

**DRAFT**

**Powys Local Development Plan**

**Explanation of the Housing Allocations**

**Position Statement**

**September 2016**

## **Contents**

<b>Executive Summary</b>	<b>1</b>
<b>1. Introduction</b>	<b>2</b>
<b>2. Housing Allocations (HA)</b>	<b>3</b>
<b>3. Allocation Density Determination</b>	<b>5</b>
<b>4. Deliverability of Allocated Sites</b>	<b>9</b>
<b>5. Alignment and Implications for LDP Strategy</b>	<b>12</b>
<b>6. Conclusions</b>	<b>14</b>
<b>Annex 1: Assessment of Selected Allocated Sites</b>	<b>A1</b>

## **Executive Summary**

The Planning Inspector appointed to test the soundness of the Powys Local Development Plan has raised concerns that some housing land allocations in the Powys Local Development Plan may not be deliverable in some areas of the County due to lack of viability, and that this may compromise the ability of the Plan to deliver the identified Dwelling Requirement during the Plan period.

This Position Statement describes the process under which housing allocation sites were identified and allocated and demonstrates the relationships of site distribution against Council corporate strategies to promote longer term sustainable growth in the most appropriate locations.

Housing allocation sites are considered in terms of a review of viability in 2016. The review, which is a high level County-wide study using a series of standardised assumptions, identified some allocation in the south-west of Powys as unviable. Local evidence from this area indicates that individual sites can be demonstrated to be viable and with realistic developer intention dwelling units will be deliverable within the Plan period.

The alignment of allocations and strategies against the LDP objectives and long term vision to enable growth in sustainable locations and thus ensure the wellbeing of “strong communities in the green heart of Wales” has informed the allocation of housing land.

## 1. Introduction

1.0.1 This Position Statement is part of the evidence supporting the preparation of the Powys Local Development Plan 2011- 2026. It is one of four additional papers published in September 2016 to inform “Deliverability” of housing sites.

1.0.2 The purpose of this Position Statement is to respond to concerns raised by the independent Planning Inspector testing the soundness of the Powys Local Development Plan and demonstrate that as of 1 April 2015 the Allocations component of the Council’s housing land supply as set out in the Strategy can be delivered by the Plan. These allocations have been reassessed in terms of their site typologies and are further supported by more recent evidence of improved viability. This document also provides a more detailed review of selected sites identified by the Planning Inspector considered suitable for housing, with appropriate site densities, in order to ensure that expectations of delivery are realistic within the context of the area.

1.0.3 This Position Statement assesses new housing allocations (HA) as shown on the LDP Inset maps and in Appendix 1 and Policy H1A of the Written Statement. The other papers in this series consider sites with extant planning permissions known as housing commitments (HC); windfall sites, those sites which have been granted permission but which were not previously allocated; and an overall housing provision paper, which confirms the total provision for housing units in the LDP.

1.0.4 The delivery of housing developments within sustainable settlements lies at the heart of the strategy of the LDP, and the housing allocations within the Plan are focussed on achieving a balanced distribution through those settlements, which are the highest two tiers in the settlement hierarchy; these tiers being defined as “Towns” and “Large Villages”.

1.0.5 This paper provides the sound evidence base from the viability review to support delivery of site allocations and thus assist the Council in making decisions on development proposals that will support the delivery of the LDP over the Plan period. It also provides clarity for site promoters that sites can come forward for development and provides confidence that any identified issues can be resolved.

1.0.6 Whilst the focus of development is in sustainable settlements, to ensure community well-being in more rural areas of the County, non-allocated housing sites which are supported by LDP and national policies enable appropriate housing developments to come forward beyond the settlement boundaries of Towns and Large Villages and these are considered in the [Explanation and Review of the Windfall Allowance paper \(Ref\)](#).

## **2. Housing Allocations (HA)**

2.0.1 The Council's LDP has identified a dwelling requirement of 4,500 dwellings (**Explanation of the Dwelling Requirement Figure Paper - REF**). As part of the suite of policies which make up the LDP, the Housing Allocations are part of the delivery mechanism for meeting this housing requirement. Housing Allocations are those sites which were identified as being capable of accommodating five or more housing units and will be included in the annual Joint Housing Land Supply (JHLAS) returns when the LDP is adopted.

2.0.2 Small sites and individual property sites were not allocated and were assessed under the windfall provision paper. The allocated sites are listed in Policy H1A of the Plan as proposed within the LDP's Further Focussed Changes, and further site details are provided in Appendix 1 of the Plan (**REF**).

### **2.1 Distribution of Housing Allocations**

2.1.1 The LDP Strategy [EB 30] defined the settlement hierarchy for the County and identified that development should be directed towards the most sustainable settlements, these being the centres with the greatest range of services and facilities. A four tier hierarchy was defined and the allocation of housing units were to be all directed to the highest two tiers of settlements (designated "Towns" and "Large Villages") in the hierarchy. There were to be no housing allocations in the lowest tier settlements.

2.1.2 Based on the LDP's spatial strategy [EB30] with development allocated to settlements commensurate with their size (number of households) an initial apportionment was made to each identified Town and Large Village. This apportionment was based on a starting point of 4000 dwellings being required to meet the principal projection of population growth during the Plan period and also took account of existing housing commitments within each settlement. For each Town and Large Village, the total apportionment, minus the existing housing commitments indicated the number of housing units which needed to be allocated to that settlement but did not specify the sites where these allocations needed to be made.

### **2.2 Identification of Housing Allocation Sites**

2.2.1 Housing allocation sites in the Powys LDP were identified through the Candidate Site process undertaken by the Council in 2011 [LDP02]. Unlike previous development plans, sites were submitted to the Council for assessment through the active input of landowners or the site promoters. Each candidate site was assessed for physical constraints and the results published in the Candidate Site Status Report [LDP04]. The sites were also subjected to sustainability appraisal.

2.2.2 Those candidate sites proposed in Towns and Large Villages which were identified as subject to the least physical constraints and which provided the necessary number of housing units commensurate with the growth strategy for the size of that settlement, were selected as housing allocations within the LDP.

### **2.3 Outcome of Housing Allocation Site Selection**

2.3.1 None of the sites which became housing allocations in the Plan are considered to have abnormal technical or physical constraints which could prevent their deliverability although individual sites may be

subject to site specific issues which have been highlighted in Appendix 1 of the Plan [LDP06]. As these sites were put forward by promoters with an intention to develop within the Plan period, the Council has confidence that all the sites identified as Housing Allocations are deliverable during the Plan period with appropriate design which can be addressed through the development management process and in accordance with the Plan's policies.

## **2.4 Housing Allocation Sites**

2.4.1 The LDP delivers Housing Allocation in Towns and Large Villages. In Towns, the highest tier in the Powys settlement hierarchy, the LDP seeks to deliver housing across 38 allocated sites in 14 of the 15 designated Towns. The exception is Llanwrtyd Wells, this town having exceeded its pro-rata apportionment as identified in the LDP Strategy through existing Housing Commitments.

2.4.2 In Large Villages, the second tier settlements, housing will be distributed across 45 sites in 35 settlements. A further eight Large Villages had no housing allocations due to existing Housing Commitments (e.g. Bettws Cedewain) or as a result of a combination of committed sites and a lack of submitted unconstrained deliverable sites which could be allocated (e.g. Llansilin).

## **2.5 Focus of Housing Land Allocations**

2.5.1 The aim of the Plan to focus development into the most sustainable locations is reflected in the allocations of land for housing development. In total, 83 sites have been allocated, with 96.45 hectares of land allocated in Towns and 45.24 hectares in Large Villages. Site size varies, but the mean size by area of an allocated site in Towns is 2.54 hectares and in Large Villages it is 1.03 hectares.

**3. Allocation Density Determination**

3.0.1 For each housing allocation, the appropriate number of housing units which the Plan envisaged should be developed on the site had to be calculated. This was determined by identifying the most appropriate density of housing multiplied by the site area.

**3.1. Determination of Housing Numbers on Allocated Sites in 2015.**

3.1.1 The Community Infrastructure Levy Viability Assessment (CIL) report [EB13] 2014 identified that to make the most efficient use of land, density of any proposed housing development in highest tier settlements should be 25 units per hectare or greater.

**Table 1: Original site density determination as used in LDP06 (2015)**

LDP Settlement Hierarchy	Housing Unit densities as determined in [EB13] 2014
Towns and Large Villages *	25+
Small Villages	20 - 25
Rural settlements / single dwellings	10 - 25

\* Appendix 1 Allocated Sites

3.1.2 The Plan, as originally prepared [LDP06] therefore envisaged a total of 2773 housing units being delivered for the period 2011-26 based on an assumed density across all allocated sites of 5+ housing units in Towns and Large Villages of 25 units per hectare, each site’s requirement being shown in Appendix 1 in the revised Deposit Draft LDP [LDP06].

**3.2 Revised Determination of Housing Numbers on Allocated Sites in 2016**

3.2.1 Since the publication of the original CIL 2014 study [EB13], it was evident that greater densities of housing were being achieved “on the ground”. From this evidence of development the viability assessment update (*Viability Review Study 2016*) incorporated revised site densities to reflect more realistic scenarios at a County-wide level, these being defined in the *HDH Planning Viability Technical Report (August 2016)*. These revised density values reflected the nature and location / scale of settlement of the site.

3.2.2 Powys is a large and diverse County and it is clear that there are areas which are more high value and therefore viable than others. To ensure the most efficient use of land, and that development proposals on unconstrained sites remain viable, a typical density value determined from the mean achievable housing densities on sites was applied to each allocated site as appropriate, these values being:

- Greenfield (larger sites 10+ units)                      27 units per hectare
- Greenfield (smaller sites (5 - 10 units))              28 units per hectare
- Brownfield    34 units per hectare

Application of the revised site densities to the 83 allocated housing sites within the LDP would result in the allocation of 3875 dwelling units assuming no departure from the assumed viability densities.

### **3.3 Departures from Applied Standard Densities**

3.3.1 Of the 83 allocated sites, 40 sites (18 in Towns, 22 in Large Villages) were allocated with housing densities differing from the viability density values as described above. The departures from anticipated densities were the consequence of three identifiable factors:

- 1) Site specific issues within the sites (e.g. slopes / water courses / utility corridors) which do not affect deliverability but may impact upon site design and can only be assessed when a development proposal is made;
- 2) Individual site planning histories / planning applications awaiting signing of Section 106 agreements;
- 3) Large sites where a proportion of the housing units will be phased to be developed beyond the LDP plan period due to infrastructure requirements and a realistic assessment of the level of development likely to be constructed in the Plan period.

3.3.2 Thirty-three sites had deviations from the anticipated density due to site specific issues (Factor 1 -18 sites) and because of planning history on the site or planning applications awaiting signing of Section 106 agreements (Factor 2 - 15 sites). None of the internal site specific issues were considered to be abnormal constraints and all could be addressed by appropriate internal design which would occur at development proposal stage.

**Table 2: Variations from viability densities under Factors 1 and 2**

<b>Site (Site area)</b>	<b>Units Anticipated from Viability</b>	<b>Units in Plan</b>	<b>Reason for density divergence</b>
<b>Towns</b>			
P24 HA1 (0.96 ha) Knighton	26	24	Planning application
P24 HA3 (3.5 ha) Knighton	95	70	Site specific - access/slope
P28 HA1 (2.2 ha) Llandrindod Wells	59	50	Planning application
P30 HA1 (2.4 ha) Llanfair Caereinion	65	40	Site specific - access/slope
P30 HA2 (1.1 ha) Llanfair Caereinion	30	20	Planning application
P32 HA2 (2.3 ha) Llanfyllin	62	55	Site specific - access/design
P32 HA2 (3.8 ha) Llanfyllin	103	90	Site specific - access/design
P42 HA1 (1.4 ha) Machynlleth	38	29	Planning application
P42 HA4 (0.3 ha) Machynlleth	8	5	Site Specific - GTAA requirements
P48 HA4 (6.8 ha) Newtown	184	136	Planning history
P51 MUA1 (2 ha) Presteigne	68	60	Site specific - design
P52 HA1 (3.5 ha)	95	70	Planning History



Rhayader			
P57 HA1 (1.5 ha) Welshpool	41	30	Site specific - canal buffer
P58 HA9 (3 ha) Ystradgynlais	81	76	Site specific - open space
P58 HA10 (4.5 ha) Ystradgynlais	122	136	Planning application
P58 HA12 (0.64 ha) Ystradgynlais	17	10	Planning application
<b>Large Villages</b>			
P2 HA1 (0.4 ha) Abermule	11	5	Site specific - utility corridor
P4 HA1 (0.7 ha) Berriew	19	12	Site specific - canal buffer
P6 HA2 (0.8 ha) Boughrood/Llyswen	22	15	Pending Planning Application
P7 HA2 (0.6 ha) Bronllys	16	10	Planning Application
P7 HA3 (0.3 ha) Bronllys	8	6	Lapsed Planning Permission
P15 HA1 (1.5 ha) Crewgreen	41	23	Site specific - ecological buffer/pond
P17 HA1 (0.8 ha) Forden/Kingswood	22	15	Site specific- SAM / heritage buffer
P17 HA2 (0.5 ha) Forden/Kingswood	14	10	Site specific - SAM / heritage buffer, access
P19 HA1 (0.3 ha) Glasbury	8	5	Site specific - access
P20 HA1 (0.9 ha) Guilsfield	24	20	Site specific - ecological buffer / access
P22 HA2 (0.8 ha) Howey	22	12	Lapsed Planning Permission
P25 HA1 (0.4 ha) Knucklas	11	17	Planning Application
P31 HA1 (1 ha) Llanfechain	27	25	Site specific - groundwater drainage
P37 HA2 (0.6 ha) Llansantffraid-ym- Mechain	16	13	Site specific - open space requirement
P43 HA1 (1.9 ha) Meifod	51	45	Site specific – waterway buffer
P50 HA1 (0.5 ha) Pontrobert	14	6	Lapsed Planning Permission
P53 MUA1 (0.6 ha) Three Cocks	16	32	Pending Planning Application

3.3.3 Seven large sites have been identified under Factor 3 where significant infrastructure requirements are needed and phasing of the site would be appropriate (Table 3), with development of these large sites continuing beyond the Plan period. The units phased within Plan are indicative and would be informed through a Development Brief and detailed development proposal. These large sites with

phasing beyond the Plan period are indicated in Policy H1A of the Plan as proposed in Further Focused Changes 2016.

**Table 3: Variations from Viability Densities under Factor 3**

Site (Site area)	Units Anticipated from Viability	Units phased in Plan	Infrastructure Requirement
P28 HA4 (7.6 ha) * Llandrindod Wells	205	100	Internal site access design Off site sewers
P45 HA1 (10.8 ha) * Montgomery	292	54	New link road across site with closure of existing Class II road junctions
P2 HA2 (3.3 ha) Abermule	89	30	Access and utilities corridor as site in 3 parts
P3 HA1 (1.7 ha) Arddleen	46	17	Community Car Park
P18 HA1 (3.4 ha) Four Crosses	92	32	Land for School use and enhanced community facilities
P40 HA2 (1.6 ha) Llanymynech	43	20	Design to take account of possible Montgomery Canal restoration
P56 HA1 (4.1 ha) Trewern	111	27	Joint access and car parking facilities. Highways improvements

\* Site located in Town

3.3.4 As a result of the variations in density on the 40 sites and the resultant differences in dwelling units anticipated, the revised total figure of houses which the Plan anticipates can be delivered on allocated sites during the Plan period is **2992 units**.

3.3.5 The majority of this housing development is directed towards the County's Towns, with 2091 units (70%) across the 38 allocated sites in these settlements; allocations in the Large Villages account for 901 units (30%) over 45 allocated sites.

## 4. Deliverability of Allocated Sites

4.0.1 The Community Infrastructure Levy (CIL) 2014 report on viability [EB13] identified four sub-market areas across Powys, these being the South-west (Ystradgynlais), Central Powys, the Severn Valley and the Rural North.

4.0.2 Across the four sub-market areas, slightly refined in the DV Viability Update Report 2016, the number of housing units in each sub-market area (based on the revised 2016 density determination) are identified in the Plan and are distributed as shown in Table 4.

**Table 4: Allocated Housing Units in Viability Update Report Sub-market Areas (August 2016)**

Sub Market Area	Housing Units	% of Total
South-west	466	16
Central	964 *	32
Severn Valley	755	25
North	802	27
Total	<b>2987 *</b>	

\* Excludes the 5 units of site P42 HA4 (Machynlleth) for gypsy and traveller accommodation not assessed for viability.

4.0.3 The 2014 Viability Study [EB13] indicated that whilst the Central and Severn Valley sub-market area typologies were all largely viable, viability became more challenging in the North with some sites only marginally viable and others unviable. In the South-west, no sites were considered viable on the basis of this standardised high-level study. As a consequence of the challenging viability in only two of the four sub-market areas in the County, the Planning Inspector raised concerns about the deliverability of housing allocation sites and that additional work was required, updated to reflect current market conditions.

4.0.4 An updated analysis of all the allocations was undertaken in the [Viability Review Study August 2016 and Viability Topic paper September 2016](#). These indicated that in terms of viability (N.B assuming 0% affordable housing), there was an improvement indicating housing can be delivered viably on all sites in the Plan although conditions remain challenging in the South-west sub-market area.

### **4.1. Improvements in Viability**

4.1.1 Compared to the original 2014 viability study, which highlighted some sites as unviable or marginally viable, the [Viability Review Study August 2016](#) identified an improvement in viability across the County. This was particularly apparent in the North sub-market area, where three allocations totalling 106 housing units for delivery in the Plan period were originally identified as unviable (P42 HA3, Machynlleth; P51 MUA1, Presteigne; P18 HA1, Four Crosses). In the 2016 Review study, these sites have been identified as viable will be deliverable within the latter part of the Plan period as infrastructure improvements come on stream. This improvement may be a reflection of an improving economy, more realistic landowner expectations, or the site as a whole becoming more viable with increased density of housing units on the site. This latter factor is possibly reflected in site P51 MUA1 in Presteigne, where an increased density due to its town centre, brownfield location making more efficient use of land has had a positive impact upon the site viability. Details of these sites are provided in Annex 1.

## **4.2 Justification of Housing Allocations in South-west Powys**

4.2.1 Seven sites in Ystradgynlais plus one in Abercrave were identified in the 2014 Viability Study [EB13] as unviable. Under the revised densities ([Viability Review Study 2016](#)) these sites now total 466 units. However, County-wide studies with a set of standardised assumptions do not fully capture local market variations or the mechanisms used by site promoters and developers to bring a site forward, and so in these terms, each site is unique and only site specific viability reports can truly reflect the situation “on the ground”.

4.2.3 There are a number of factors why any site in Powys deemed as unviable can be delivered and thus be considered a “pocket of viability” within a sub-market area including, for example:

- where an executive style development is undertaken in an area with good access to major transport links and excellent views;
- ongoing interest in the development of a site which instils confidence in the marketplace;
- lower land owner and/or developer expectations (e.g. profit margins, land sale values);
- economies of scale;
- finance and phasing agreements;
- Grant funding.

These, and other factors which may contribute to enabling the deliverability of housing allocations are discussed in more detail in the [Viability Review Study August 2016 \[REF\]](#) and the [Viability Topic Paper \[REF\]](#).

4.2.4 Three of the sites in the South-west submarket area (P58 HA9, P58 HA10 and P58 HA11) are sites larger than average for Towns and in combination account for 334 of the units, increasing to 375 units (c.80% of the total for the sub-market area) if P58 HA3 is considered in conjunction with P58 HA11. One of these large sites (Brynygroes P58 HA10 – 136 units) has been able to demonstrate that it is viable under current market conditions, the site specific viability results also enabling affordable housing provision. Outline planning consent for this site was granted in April 2016 and work to bring forward and deliver the site is ongoing (see Annex 1).

4.2.5 As the promoters of the other large sites at Penrhos Farm (P58 HA9) and Penrhos School and Extension (P58 HA3 +P58 HA11) are working to bring forward their sites (see Annex1) it is probable that with the advantages of economies of scale and expressed developer intentions housing will be delivered on these sites in the Plan period.

4.2.6 On smaller infill sites, the [Viability Review Study 2016 \[REF\]](#) has indicated that these sites are viable in the South-west sub-market area. Thus, the Glanrhyd Farm allocation (P58 HA5) is indicated as being viable in Annex 1.

## **4.3 Deliverability Outcomes**

4.3.1 Whilst the South-west sub-market area at the County-wide level is acknowledged to be challenging, it is evident that development proposals are coming forward and developer intentions indicate a confidence in the market. Allocation P58 HA10 has a recent (April 2016) planning consent and the application for site P58 HA12 is awaiting determination. Of the remaining six sites, the promoters are actively marketing their sites or awaiting the adoption of the LDP before submitting development

proposals to the Local Planning Authority. Small infill sites are considered to be viable and this has the potential to further boost confidence in delivery.

4.3.2 In the other sub-market areas, all allocated sites, with a total of 2521 (excluding P42 HA4) are indicated as being viable in the 2016 viability update report.

## 5. Alignment and Implications for LDP Strategy

5.0.1 The location and planned distribution of housing land allocations proposed in the Powys LDP aligns with the Vision for Powys 2026, as set out in the LDP in that the County:

“will be a place of vibrant and resilient communities providing **sustainable development and economic opportunities** set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage, outstanding landscapes and distinctive characteristics.

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

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

(N.B: author’s italics)

5.0.2 The Powys Local Development Plan identifies that allocated housing sites are required to contribute towards the dwelling requirement figure of 4,500 new housing units to meet future needs and ensure the population of Powys from going into decline through natural change (DRF Ref). The allocation of new housing land contributes to the development of stronger communities in accordance with other Council policies including **One Powys** [POW04] particularly important given Powys’ size and dispersed settlement pattern.

5.0.3 In accordance with the LDP Strategy, allocated housing land is directed to the larger higher tier settlements in the County’s settlement hierarchy and has been informed by the principle of sustainable development in support of LDP Objective 2.

### 5.1 LDP Growth Strategy

5.1.1 *The LDP Growth Strategy* recognises there is a need to make provision for population and household growth, and the provision of 2992 housing units across 83 allocated housing sites contributes to this sustainable growth.

5.1.2 Although the south-west of the county is challenging in terms of viability, the allocation of housing sites in this sub-market area is appropriate as development has been shown to occur and can be demonstrated to be viable and the provision of good quality, modern residential development in sustainable locations in Ystradgynlais is in alignment with LDP Objectives 6, 7 and 8.

### 5.2 LDP Spatial Strategy

5.2.1 *The LDP Spatial Strategy* identifies a sustainable settlement hierarchy and all allocated housing land sites are directed to either the highest tier of the hierarchy (Towns – 2091 housing units) or the second tier sites (Large Villages – 901 housing units), making provision across the county to ensure opportunities for new development are available, and so support community well-being and cohesiveness (Objective 16) and the Powys economy in alignment with Objective 6 of the LDP.

5.2.2 As such, the allocated housing sites are located in, or adjacent to, Powys's largest settlements and thus are in accordance with the LDP strategy for *Growth in Sustainable Places*, thus meeting Objectives 1 and 2 of the LDP to meet future need. Some of the sites have been identified as previously developed land and the redevelopment of these sites would make the most sustainable and efficient use of existing land in accordance national policy and with Objective 3 and Objective 8 of the LDP.

5.2.3 Allocations are made in settlements which have a strong Welsh cultural identity. In accordance with national guidelines and LDP Objective 8, Objective 15 and Objective 16, these allocations will contribute towards the long terms sustainability of communities in Powys's Welsh language strongholds. As described in the Welsh language & Culture Topic Paper and Addendum (2014, 2016 – [EB41]), mitigation measures in alignment with national policy will be monitored to support these areas, although these measures should not place additional burdens on developers. This is an important consideration in areas where deliverability may have greater viability challenges such as Ystradgynlais, and where a strong sense of community and Welsh identity could be compromised by the lack of new housing development.

## **6. Conclusions**

6.0.1 Sites which were taken forward as housing allocations were submitted by site proposers through the Candidate Site process and assessed to identify those sites with the fewest constraints located in the most sustainable settlements across the County.

6.0.2 The number and size of housing allocations and the number of housing units within them indicate a clear focus for the Powys Local Development Plan in that new allocations for housing development of more than five units is directed towards designated Towns in the first instance (70%) followed by Large Villages (30%), these being the most sustainable settlements with the greatest range of infrastructure and services.

6.0.3 The updated viability report (2016) indicates that 84% of the housing units across three of the four sub-market areas within the Plan are viable and delivery can be achieved within the Plan period.

6.0.4 Continued confidence in the site allocations in the South-west coming forward is indicated by the activities of the sites owners / site promoters as detailed in Annex 1 to enable the developments of their respective sites and this activity and evidence of past delivery justifies the continued allocation of these sites in the Local Development Plan in support of wider LDP and Council objectives.



# Annex 1: Assessment of Selected Allocated Sites

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Machynlleth	Mid Wales Storage Depot (P42 HA3)	0.4 ha	14	14
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield	North	Small BF 10		
<b>Planning History:</b>				
<p>The site is regarded as a brownfield site, the site borders but is outside a conservation area. The site was granted full planning permission (M/2006/0616) for erection of 10 semi-detached houses in five blocks, decision date: 03/02/2009. The S106 agreement for this application was signed. M/2006/0381 was also granted full planning permission for the erection of 5 terrace houses, decision date: 03/02/2009. The S106 for this application was also signed. Within the S106 agreement for both applications a combined target of 5 affordable dwellings was agreed. The planning permission for both planning applications has lapsed and no further applications have been submitted. August 2016 - The site owner recognises there are no abnormal costs associated with the site and is open to any offers to develop the site.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Transport Assessment required			Minimal	Developer
Ecology Survey required			Minimal	Developer
Contaminated land investigation			Not significant - TBC	Developer
Flood Consequence Survey required – the boundary of the site abuts the flood zone.			Not significant - TBC	Developer
Sloping site with retaining walls			-	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Land off Brecon Road (P58 HA1)	2.2ha	59	59
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Large GF 50		
<p><b>Planning History:</b></p> <p>B/05/0221: 15 dwellings granted PP after an Appeal. PCC had raised concerns about substandard access arrangements but Appeal dismissed the refusal, B/07/0347: Granted Outline PP for alteration of access arrangements, P/2009/0540: Granted full PP for the Variation of B/05/0221, to extend the time limit for the submission of reserved matters until 26th July 2012. P/2012/0801: Conditional Consent granted for variation of Condition from B/05/0221 to extend the time limit for a further three years (until 20th Sept 2015), (still for 15 dwellings). P/2015/0750: S73 Variation of 2012/0801 to extend time limit for a further 5 years until 30th Sept 2020 (still for 15 dwellings). (PP applies to only part of the Allocation, the size of which could accommodate a total of 56). Owner in discussions with developers.</p> <p>July 2016 - Owner has carried out evaluation for developing the site, has acquired two frontage properties to enable access to the allocated site and will apply for Planning Permission for entire site once LDP adopted. Funding available but cited current Affordable Housing requirement as a barrier to development.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Affordable Housing – Owner has stated that the Affordable Housing requirement is a barrier to development. Without it he would be able to develop/sell immediately. Once LDP adopted the AH% will almost certainly be reduced from current level so owner states site viability will improve considerably				Developer
Ecology Survey required at Application stage. Site adjacent to nature reserve			Minimal	Developer
Highways Access: Concerns alleviated by site Owner purchasing properties on the frontage, to enable better visibility splays.			N/A	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos School (P58 HA3)	1.5ha	41	41
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield	South West	Large BF 50		
<p><b>Planning History:</b></p> <p>School closed in August 2012. Site acquired subsequently. Owner also working to support allocated site to the rear (P58 HA11). Indicative site layout prepared, and has taken into consideration Highways comments about the need to make sure that the entrance to HA3 is of sufficient standard to accommodate the extra traffic arising from allocation A11. Old school building has been demolished and site cleared in preparation for redevelopment. August 2016 - No Planning Applications submitted.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Contaminated Land: survey required as close to a disused landfill			Not considered prohibitive - TBC	Developer
Ecology: Survey required at application stage			Not significant - TBC	Developer
Water Supply: 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.			TBC	Developer
Waste Water: 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.			TBC	Developer
Highways Access: Access arrangements considered adequate for this site, however if P58 HA11 were to proceed then it would have to use HA3's highway access point which would therefore need to be upgraded to accommodate the extra traffic emanating from HA11. Developer aware of this and happy to proceed on that basis and if necessary prior to bringing HA11 forward.			N/A	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Glanrhyd Farm (P58 HA5)	0.3ha	8	8
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield (& partly Brownfield)	South West	Small GF 7 infill		
<p><b>Planning History:</b></p> <p>2009/0719 Outline PP granted on 23rd Sept 2009. This expired in 2014. Site has previously been in Flood Zone C2, however latest maps have removed it from this zone except for an area along its South Eastern boundary which has been removed from the Allocation.</p> <p>Waiting for LDP adoption before submitting any new development proposal.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Contaminated Land: survey required.			Not considered prohibitive - TBC	Developer
Ecology: Survey required at application stage.			Not significant - TBC	Developer
Water Supply: 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.			TBC	Developer
Waste Water: The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of pipe would be required, which may impact upon the density achievable on site. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.			TBC	DCWW AMP / Developer if sooner

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos Farm (P58 HA9)	3ha	81	76
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
<p><b>Planning History:</b></p> <p>B/01/0157 landscaping, footpaths new access and new buildings for mountain bike centre, B/02/0098 Refused permission, retrospectively, for displaying of roadside advertisement. B/02/0244 application to remove Condition 4 of B/01/0157 – Refused. B/04/0426 reserved Matters Application to amend B/01/0157 road exit detail. B/06/0291 Application to renew B/01/0157. No new applications since 2006.</p> <p>July 2016: Discussions with a number of developers are ongoing to bring site forward for housing – alternative finance models being considered to enable site to be developed. Owner has stated that 0.52ha of the site would be available for accommodating the access, landscaping and open space. Woodland part of the site to remain undeveloped.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Contaminated Land survey required.			Not considered prohibitive - TBC	Developer
Ecology Survey required at application stage.			TBC	Developer
Water Supply: 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.			TBC	Developer
Waste Water: 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.			TBC	Developer
Highways Access. Comments on previous applications have stated requirement for significant improvements to be made to the highway to allow for a right turn filter lane.			Possibly Significant - TBC	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Brynygroes (P58 HA10)	4.5ha	122	136
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
<p><b>Planning History:</b></p> <p>P/2012/0346 Application to demolish existing buildings to allow for 155 dwellings. Was refused on in June 2014. Grounds for refusal stated to be unacceptable landscape and visual impact and contrary to several UDP policies.</p> <p>P/2014/1133: Outline application to demolish existing buildings and build up to 138 new dwellings, was given Conditional Consent on 29th April 2016.</p> <p>Site specific viability assessment indicated site was viable with 23% affordable housing provision. Owner actively pursuing development, but water supply issue could impact upon phasing of delivery of site.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Contaminated Land survey required.			Not considered prohibitive - TBC	Developer
Ecology Survey required at application stage.			Not significant - TBC	Developer
Water Supply: Due to the location of the site, 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. DCWW state that servicing up to 50 units will be possible immediately, however any more than that and significant expense would be incurred in order to increase the capacity of the mains between the site and the town centre.			TBC	Developer
Waste Water: 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.			TBC	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos School Extension (P58 HA11)	4.5ha	122	122
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
<b>Planning History:</b>				
Site being promoted along with adjacent allocation (P58 HA3), and has taken into consideration Highways comments about the need to make sure that the entrance to HA3 is also big enough to accommodate the extra traffic arising from HA11. No Planning Apps made by August 2016.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Contaminated Land survey required.			Not considered prohibitive - TBC	Developer
Ecology Survey required at application stage.			Not significant - TBC	Developer
Water Supply: Due to the amount of proposed development and the close proximity of sites, it may 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. Developers would also need to be aware that a sewer crosses the site which would need to be protected via easement widths or a diversion of the pipe, which may impact upon the density achievable on the site.			TBC	Developer
Waste Water: 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.			TBC	Developer



Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Cynlais Playing Fields (P58 HA12)	0.64ha	17	10
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Small GF 10 edge		
<p><b>Planning History:</b></p> <p>The developer of the site submitted a planning application (P/2016/0047) for Outline Permission for a residential development of 10 units, access road and associated works. The decision on the planning application is still to be determined. A further planning application (16/13248/FUL) has also been submitted to the Brecon Beacons National Park Authority, as part of access to the site lies within the National Park boundary.</p> <p>It is the intention of the applicant to develop the site within the plan period, and it is considered that there is a strong market for new dwellings locally, particularly in view of recent improvements in demand and the lack of available new housing sites in the area.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Highways work – Requires remodelling of lay-by exit to form satisfactory access to site.			TBC	Developer
Contaminated Land Assessment required			Minimal	Developer
Ecology Survey required			Minimal	Developer
Flood Consequence Assessment required			Minimal	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Presteigne	Former Kaye Foundry Site (P51 MUA1)	2ha	68	60
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield /Mixed Use	Central Powys	Large BF 50		
<p><b>Planning History:</b></p> <p>Former Kaye Foundry is a large industrial site in the centre of the town, DEM/2012/0001 was approved to fully demolish all the buildings and clear the site. The buildings on site have been demolished and the site has been cleared ready for redevelopment. The site is allocated as a mixed use site, (0.4ha) of the site is for retail development. The Strategic Flood Consequences Assessment has identified 6% of the site is in flood zone C2, this area will only be suitable for open space/landscaping.</p> <p>Site being promoted and increased housing density improves site viability.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
6% of the site is in flood zone C2			-	-
Ecological survey required to inform enhancement			Minimal	Developer
Wastewater Treatment Works has limited capacity.			TBC	
Contamination Investigation required			£10-20k	Developer
Public right of way crosses site			Minimal	
The site is also crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may have an impact upon the density achievable on site.			TBC	

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Abercrave	Land to East of Maescyribarth (P01 HA1)	0.5ha	14	14
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Small GF 10 Infill		
<p><b>Planning History:</b></p> <p>No planning applications have been made by August 2016. The site is regarded as a greenfield site and located adjacent an existing settlement and the development boundary. The site is adjoined by residential development to the south and west and a graveyard to the east. The site is a logical extension of the new housing development and cul-de-sac Maes-Y-Cribarth.</p> <p>Site promoter has finance available and a history of delivery of adjacent site within the UDP with the expectation to continue development. Site is being actively marketed, although no application submitted to August 2016.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Highways work – agreeing access to whole of site			Minimal	Developer
Land Ownership: Two separate landowners working in partnership			-	Developer
Drainage improvements required			TBC	Developer
Ecology Survey required			Not significant - TBC	Developer
Wastewater Treatment Works has limited capacity. Improvements scheduled 2015-20.			TBC	Developer

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Four Crosses	Land at Oldfield (P18 HA1)	3.4ha	92	32
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield / Brownfield	North	Medium BF 25		
<p><b>Planning History:</b></p> <p>Part of the site is allocated for housing in the Unitary Development Plan (ref: M133 HA1). Owners have history of enabling housing development and UDP allocation M133 HA1 has been partly developed, but the area to the rear of the school remains undeveloped (and is greenfield land). It is the wish of the Community Council that this land is reserved to preserve scope for future community use/expansion. This part site is now amalgamated into LDP housing land allocation P18 HA1 so that the new housing scheme under the LDP can be designed to facilitate the future release of land to rear of the school for this purpose. The site is regarded as part greenfield/part brownfield because the farm has been granted a change of use for a caravan business (M1998/0651). May 2016 – owner seeking to develop site as soon as possible post 2020.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
Highways work: Traffic calming / resurfacing			TBC	Developer
Development Brief for site phasing within Plan period			TBC	Developer
Inclusion of Open Space element for Community Benefit			TBC	S106
Ecology & Heritage Surveys Required.			Minimal	Developer
Effectively due to the approved use for the caravan business any new use is now considered to be on a brownfield site but the costs of remediating the land are likely to be more akin to greenfield costs and are not considered to represent a risk to delivery of the site for housing in the LDP period.			Minimal	Developer
Site phased for full delivery beyond the Plan period.			-	10-15 years