>	<u>Grade II*</u>	<u>Grade I</u>
<u>1. Bodynfoel Hall</u>	<u>23. Bryngwyn</u>	<u>33. Gregynog</u>
<u>2. Bodfach Hall</u>	<u>24. Cefn Bryntalch</u>	<u>34. Leighton Hall</u>
<u>3. Boultibrooke</u>	<u>25. The Dderw</u>	<u>35. Powis Castle Garden</u>
<u>4. Broadheath House</u>	<u>26. Glansevern Hall</u>	<u>36. Stanage Park</u>
<u>5. Bronllys Hospital</u>	<u>27. Llandrindod Well Public Parks</u>	<u>37. Vaynor Park</u>
<u>6. Brookland Hall</u>	<u>28. Llanerchydol Hall</u>	
<u>7. Doldowlod</u>	<u>29. Llangedwyn Hall</u>	
<u>8. Evancoyd</u>	<u>30. Maesllwch Castle</u>	
<u>9. The Garth</u>	<u>31. Old Gwernyfed</u>	
<u>10. Garthmyl Hall</u>	<u>32. St Aelhairn Churchyard</u>	
<u>11. Glyn Celyn</u>		
<u>12. Gwernyfed Park</u>		
<u>13. The Hall Abbeycwmhir</u>		
<u>14. Llangoed Hall</u>		
<u>15. Lymore Park</u>		

<u>16. Maesfron</u> <u>17. Mellington Hall</u> <u>18. Pencerrig</u> <u>19. Plas Dinam</u> <u>20. Plas Machynlleth</u> <u>21. Silia</u> <u>22. Trelydan Hall</u>		
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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>

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

Chapter 7 of Technical Advice Note 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>

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

Chapter 4 of Technical Advice Note 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>

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

Chapter 5 of Technical Advice Note 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

<u>1. Abercegir</u>	<u>12. Dolanog</u>	<u>23. Llan</u>	<u>34. Llanfyllin</u>	<u>45. Meifod</u>
<u>2. Berriew</u>	<u>13. Elan Village</u>	<u>24. Llandinam</u>	<u>35. Llanrhaeadr-ym-</u>	<u>46. Montgomery</u>

<u>3. Bettws Cedewain</u>	<u>14. Felindre (Berriew)</u>	<u>25. Llandrindod Wells</u>	<u>Mochnant (1)</u>	<u>47. New Radnor</u>
<u>4. Bontdolgadfan</u>	<u>15. Guilsfield</u>	<u>26. Llandyssil</u>	<u>36. Llanrhaeadr-ym - Mochnant (2)</u>	<u>48. Newtown (Central)</u>
<u>5. Builth Wells</u>	<u>16. Glasbury</u>	<u>27. Llanfair Caereinion</u>	<u>37. Llansantfraid-ym- Mechain</u>	<u>49. Newtown (Penygloddfa)</u>
<u>6. Castle Caereinion</u>	<u>17. Hyssington</u>	<u>28. Llanfechain</u>	<u>38. Llansilin</u>	<u>50. Penybontfawr</u>
<u>7. Cemmaes</u>	<u>18. Hirnant</u>	<u>29. Llanfihangel-yng- Ngwynfa</u>	<u>39. Llanwddyn</u>	<u>51. Presteigne</u>
<u>8. Churchstoke</u>	<u>19. Kerry Sawmills</u>	<u>30. Llanfyllin</u>	<u>40. Llanwnog</u>	<u>52. Rhayader Saw Mill</u>
<u>9. Clyro</u>	<u>20. Knighton</u>	<u>31. Llangurig</u>	<u>41. Llanwrin</u>	<u>53. Tregynon</u>
<u>10. Cwmbelan</u>	<u>21. Leighton Centre</u>	<u>32. Llangynog</u>	<u>42. Llanymynech</u>	<u>54. Welshpool</u>
<u>11. Darowen</u>	<u>22. Leighton Park</u>	<u>33. Llanidloes</u>		

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>

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

Chapter 6 of Technical Advice Note 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>

(vi) Historic Assets of Special Local Interest

The Council has not prepared a list of Historic Assets of Special Local Interest. Further detail is to be provided in the proposed Supplementary Planning Guidance on Historic Assets of Special Local Interest

Legislation, policy and guidance relating to Historic Assets of Special Local Interest

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

Chapter 8 of Technical Advice Note 24: The Historic Environment - <http://gov.wales/topics/planning/policy/tans/tan-24/?lang=en>

Best-practice guidance published by Welsh Government (CADW):

Managing Lists of Historic Assets of Special Local Interest 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

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

Chapter 1 of Technical Advice Note 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>

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

Chapter 1 of Technical Advice Note 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>