

**Appendix 1 – List of Sites Considered for Bulking Facility**

Site Location	Abermule Business Park	Cwm Harry Site Vastre Estate	Kirkhamsfield Highways Depot	Existing Vastre Highways Depot	Land Adjacent to Vastre Highways Depot	Land Adjacent to Unit 4 Vastre Industrial Estate	Penstrowed Highways Land	Land Adjacent to Unit 20 Dyffryn Industrial Estate	Land adjacent to Mochdre Roundabout, Newtown	Land Opposite Unit 84 Mochdre Industrial Estate	Cae Post Site, Trewern	Newtown Bypass Compound Site	G and T Evans Site, Mochdre, Newtown
Site Requirements													
Minimum developable size of 1 hectare (2.5 acres) (The exact size of the site will be dependent on its shape and how all the elements required will fit to enable the site to operate efficiently)	1 hectare  Access road previously constructed	0.5 ha  Too small for current requirements	1.2ha total area, however, half is used as depot  Site not of sufficient size to accommodate highways depot and bulking site	0.28 ha  Too small and currently operational difficulties due to size of site	0.97ha  Site restricted due to presence of gas main and topography  Site is also crossed by high, medium and low pressure gas main which would require relocation at significant cost	0.5ha  Too small  Site is also bisected by high pressure gas main which would require relocation at significant cost	>1ha  Too small	1ha total area, however, areas of the site would be unusable due to shape and topography	0.75ha  Too Small	1.3ha total area, however, areas of the site are unusable due to topography	0.75ha excluding access road  Too Small	1.9ha total area, however, areas of the site are unusable due to topography	3ha
Has B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) planning uses and is compliant with LDP policies relating to this type of facility or is capable of being appropriately consented	Yes	Yes	Yes	Yes	Within industrial estate so may be possible	Within industrial estate so may be possible	No. Previous advice was that it was in open countryside and unlikely to comply with LDP	Within industrial estate so may be possible	Adjacent to industrial estate so may be possible	Within industrial estate so may be possible	Potentially	No planning permission currently in place as it is part of the bypass site	Potentially
Level site or is capable of being suitably engineered at an affordable cost	Yes	Yes	Yes	Yes	No. Difficult topography requiring significant earthworks to develop	Potentially	Potentially	No. Difficult topography requiring significant earthworks to develop	Yes	No. Difficult topography requiring significant earthworks to develop	Potentially	Split level so not ideal	Potentially  Number of buildings requiring demolition. Likely asbestos removal required.
Strategically located to serve the north Powys area	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Immediately adjacent to the strategic road	Yes	Yes	Yes	Substandard access to site	Access complying to	Access complying to	Access complying to	Access complying to	Access complying to	Access complying to	No. Highway access well	Access does not comply	Yes, however, adjacent

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Site Requirements													
network with convenient access complying to relevant standards and capacity for additional traffic generated	Suitable vehicular and pedestrian access installed to standard in 2010 by WG.				current standards would need to be created  Restricted points of entry due to topography	current standards would need to be created	current standards would need to be created	current standards would need to be created	current standards would need to be created	current standards would need to be created	below current standards  Public footpath runs up access and through site	with current standards so significant works would be required to bring up to standard	highway unlikely to meet current standards
All utilities available at the site or can be provided at reasonable cost (Water, electric, foul sewer, fibre network)	Yes  New connections to Statutory Undertakers installed in 2010 to service the site	Assumed likely  New connections and possible upgrades required	Yes	Yes  Possible upgrades required	Assumed likely  New connections and possible upgrades required	Assumed likely  New connections and possible upgrades required	Assumed possible but outside main conurbation so may be some difficulties	Assumed likely  New connections and possible upgrades required	Assumed likely  New connections and possible upgrades required	Assumed likely  New connections and possible upgrades required	Assumed likely  Possible upgrades required	There are currently temporary connections so significant work would be required to install permanent services	Assumed likely  Possible upgrades required
Low level contaminated land constraints that can be mitigated appropriately by efficient and sustainable means	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Part of the site is located on historic landfill. Historic industrial use.  Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Historic industrial use  Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Historic industrial use  Will require Phase 1 Geo-Environmental Desk Study and possible remediation	Not investigated in detail as site discounted for reasons below	Historic industrial use  Will require Phase 1 Geo-Environmental Desk Study and possible remediation
Low level environmental / ecological impacts that can be mitigated appropriately by efficient and sustainable means	Ecology surveys and mitigation required	No issues anticipated	Building demolition required  Ecology surveys and likely mitigation required	Building demolition required  Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required  Large mature tree affected	Ecology surveys and possible mitigation required	Ecology surveys and likely mitigation required	Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required	Ecology surveys and possible mitigation required	Building demolition required  Ecology surveys and possible mitigation required	Not investigated in detail as site discounted for reasons below	Building demolition required  Ecology surveys and likely mitigation required

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Site Requirements													
Low level river or surface water flooding impacts that can be mitigated appropriately by efficient and sustainable means	Flood assessment and mitigation required	No issues anticipated	Possible flood mitigation required as part of site in flood zone	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	No issues anticipated	Small area of site within flood risk zone.  Phase 1 and likely Phase 2 assessment required.
Low level heritage impacts that can be mitigated appropriately by efficient and sustainable means	Yes	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below	Not investigated in detail as site discounted for reasons below
Site available for purchase at an affordable cost	Yes Site purchased	Site not available for purchase	Site in PCC ownership	Site in PCC ownership	WG land which may be available for purchase	WG land which may be available for purchase	Site in PCC ownership	Site was previously for sale. Not aware of current availability	No. Land belongs to a pension fund	WG land which may be available for purchase	Site in PCC ownership	Site not currently available and will be utilised by the contractor for a further five years for the maintenance period of the new bypass.  It is not known whether the landowner would consider sale of the land at that time.	Site not available for purchase

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Site Requirements													
Other comments	Site taken forward	Site not taken forward as purchase by third party	Site not taken forward as not large enough to accommodate highways depot and bulking site and therefore a new highways depot would be required which would have significant cost	Site not taken forward due to size limitations	Site not taken forward due to topography of site significantly increasing cost of development and presence of high pressure gas main	Site not taken forward due to size and presence of high pressure gas main	Site not taken forward due to size and planning constraints	Site not taken forward due to size and topography of site significantly increasing cost of development	Site not taken forward due to its unavailability	Site not taken forward due to size and topography of site significantly increasing cost of development	Site not considered due to size, location and highway access issues	Site not taken forward as it does not meet LDP requirements	Site not considered as not for sale