

**Powys Local Development Plan
Topic Paper**

**The Candidate Sites Process
And Site Assessment Methodology**

Revised Deposit Plan Stage: June 2015

June 2015

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1. Introduction

The Powys Local Development Plan (LDP) identifies land to meet the county's development needs including sites for new housing and employment land use. Land allocations are made in the Plan to ensure that future development takes place on suitable sites in the most appropriate locations.

Early in the Plan preparation period, the Council invited landowners, developers and others to suggest potential sites for development over the Plan period. These suggested sites are known as candidate sites. They form the basis of evidence for land availability in the county.

All sites have now been assessed in line with the Candidate Sites Methodology (November 2012) and this paper updates the situation as at the Deposit Plan stage. The results of the candidate sites assessment process for all submitted sites can be found in the Sites Status Report (June 2015).

The Deposit Draft Local Development Plan shows allocated sites on the Proposals and Inset Maps.

2. The Call for Sites

Between 14 February and 6 May 2011 the Local Planning Authority (LPA) made a Call for Potential Development Sites inviting submissions over the 12 week period. The process was widely publicised. Those proposing sites were asked to complete a standard submission/proposal form.

There were no size restrictions and sites could be suggested for all types of development, use or re-use, or conversely for protection from development. Town and Community Councils and County Councillors were asked to give some thought to possible sites in their areas and to submit proposals on behalf of their local community. The LPA received almost 1200 sites for consideration.

3. The Candidate Sites Register

All potential sites submitted during the Call for Sites stage were recorded on a Candidate Sites Register. This was published on the Council's website in November 2011 with hard copies placed at the Council's four main offices. The Register was published for inspection purposes and was not open for people to make comments/representations.

4. Filtering of Candidate Sites

The LPA are advised by Welsh Government to "*apply a set of criteria or filtering mechanism to classify sites (on the Candidate Sites Register) as to their acceptability as sites for further consideration. This should be a transparent process*".

Powys County Council conducted the following site classification:

4.1 Small and Policy Approach Sites

Sites were subject to an initial filter to identify those that did not require an LDP allocation. These included the smaller housing sites (less than 0.25 ha/accommodating less than 5 houses) and change of use proposals etc. It is not the purpose of the LDP to micro-manage and therefore development proposals on these sites can come forward through the development management (planning application) process where they will be determined against the detailed plan policy of the adopted development plan. The candidate sites filtered out as small/policy approach sites (Filter 1) are listed in Appendix 3.

4.2 Strategic Sites

Whilst the initial draft of this paper proposed that remaining sites would be filtered against the emerging Preferred Strategy into Strategic or Non-Strategic sites, in reality the Powys LDP Preferred Strategy (March 2012) did not identify any Strategic sites. Hence reference to Strategic sites is no longer relevant and all sites that remained in the process after Filter 1 were considered to be Non-Strategic.

4.3 Non-Strategic Sites – Further sifting

After the Preferred Strategy stage had closed it was possible to conduct a further sift comprising of sites in the Lower Tier Settlements – ie sites in Hamlets*/Rural Settlements and Open Countryside. These sites were not considered to be in line with the sustainable settlement hierarchy of the Pre-Deposit LDP. This sift was undertaken prior to stakeholder involvement.

*note that the Deposit Plan no longer includes a settlement tier of Hamlets, these settlements have been re-classified into Rural Settlements.

4.4 Non-Strategic Sites – Constraints Gathering and Stakeholder Involvement

All remaining sites located in towns, large villages and villages** were sent out to stakeholders for the important task of constraints gathering.

**note that the Deposit Plan has now renamed the Village tier to Small Village.

5. Candidate Sites Assessment

5.1 Purpose of the Assessment

In the interests of a sound development plan and to meet Government guidance, the Authority must base the identification of sites on a *“robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed”*.

Appendix 1 sets out the Methodology that the Council has used in assessing sites. The assessment process was designed to test proposed Candidate Sites for:

- Suitability
- Availability
- Probability

The sites that performed best in the assessment formed the pool of sites from which the LPA selected the Deposit Plan land allocations.

5.2 Results of Candidate Sites Assessment

Site assessment has been an ongoing process. As sifting and analysis progressed, the results were shown on a Sites Status Report published on-line firstly in November 2012 and then updated in December 2013 and again at the first Deposit Plan Stage in July 2014, with hard copies made available at the four main deposit venues.

All 1174 submitted Candidate Sites are detailed on the Sites Status Report. The latest Report is published alongside the revised Deposit Plan (June 2015) and provides confirmation of which sites have been made land allocations and which have been rejected. The planning policy officer comments column provides an explanation as to why the site has been considered suitable or unsuitable for allocation. Main stakeholder constraints are also summarised.

Land allocations were first published in the Draft Deposit Plan (July 2014) and in the main have been carried forward into the revised Draft Deposit Plan (July 2015) without alteration. The exceptions to this general principle are a change to the proposed housing sites in Guilsfield and the identification of a Gypsy and Traveller site in Machynlleth. The Sites Status Report reflects the changes and provides the reasoning behind them.

During the LDP preparation process a small number of additional sites, not submitted at the Candidate Sites stage, have been identified as suitable for allocation. For clarification these are now shown in the table at the end of the Sites Status Report (June 2015) with a note of the relevant planning history and the reasoning for selection.

5.3 Summary of Main Stakeholder Involvement in the Candidate Sites Process

1. In July 2012, candidate sites were circulated to various consultees (including environmental, heritage, services and infrastructure, agricultural land classification, contaminated land, flood and land drainage and transport stakeholders) for the main purpose of identifying constraints to development.
2. Town and Community Councils were asked to give their views on candidate sites in April/May 2013.
3. County Councillors have been kept aware of the process throughout including a candidate sites presentation at the Shire meetings in November 2013, followed by an invitation to give their views on sites in December 2013 and a Members Seminar in March 2014.
4. The LDP Working Group have been continually involved with the Plan's progress.
5. Land allocations were first published in the Draft Deposit Plan (July 2014) and in the main have been carried forward into the revised Draft Deposit Plan (July 2015) without alteration. Note that the Council did not proceed with Site Allocation Representations from the Deposit Plan consultation in 2014. The revised Deposit Plan (2015) provides a new opportunity for site representations to be made.

APPENDIX 1

CANDIDATE SITE ASSESSMENT METHODOLOGY

1. Purpose

As part of the information (evidence) gathering stage of the Local Development Plan, the Authority is required to investigate land needs and availability before making allocations in the Plan.

Following an invitation to put forward sites for development, Welsh Government guidance advises the LPA to “*apply a set of criteria or filtering mechanism to classify sites as to their acceptability as sites for further consideration*” and to base the identification of sites for specific uses on “*a robust and credible assessment of the suitability and availability of land for particular uses or a mix of uses and the probability that it will be developed*”.

This topic paper (Candidate Sites Process and Site Assessment Methodology) explains the method that Powys County Council has used to filter out unsuitable sites and to analyse the suitability, availability and deliverability of remaining sites.

2. Candidate Sites Register

The invitation for Candidate sites has now closed and the LPA has produced a Register of Candidate Sites for public inspection. The Register contains all the sites that have been submitted to the Council. Candidate sites have now been filtered and tested against assessment criteria – the results are shown on the latest Sites Status Report. Assessment results have informed the land allocations which have now been made in the Deposit Plan.

3. The Elements of Site Assessment

The LPA originally identified six elements to site assessment using a “menu based” approach, giving planning policy officers a choice as to which element to test against first. The order of testing was decided by factors such as the location of the site, time and resources of the LPA and other Council departments, and how far the Plan’s Strategy had developed to inform decision making.

This approach meant that not all sites had to progress through all the elements of assessment. Decisions could be taken once there was sufficient evidence to eliminate a site from contention. In practice it was discovered that proposed element D was superfluous to the assessment process (the issues being covered elsewhere) so this element has been struck out from the table.

The elements were:

A: Appraisal of Development Potential	This element looks at the main development opportunities and development constraints presented by the site.
B: Appraisal of “Fit to the Preferred Strategy”	This element assesses how well the site and its development proposals fit with the Plan’s Vision/Objectives and overall Strategy.
C: Testing against the Plan Assessment Processes	This element questions how well the site and its development proposals fits with the Sustainability Appraisal/Strategic Environmental Assessment

	(SA/SEA) objectives of the Plan and any other relevant plan appraisal process (eg Strategic Flood Consequence Assessment)
D: Appraisal of Site Sustainability Issues	Recognising that there may be some overlap with the SA/SEA element, this section looks at local sustainability issues, how would the proposals affect people in their everyday lives and work?
E: Stakeholder & Community Involvement	Recognising that this element spans a number of the other sections, this appraisal considers the feedback from community engagement, including the views of internal and external stakeholders. Public consultation will be undertaken at the formal Plan preparation stages.
F: Analysis of Site Deliverability	This element looks at the probability of the proposed development being delivered within the Plan's lifetime.

This mix of assessment criteria ensures that the suitability and capability of the site for development has been assessed together with its compatibility with the Strategy of the Plan. The criteria also questions land availability and ownership intentions etc, to determine, as best able, the true likelihood of the site being developed over the Plan period.

4. Sustainability Appraisal and Strategic Environmental Assessment

Please note that in working through the process, it has been decided that the issues originally set out in element D are best integrated into element C. Therefore the Corporate Sustainability Integration Tool has been used including a bespoke toolkit developed for site level assessment. This toolkit includes suitable questions to test the overall sustainability of the proposal.

Strategic Environmental Assessment was undertaken to judge site proposals against 18 identified SEA objectives. The results of the SA and SEA of allocated sites are now shown in the latest Sustainability Report and the Environmental Report.

The toolkits used by the Council are available on request.

5. Appendix 2 – Assessment Overview

Appendix 2 contains an overview of each assessment element. Please note that Appendix 2 has not been completely revised from the previous editions of this paper and is now provided mainly for information.

APPENDIX 2

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

A. APPRAISAL OF DEVELOPMENT POTENTIAL

Introduction

The main purpose of this element of assessment is to identify development constraints. However, it will also provide the means to investigate particular site opportunities.

1. Development Constraints

1.1 LPA Mapping - Constraints Layers

Once a candidate site has been mapped for the purposes of the Candidate Sites Register, it will be compared against the Council's GIS (Geographical Information System) data to identify possible constraints. This is a desk based study and will determine, for example, if the site has any potential development constraints with regard to:

- Flood Risk
- Environmental/ Landscape/Historic/Archaeological Designations
- Environmental concerns such as contaminated land, land stability etc
- Public Rights of Way (PROW)
- Minerals Safeguarded Area/Hazardous Substances Act Notifiable Installation
- Programmed Road Schemes/other Infrastructure provision/Railway buffers etc

Potential constraints will be noted and cross-referenced against information supplied on the original proposal form. Constraints will be discussed with relevant consultees (see s 1.4).

1.2 Typical Development Constraints

The GIS map layers will flag up issues of potentially major concern. Other typical issues requiring discussion and involvement are listed below. This list is not exhaustive but comprises the types of constraints that may be of relevance to a development proposal:

- How well development would relate to the local context (the characteristics and setting of the area).
- Impact on statutory and non-statutory designated areas important for landscape quality, the historic environment and/or nature conservation including having regard to the purposes of the adjacent National Parks and Area of Outstanding Natural Beauty.
- The presence of protected species/habitat or features recognised as "wildlife corridors".
- Safeguarding the open countryside and open spaces of conservation/recreation value.
- Impact on woodland and trees especially those of natural heritage, amenity and/or high biodiversity value.
- Concerns/Objections from Highways experts.
- Concerns/Objections from Council's Environmental Health experts.
- Loss of the "Best and Most Versatile" Agricultural Land.
- Inadequate infrastructure/services to serve the development.
- Presence of underground pipes, overhead cables etc and need for protective buffer zones.
- Potential conflict with neighbouring land-use(s).

LPA Site Visit: The Council will undertake a site visit if necessary. Officer observations are to be compared against the information submitted in the original proposal form so as to ensure

that all the relevant data has been considered and to pick up possible errors/discrepancies that may warrant further discussion.

1.3 Use of the Powys Biodiversity Information Service

The Council has utilised the Powys Biodiversity Information Service (BIS) to provide specialist records on species, site and habitat information which has then been made available to relevant consultees. The records will be used by both Council officers, namely the Ecologist and Biodiversity Officer, and external consultees (such as the three Wildlife Trusts) to inform their site recommendations.

The Council will have regard to the recommendations of their expert officers, CCW, and the Wildlife Trusts in reaching their conclusions on the suitability of sites. This will include the potential requirement for additional information (such as habitat surveys) and in determining whether any mitigation measures are acceptable or whether there are opportunities for the conservation and enhancement of biodiversity.

1.4 Consultation on Issues/Constraints

The LPA will enter into discussions on the constraints with the appropriate internal officers/external bodies as listed in the following table:

Consultees for Candidate Sites Assessment (as applicable)	
Internal Consultees – Powys County Council	External Consultees
Biodiversity Officer	Adjacent Local Planning Authority
Built Heritage Officer	British Waterways
Common Land Officer	Cadw
Contaminated Land Officer	Central Wales RIGS Group (Regionally Important Geodiversity Sites)
Countryside Services (PROW, Open Space, Recreation, Allotments)	Civil Aviation Authority
Ecologist	Coal Authority
Environmental Health	Clwyd-Powys Archaeological Trust (CPAT)
Highways	Countryside Council for Wales (CCW)
Land Drainage	County Wildlife Trusts (Montgomeryshire, Brecknockshire and Radnorshire)
Minerals Planner/Commissioned Experts	Dwr Cymru/Welsh Water
Travel Planning Officer + Cycling Officer	Electricity Providers
Waste Services	Environment Agency
	Gas Companies
	HSE (in respect of hazardous installations)
	Mid Wales Trunk Roads Agency
	Ministry of Defence
	National Grid
	Network Rail
	Powysland Internal Drainage Board
	RSPB
	Severn Trent Water
	Telecomms Operators
	TraCC – the transport consortium for Mid Wales
	Welsh Government (re: loss of agricultural land)

1.5 Addressing Constraints

Where issues or problems have been identified, potential mitigation measures will be considered to determine whether it is possible to overcome the issues or if the site should be eliminated from further consideration. It is recognised that some constraints may be addressed through good planning at the detailed stage.

In considering the protection of designated or other important areas and sites, the features or characteristics that merit protection must be investigated and understood so that the planning response is proportionate and avoids unnecessary constraint to appropriate development.

However there will be certain situations in which there is a strong presumption against development. These situations are described in s 1.6 below.

1.6 Fundamental Development Constraints That May Disqualify a Site from Further Consideration

Some candidate sites/proposals will be unsuitably located. Where sites clearly conflict with legislation/national policy they are likely to be removed from the selection process at an early stage. In ambiguous cases, the Council will need to decide whether a way forward exists, taking the advice of relevant consultees and in discussion with the landowner/proposer, before deciding if the site should remain in the selection process. The likely fundamental issues are set out in the table below.

Legislation/Policy	Detail
<p>International, national and locally important sites of value for:</p> <p>Landscape Nature Conservation Geodiversity Historic Environment Mineral Resources</p>	<p>The assessment of sites will have due regard to natural heritage and the historic environment, including protected areas such as:</p> <ul style="list-style-type: none"> ▪ Sites of Special Scientific Interest (SSSI) ▪ Special Areas of Conservation (SAC) ▪ Special Protection Areas (SPA) ▪ RAMSAR sites ▪ National Nature Reserves (NNR) ▪ Sites of Interest for Nature Conservation (SiNC) ▪ Local nature reserves ▪ Local wildlife sites ▪ Listed Buildings ▪ Conservation Areas ▪ Scheduled Ancient Monuments ▪ Registered Landscapes ▪ Registered Parks and Gardens ▪ Historic Battlefields ▪ Mineral and Coal Safeguarding Sites
<p>Duty to have regard to the purposes of the National Park and Area of Outstanding Natural Beauty (AONB) which are:</p> <p>In National Parks “to conserve and enhance</p>	<p>The Powys planning area is closely related to the Brecon Beacons National Park, the Snowdonia National Park and the Shropshire Hills AONB. These areas are afforded the highest status of protection from inappropriate</p>

Legislation/Policy (continued)	Detail (continued)
<p><i>their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities” and in an AONB where the main objective is “the conservation and enhancement of their natural beauty”.</i></p>	<p>development whether the activities lie within or outside the designated area. LDP preparation and site selection will need to take account of this duty.</p>
<p>Sites wholly or partly vulnerable to flooding.</p>	<p>The LDP should direct new development away from areas which are at high risk of flooding and, where development has to be considered in high risk areas, only permit those developments which can be justified following the tests set out in Welsh Government guidance TAN15. The LPA will collate a range of data on all forms of flooding as part of a strategic flood consequences assessment (SFCA), this data will then be used to steer development to suitable locations in line with the advice set out in TAN 15.</p>
<p>Strict control of new housing in the countryside</p>	<p>Sites proposed for housing development located in the open countryside (ie not in or adjacent to established settlements) are likely to be dismissed on the grounds of being contrary to national planning policy. Planning Policy Wales and TAN 6 sets out the exceptions for isolated residential development.</p> <p>The LDP will have a preference for housing sites which are located in or adjoining suitable settlements. Suitable settlements will be identified by means of a settlement hierarchy which will set a framework for a sustainable settlement pattern.</p>
<p>Protection of the Best and Most Versatile (BMV) Agricultural Land</p>	<p>National policy safeguards agricultural land of Grades 1, 2 and 3a and there will be a presumption against the development of this land.</p>
<p>Significant or insurmountable Infrastructure/Services/Water Resources Constraints</p>	<p>Planning Policy Wales sets out a strategic and long term approach to infrastructure provision, encouraging sites where provision exists and/or where problems can be solved. Local authorities are expected to seek to maximise the use of existing infrastructure.</p>

2. Development Opportunities

Alongside consideration of constraints, the Authority will also assess whether the site has particular development opportunities. For example:

- Will the proposal involve the re-use of suitable previously developed land/buildings?
- Will the proposal remove an eyesore/untidy site/un-neighbourly use?
- Does the proposal align with any forthcoming public transport improvements and/or service modernisation plans?
- Does the proposal optimise renewable energy potential? Eg by co-locating major development or by identifying scope between new and existing development to match heat suppliers and users so as to promote district heating and generation schemes.
- Will the development support community development and social welfare?
- Will the site help address issues identified locally, eg by Town & Community Councils?

And if so,

- Is development (land allocation) appropriate given other identified constraints?

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

B. APPRAISAL OF “FIT TO THE PREFERRED STRATEGY”

Introduction

This part of the assessment will test the site against the aims/objectives of the LDP and the Preferred Strategy.

Individual site assessment will question the following:

- **Will the proposed site help to meet the Plan’s objectives? Which one(s)?** For example:

Would allocating the site meet an identified housing, employment, retail or other need?

Is the site favourably located within the sustainable settlement hierarchy?

Is the site previously developed land?

Will the development support the transition to a low carbon/low waste county?

Would development conserve, protect, and ideally enhance the built heritage, landscape, and cultural assets of Powys?

- **Would allocating the site conflict with any of the Plan’s objectives?** For example:

Would the proposal represent inefficient use of land (eg using greenfield land instead of suitable brownfield land or allowing urban sprawl into the open countryside)?

Would development conflict with the objective to conserve and protect land important for environmental quality and biodiversity interests?

Would the allocation dilute the Plan’s objective to support vital, viable and attractive town centres?

- Furthermore, this part of the assessment will question:-

How well does the proposal fit with the objectives of a Neighbouring Plan area?

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

C. TESTING AGAINST THE PLAN ASSESSMENT PROCESSES

Introduction

The Council's LDP will be informed by a sustainability appraisal (SA), strategic environmental assessment and habitats regulations assessment.

Sustainability Appraisal

Subject to the strategy sites and assessments will be considered as to their sustainability. An approach has been developed where a site is considered for its performance against five capitals which are interrelated and impact on sustainability. This can be carried out using the Council's corporate Sustainable Development Integration Tool (which uses an excel spreadsheet). Further details can be found in the Sustainability Appraisal Report issued with the Deposit Plan.

Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) is required by European legislation and is separate from the Sustainability Appraisal. The Deposit Local Development Plan must be informed by an environmental report.

The environmental report considers the potential for sites to significantly impact on the Environment with proposed land allocations being tested against the SEA objectives of the Powys LDP.

Further details can be found in the SEA Environmental Report issued with the Deposit Plan.

Habitats Regulations Assessment

Please refer to the Habitats Regulations Assessment Screening Report issued with the Deposit Plan.

Omission Sites: Where site representations come forward at the Deposit Plan stage to add, alter or delete a site ("site allocation representations"), the respondent is expected to identify how their representation fits with the overall strategy and the appraisals conducted under the SA and SEA framework. In the case of suggestions for a new or alternative site, the site proposer (representor) must therefore provide the associated Sustainability Appraisal (and SEA if required).

The County Council is responsible for undertaking the Habitats Regulations Assessment and will need to screen omission sites for the potential to adversely affect the integrity of a European Site.

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

D. Please note that element D has been removed from the Candidate Sites Methodology.

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

E: CONSIDERATION OF STAKEHOLDER & COMMUNITY INVOLVEMENT

Introduction

This element of assessment looks at the input of the various interested parties to take a wide range of views into account as to the suitability and capability of the site for development purposes.

1. Internal Consultation

1.1 Council Departments

The Council's Officers will have access to the Candidate Sites Register in order to make observations on development proposals. Comments will be sought from departments such as Highways, Ecology, Biodiversity, Environmental Health, Public Rights of Way and Land Drainage.

As and when a candidate site progresses through the assessment process towards allocation, there will be opportunity to engage more tailored expert opinion (for example with education and schools, regeneration, built heritage, development management, housing, affordable housing officer/rural housing enabler, recreation and play space etc).

1.2 County Councillors

Once a site has been assessed for its development potential (and constraints identified), the LPA will seek the input of the local County Councillor. County Councillors may well have good background knowledge of a site and its planning history and can take care that officers are alerted to any key local issues. Equally Town & Community Councils (see 2.2) will have important local knowledge to share.

1.3 LDP Working Group

The Local Development Plan Working Group comprises relevant Council Officers and elected County Councillors who meet to oversee all aspects of the Plan process and to agree recommendations in advance of decisions being taken at Cabinet (previously Board) or Full Council level. At the regular Working Groups, the Planning Policy Officers will update Members on the progress of Candidate Sites Assessment and seek views as early as possible on the sites which are being carried forward for potential allocation.

2. External Consultation

2.1 Expert Comment

Expert comments will arise from discussion and consultation when sites are assessed for their development potential (constraints identification). Where possible, the LPA will use the assessment methodology in an order which allows the most unrealistic sites to be filtered out early so as to ensure that collaborative working is as focussed and productive as possible. This point has been raised in particular in discussions with the statutory undertakers who do not wish to be overburdened at the site appraisal stage.

There will also be the involvement of consultees at the formal consultation stages when all statutory consultation bodies (specific, general and other as defined in the LDP Regulations) will be notified in accordance with the Delivery Agreement.

2.2 Town & Community Councils

Potential sites are to be distributed for wider consultation and discussion during the preparation of the Deposit Plan. The LPA will provide for the structured involvement of Town & Community Councils alongside other Key Stakeholders.

2.3 Other Third Party Comments

The LPA will take into account the feedback it receives on proposed land allocations from the public. Public consultation on proposed site allocations is a Deposit Plan matter. Parties are expected to engage at the Deposit Plan stage by making formal representations. This will include, for example, the comments of neighbours and local groups. If this process raises any critical changes, the LPA have the opportunity to make focussed changes to the Plan before it is examined by the Planning Inspectorate.

3. Decision Making/Review Group on Land Allocations

This optional stage has not been used. Instead sites have been agreed through the LDP Working Group and the Cabinet/Full Council as appropriate.

POWYS LDP CANDIDATE SITE ASSESSMENT OVERVIEW

E. ANALYSIS OF SITE DELIVERABILITY

Introduction

The site and development proposal will be subject to an analysis of the factors affecting the likelihood/ probability of development.

Typical Issues for Consideration

The LPA will look at the following:

- **Supply and Demand factors** – what are the identified needs for this type of development in this location? What is likely to “drive” the development? Have developers expressed an interest?
- **Availability factors** - What is the position of the landowner? Are they supporting the development proposal? Is there another occupier? If so, are they likely to vacate? Does anyone else control the release of the site (eg access in third party ownership)? What indications are there towards the site coming forward within the 15 year Plan period?
- **Constraints factors** - Are there constraints that will delay development? For example, is development dependant on infrastructure works such as sewerage or water mains improvements, road network upgrade etc? Are protected species present or suspected to be present? (meaning a likely requirement for habitat surveys, discussion of mitigation measures etc). Are there foreseeable delays surrounding planning obligations/contributions? If so, what is the projected timeframe for actual construction?
- **Planning history** - a site’s planning history will be relevant, however it is recognised that all proposals must be looked at fully in the light of current evidence before drawing conclusions as to the deliverability of a proposed site within the Plan period.
 - **Planning Policy Considerations:** Sites which are allocated in the Unitary Development Plan are not carried forward automatically into the Local Development Plan. Allocated, but undeveloped sites in the UDP, which have been put forward for LDP consideration, must be re-assessed including looking into the reasons why the development did not materialise during the UDP’s lifetime.

For sites which have previously been rejected at the Plan Allocations stage (eg at the UDP Inquiry) the reasons for rejection will be looked at to see if circumstances have changed.
 - **Development Management Considerations:** Where a site has had a past planning permission which has lapsed, the Council will need to investigate the reasons for the non-implementation. Where there is fall-back position (such as the site having an extant planning permission), the Council will need to consider if the LDP candidate site proposal is a more sustainable option for development.
- **Viability issues** - What are the current market or financial drivers/barriers? Are there particular costs to consider (eg land remediation)? How does the owner/proposer intend to provide essential infrastructure/community facilities/affordable housing?

- **Release of the Site** - How does the owner/developer intend to release the site? To prove deliverability the Welsh Government are seeking a trajectory (5, 10, 15 year) as to when in the Plan period development is likely to come forward on allocated sites. This will have to take account of any constraints identified and their likely impact on the timeframe for delivery.
- The LPA envisages the need for landowner/developer involvement in these discussions to identify the intentions of the parties.

APPENDIX 3

Powys Local Development Plan Candidate Sites Process

Results of Candidate Sites Assessment Filter 1 - List of Sites Removed as Small Housing or Policy Approach Sites

Small Housing Sites (less than 0.25 ha):

Site No.	Address	Existing Use	Proposed Use	Area
14	Llettyeod, Rhosgoch	Agricultural	Single Dwelling	0.03
16	Land betw Dyffryn & The Willows, Llanymynech	Redundant Railway Line	Single Dwelling	0.08
18	Land to SW of Dolwen, Guilsfield	Residential Curtilage	Single Dwelling	0.14
20	Land adjoining Tygwyn, Llandinam	Residential Curtilage	Residential	0.25
21	Land at Hospital Road, Builth Wells	Agricultural	Residential	0.14
29	Part of Bluebells Field, West Gladestry	Agricultural	Residential	0.2
32	Brynludw	Agricultural	Single Dwelling	0.06
38	Penrhos Yard, Ystradgynlais	Agricultural	Residential	0.23
44	Site to North East of Pant Y Fedwen	Agricultural	Residential	0.09
47	Site to North of Brynfynnon, Llanbrynmair	Agricultural	Residential	0.19
54	Land betw 5 & 6 Offas Green, Norton, Presteigne	Recreation	Single Dwelling	0.23
57	Cwmclyd, Claerwen Valley, Rhayader	Agricultural	Recreation/Residential	0.09
72	Gelli Aur, Abermule	Residential Curtilage	Single Dwelling	0.1
74	Cae Twm, Llandyssil	Residential Curtilage	Single Dwelling	0.09
85	Land adjacent to Morgannwg, Cilmerly, Builth Wells	Agricultural	Residential	0.23
86	Old Post Office, Cilmerly, Builth Wells	Residential curtilage	Single Dwelling	0.06
88	Land adj Talbot House, Llanwnog	Agricultural	Single Dwelling	0.1
123	Site adjacent to Erw Fach, Rhallt	Hobby Shed	Single Dwelling	0.06
131	site of former Police cells, Elan Village	Former Police Cells	Residential (Affordable Housing)	0.12
133	Hafod Pen Y Garreg, Elan Valley	Agricultural	Conversion to Residential/Holiday let	0.01
137	Land at The Smithy, Pontdolgoch, Caersws	Residential Curtilage	Residential	0.22
139	Pant y Gwarte, Elan Valley, Rhayader	Agricultural	Conversion to single dwelling	0.01
143	Land adjoining Pentre Ucha Caravan Park	Agricultural	Residential	0.22
144	Land off Celyn/Varchoel Lane, Guilsfield	Agricultural	Residential	0.15
149	Land at Ashcroft, Four Crosses	Residential Curtilage	Single Dwelling	0.23
158	Land at Rectory Fields, Llan	Agricultural	Residential	0.21
159	Land adj Maes Awel, Bontdolgadfan	Agricultural	Residential	0.15
160	Cae'r Ysgol Land, Bontdolgadfan	Agricultural	Residential	0.12
162	Plot adj Bethel Chapel, Bontdolgadfan	Agricultural	Single Dwelling	0.07

179	Land to North of St Peter's Church, Glasbury	Garage	Single dwelling	0.23
182	Part of former station yard, Dolau	Residential curtilage	Residential	0.05
183	The Cwm, Llowes	Agricultural	Residential	0.07
184	Land at Maple Terrace, Llandrindod Wells	Residential	Single dwelling	0.03
186	Land Nth of Wharf Inn Car Park, Felindre, Knighton	Unknown	Residential	0.04
188	Land to East of Brynafon Country House, Rhayader	Open land	Single dwelling	0.11
190	Garage site to west of Albert Hall, Llandrindod We	Mixed	Residential	0.04
191	Plasdinam Garage & workshop, Llandrindod Wells	Employment/Commercial	Residential	0.04
193	Plot 1, Part OS Encl 2109, South of Beulah	Agricultural	Residential	0.08
194	Plot 2, Part OS Encl 2297 South of Beulah	Agricultural	Residential	0.12
199	Land north of Llys-Buallt, Builth Wells	Agricultural	Residential curtilage	0.1
204	Ahelea, Presteigne Road, Knighton	Residential curtilage	Residential	0.18
207	Land at Pinfold Farm, Llandrinio, Llanymynech	Residential Curtilage	Single Dwelling	0.13
210	Site 1, Pendre Farm, Painscastle	Agricultural	Residential	0.25
216	Sunnybank Field	Agricultural	Residential	0.1
220	Monumental Masons Yard, Bridge St, Rhayader	Employment/Retail	Residential	0.08
225	Land Adjoining 'Broadlands'	Agricultural	Single Dwelling	0.08
227	Land at Heulfryn, Llwynderw, Welshpool	Residential Curtilage	Single Dwelling	0.11
244	Former reservoir South of Bryngwyn, Rhosgoch	Other (Obsolete reservoir)	Single dwelling	0.13
250	Land at Glanrafaon	Agricultural	Residential	0.13
254	Pencribba, B4388, Forden	Residential Curtilage	Single Dwelling	0.14
269	Site 1-Land Nth Wain Villa, Llanfihangel Rhydithon	Agricultural	Residential	0.17
273	Land South of Llysteg, Llan, Llanbrynmair	Agricultural	Residential	0.08
292	Land to Borth of Pentwyn Farm, Garthbreny	Agricultural	Residential	0.06
295	Land adjacent to Ty'n-y-Cae, Lower Chapel	Residential curtilage	Single dwelling	0.16
297	Caegarw, East St, Rhayader	Residential/Mixed use	Residential	0.23
298	Summerfield View, Plot 2, Newbridge-on-Wye	Residential Curtilage	Single dwelling	0.11
302	Plot to West of The Glyn, White Grit, Churchstoke	Agricultural	Residential	0.1
304	Varchoel Slaughter House, Guilsfield	Redundant Slaughter House	Residential	0.23
323	Land East of Plas Coch, Cefn Coch, Welshpool	Agricultural	Residential	0.14
337	Plot West of Haulfryn, Penybont	Agricultural	Residential	0.12
345	Land at Llys Hill, Bwlch y Ddole, Llanfyllin	Agricultural	Residential	0.19
355	Land adj Bryngwyn, Bwlch y Cibau, Llanfyllin	Agricultural	Residential	0.14
379	Land north of Ty Nant, St Harmon	Agricultural	Residential	0.21
391	Ty'r Pentre, Battle	Agricultural	Residential	0.07
392	Land East of Aberyscir Bridge, Aberyscir	Agricultural	Single dwelling	0.07
395	Land to South East of Battle	Agricultural	Single dwelling	0.06

397	Old Railway Station, Coelbren	Agricultural	Residential	0.24
402	Triangle aty Cribarth turn, Garth	Agricultural	Residential	0.13
409	Land south of Brynview, Pontfaen	Residential curtilage	Single dwelling	0.06
419	Plot to South of Springdale, Newbridge on Wye	Residential curtilage	Single dwelling	0.04
422	Derwlwyn Lane, Llanfyllin, Powys	Agricultural	Single Dwelling	0.24
426	Land to East of Dolassey Lane, Bleddfa	Agricultural	Single dwelling	0.07
430	Land adjacent to Yew Tree , Evenjobb	Agricultural	Residential	0.04
435	Land adjacent to Yew Tree Cottage, Evenjobb	Agricultural	Residential	0.12
455	Land at Station House, Abermule	Redundant Office	Residential	0.1
465	Land forming part of Carnbwl, Four Crosses	Agricultural	Residential	0.2
482	Plot adjacent Plot 5 Maplewood, Llandrindod Wells	Open space	Single dwelling	0.07
492	Land West of Pontfaen, Brecon	Agricultural	Residential	0.2
493	Land to East of Pontfaen, Brecon	Agricultural	Residential	0.05
505	Land South of Whitehall, Painscastle	Unknown	Single Dwelling	0.11
533	Site 2 - Land at Coedyweeg, Llandyssil	Agricultural	Residential	0.21
536	Garden land at Minafon, Commins, Llanrhaeadr ym mo	Residential Curtilage	Residential	0.04
543	Y Lon, Station Road, Abercrave	Residential curtilage	Single Dwelling	0.05
551	Land adj. Maescurig, Llangurig, Llanidloes	Retail	Residential	0.13
553	Land adjoining Penrhyn, Four Crosses, Llanymynech	Residential Curtilage	Residential	0.13
556	Station Yard, Caersws, Powys	Employment	Residential	0.11
560	Tregynon Glebe plot, Tregynon	Agricultural	Single Dwelling	0.18
564	Beaufort Gardens	Residential	Single Dwelling	0.04
568	Bron Einion, Llanfair Caereinion	Allotments	Residential	0.11
570	Part Enc 6469, Cefncoch, Welshpool	Agricultural	Single Dwelling	0.13
571	Land currently part of YDeri, Llanfihangel Talyllyn	Mobile home	Single dwelling	0.15
575	Opposite the Radnorshire Arms Beguildy	Residential curtilage	Single dwelling	0.03
614	Land adj. to Ty Cerrig, Llechfaen, Brecon	Residential Curtilage	Single dwelling	0.04
634	Severnside, Llandrinio	Residential Curtilage	Single Dwelling	0.14
636	Yard and buildings a Ivycroft	Yard and Workshop	Residential	0.11
649	Land to rear of 4/5 High Street, Welshpool	Residential Curtilage	Residential	0.16
659	Land adj. Awelon, Bryndu Road, Llanidloes	Residential	Single Dwelling	0.1
671	Heath Cottage, Forden, Welshpool	Agricultural	Residential	0.21
672	Howells Drive, Welshpool	Residential Curtilage	Residential	0.03
693	Land at Woodside, Stepside, Mochdre	Agricultural	Residential	0.17
700	Land adj. Long Meadow, Abermule	Agricultural	Residential	0.24
707	Land adj. Malthouse Cottage, Sawmills, Kerry	Agricultural	Single Dwelling	0.07
712	Land adj. Hafan Deg, Llanbrynmair	Agricultural	Residential	0.17

719	Pump House, Camlad House, Forden	Residential Curtilage	Single Dwelling	0.1
723	Park Cottage, Leighton	Residential Curtilage	Residential/Holiday Home	0.14
725	Land to east of the Forge, Newbridge on Wye	Residential Curtilage	Residential	0.06
762	Land adjoining Maesoffa, Llandysilio	Agricultural	Residential	0.22
763	Land behind Awelon, South Street, Rhayader	Waste Ground	Residential	0.18
765	Within grounds of The Thatch, Boughrood	Employment	Single Dwelling	0
766	Land adjacent to The Thatch, Boughrood	Agricultural	Single dwelling	0
771	Land at Maes y Sarn, Sarn	Agricultural	Single Dwelling	0.11
818	Llanddew, Brecon, Powys	Agricultural	Single dwelling	0.14
822	Maesceldu, Glynllwyd, Soar, Brecon	Agricultural	Single dwelling	0.17
826	Part of car park at New Inn, Newbridge-on-Wye	Car park	Single dwelling	0.05
829	Belmont Yard, Station Road, Caersws	Employment	Residential	0.24
849	Land to rear of Walsh Arms, Llandewi	Agricultural	Residential	0.16
853	Land north of Dan-yr-Epynt, Tirabad	Vacant Land	Residential	0.15
874	Land at Wern	Gardens	Residential	0.08
875	Land south of Chapel House, Arddleen	Recreation and Leisure	Residential	0.23
876	Garden, 1 Warden Terrace, Knighton Road, Knighton	Residential curtilage	Extension of residential curtilage	0.03
907	Pontrobert CP School, Meifod	School	Residential / Unknown	0.19
921	Land between Llais-yr-Awel and Springside, Llangam	Agricultural	Residential	0.07
937	Old Electricity Works, Rhayader	Electricity Works	Residential	0.13
946	Former Youth Centre at Gurnos, Ystradgynlais	Other - Closed youth centre	Residential	0.15
952	Land at Cefnllys Lane, Llandrindod Wells	Residential	Residential	0.11
954	Newtown Cemetery Lodge, Newtown	Residential	Residential	0.18
955	Land at Bettws Cedewain, Nr Newtown	Open Space	Residential	0.17
958	Land adjoining village workshops, Llanerfyl	Vacant land / Grazing	Residential	0.13
962	Former primary school, Llanrhaeadr ym Mochnant	Former Primary School	Residential	0.19
963	Former depot at Y Plas, Machynlleth	Council Depot	Residential	0.07
965	Land adj Community Ctre, Aberhosan, Machynlleth	Vacant plot	Single Dwelling	0.05
970	Land west of Hill Cottage, Chapel Road, Howey	Agricultural	Residential	0.13
974	Plot adj. Caerberbert Lane, Rhayader	Residential	Single Dwelling	0.03
976	Bldgs & land SW of Hill Cottage, Chapel Rd, Howey	Agricultural	Single dwelling	0.11
986	Garth play area, Garth	Recreation & Leisure & Residential	Residential	0.02
988	Playground, Heol Cefnbyrle, Colebren	Recreation & Leisure	Residential	0.1
989	Playground, Glannant Terrace, Glanrhyd, Ystrad	Recreation & Leisure	Residential	0.06
992	Gwernfyed Park, Three Cocks, Brecon	Recreation & Leisure	Residential	0.16
1006	Old School Playing Field, Llansantffraid	Recreation and Leisure	Residential	0.22
1018	Land adj. Llwyn Celyn, Middletown	Agricultural	Residential	0.24

1019	Land opp. Southbank, Middletown, Welshpool	Agricultural	Residential	0.15
1027	Land adj. Highlea, Pear Tree Lane, Llan.Caereinion	Agricultural	Residential	0.13
1030	Little Ffordd Fawr Cottage, Hay on Wye	Residential	Residential	0.12
1041	1 Meadow View, Glasbury, Hereford	Residential curtilage	Residential	0.09
1046	Radnor House, Llowes	Agricultural	Single Dwelling	0.07
1051	Lower Blaenbrynich, Llanfilo, Nr Llan-Y-Wern	Agricultural	Single Dwelling	0.11
1074	Land at RVW Pugh Ltd, Mellington, Churchstoke	Employment	Residential	0.06
1076	Fairfield, Rhos common, Llandrinio, Powys	Agricultural	Residential	0.1
1086	Llanfilo, Brecon, Powys, LD3	Agricultural	Residential	0.12
1095	Land near Cofton, Pontrobert, Meifod	Agricultural	Residential	0.24
1114	Land between/adjoining Can Y Ddraig and Hemley Hal	Agricultural	Residential	0.17
1119	Land adj. Penyllan, Forden, Welshpool	Agricultural	Residential	0.23
1140	Site at Felindre Farm, Berriew	Agricultural	Residential	0.14
1141	Stables & barns at Maesmawr, Caersws	Agricultural/Farm buildings	Residential/Mixed	0.04
1146	Swn-yr-Afon, adjoining Bridge St, Rhayader	Employment	Residential	0.1
1152	The Wellant, Kerry	Agricultural	Single Dwelling	0.1
1179	Land West of Health Centre	Agricultural	Residential	0.16
1185	Tollgate, Dolfor	Residential	Residential	0.09
1196	Site 1A Beulah	Agricultural	Residential	0.12
1197	Site 1B, Beulah	Agricultural	Residential	0.11
1198	Site 2, Beulah	Agricultural	Residential	0.09
1199	Site 3, Beulah playing field	Community facility	Residential	0.08
1208	Plots either side of Studio Cottage	Agricultural	Residential	0.09
1214	Land at Gladestry	Agricultural	Residential	0.24

No. of Small Housing Sites = 164

Policy Approach Sites:

Site No.	Address	Existing Use	Proposed Use	Area	Protect
12	Knucklas Castle and fields		Community/Recreation/Open Space	8.24	Yes
55	Lluest-Cwm-Bach, Elan Valley	Agricultural	Conversion to Bothy	0.43	
69	Land adjacent Y Fron, Painscastle	Residential Curtilage	Single Dwelling	0.29	
128	Elan Visitor Centre Environs	Tourism/Community Facility	Tourism/Community Facility/Toilets	0.83	
129	Woodland, Sawmills, Caban-coch Reservoir, Rhayader	Redundant sawmill/Woodlands	Log Cabins	5.8	
130	Blaen Methgan Hut, Elan Valley, Rhayader	Agricultural	Recreation/Tourism (Bothy)	10.35	
132	Field adj Llanerch-y-Cawr Farmhouse, Elan Valley	Agricultural	Tourism (seasonal camp site)	0.47	

141	Old Police training camp, Elan Village, Rhayader	Redundant Police Training Camp	Tourism (camp site)	0.69	
150	Plynlimon Uplands/Nant Y Moch Reservoir	Upland Grazing, Forestry & Hydro Electric Reservoir	Retention of Existing Landscape	1099.87	Yes
152	Land west of Kerry Road, Montgomery	Agricultural	Log Cabins (Holiday Use) plus Camping & Caravan Site	2.58	
154	Land adjacent to Kerry Road, Montgomery	Agricultural	Camping and Caravan Site	1.39	
155	Land at the Cribin, Sarn	Agricultural	Log Cabins (Holiday Use)	8.04	
177	Treble Hill Railway Bank	Agricultural	Single dwelling	0.37	
192	Sustrans cycle path, Ystradgynlais	Cyclepath	Protection of cyclepath	3.14	Yes
208	Celtic Energy proposed extension, Penrhos, Ystrad	Recreation & Leisure	Protection of cycle route (buffer)	0.57	Yes
219	Fields to East of Hen Blas	Agricultural	Single Dwelling	0.69	
283	The Green, Manafon	Agricultural	Residential (Two Affordable Dwellings)	0.33	
285	Land adjacent The Rectory, Castle Caereinion, Powy	Agricultural	Single Dwelling	1.35	
293	Site 1 – Land to West of Tynllyne Farm, Ffordllas	Agricultural	Recreation/Tourism (Caravan Site)	0.94	
313	Glascwm, Llandrindod Wells	Agricultural	Agricultural	1.35	Yes
314	Glascwm, Llandrindod Wells	Agricultural / Residential	Agricultural / Residential	1.05	Yes
315	Land to West of Glascwm, Llandrindod Wells	Agricultural	Agricultural	0.46	Yes
319	Glascwm, Llandrindod Wells	Agricultural / Residential	Protection from Development	19.49	Yes
327	Glascwm, Llandrindod Wells	Open Space	Protection from Development	21.89	Yes
328	Land South of Belan Locks Cottages, Welshpool	Agricultural	Residential/Holiday Cottages	0.29	
387	Land at Pontarfran, Aberbran, Brecon	Agricultural	Single dwelling	1.57	
393	Daulwyn, Llanwrin, Machynlleth	Residential	Rural Settlement	0	
394	Ysgubor, Llanwrin	Residential	Rural Settlement	0	
423	Land NW of Llyn Moelfre	Agricultural	Single Dwelling	0.79	
439	Cefn Coed, Nr Rhayader, Powys, LD6 5LT	Agricultural/Woodland	Recreation and Leisure (Holiday Chalets)	3.45	
440	Lower Cefnfaes, Nr Rhayader, Powys, LD6 5LT	Agricultural	Recreation and Leisure (Caravan and Camping Sites)	1.3	
441	The Revel Land, Mochdre, Newtown, Powys	Agricultural	Single Dwelling	1.58	
445	Former Country Club, Elan valley, Nr Rhayader	Agricultural	Recreation and Leisure (Caravan and Camping Site)	2.2	
448	Land to the West of Elan Valley Hotel, Rhayader	Agricultural	Recreation and Leisure (Caravan and Camping Site)	1.47	
449	Area of land to the north of Rhayader Caravan Pk	Agricultural	Recreation and Leisure (Extension to caravan park)	1.19	
531	Welshpool Raven Square Station, Welshpool	Steam Railway Station	Steam Railway Station with provision for museum and hostel.	1.37	
542	Car park behind Old College, Newtown	Overflow Car Park	Multi-sport Outside Pitch	0.06	
558	Land and Buildings at Tynmynydd Bungalow, Elan	Residential/Recreation/Leisure	Residential/Recreation/Leisure/Holiday Accommodation	2.73	
583	Site adj. Brynfa House, Welshpool	Agricultural	Recreation & Leisure (Log cabins)	0.78	
610	Land at Portland House, Llandrinio	Residential	Single Dwelling	0.92	
628	Land at Belan, Welshpool	Agricultural	Residential/Holiday Lets	0.51	
631	Cae Council, Adfa, Newtown, Powys.	Employment/Retail	Chalet/Log Cabins/Manager Accommodation	1.23	
632	Former Cambrian Railway Embankment, Cwmbelan	Employment	Chalet/Log Cabins/Manager Accommodation	2.7	
637	Glascwm, LD1 5SE	Agricultural	Open space	0.4	Yes

638	Rock / Cil Settlement, Meifod		Request for Affordable Housing	0	
639	Cwmnantymeichiaid, Meifod		Request for Affordable Housing	0	
640	Bwlch-y-cibau, Meifod		Request for Affordable Housing	0	
641	Trefnanney, Meifod		Request for Affordable Housing	0	
642	Geuffordd, Meifod		Request for Affordable Housing	0	
643	Maesgwyn Settlement, Meifod		Request for Affordable Housing	0	
644	Pentrebeirdd, Meifod		Request for Affordable Housing	0	
685	Camlad House, Forden	Residential Curtilage	Holiday Chalets	0.54	
717	Land to north of Middle Scafell, Newtown	Agricultural	Log Cabins	1.01	
790	Tregynon Village and its Environs		Protect from development	52.17	Yes
804	Tregynon Village		Protect from development	52.17	Yes
806	Land East of Penmaes south of A438, east of Bronll	Agricultural	Holiday Accomodation	1.35	
807	Land at Penmaes south of A438 east of Bronllys	Agricultural & Residential	Single dwelling	0.8	
808	Land on A470 south of Llyswen	Agricultural	Single dwelling	1.38	
810	Land in Boughrood	Agricultural	Single dwelling	0.52	
861	Ffordd y Glowyr, Upper Cwmtwrch	Heritage trail	Heritage trail	0.9	Yes
920	Site 1 – Land at Cwmbach, Llechryd	Agricultural	Residential/Community Facility/Tourism	0.78	
1022	Adjoining Rhosgoch Chapel, Painscastle	Residential Curtilage	Single Dwelling	0.28	
1042	Caehopkin, Abercrave	Agricultural	Recreation/Leisure/Tourism (caravans/log cabins)	2.13	
1057	Land at Penlan Farm, Clyro	Agricultural	Residential (2 units)	2.02	
1085	Land adjoining Lake Vyrnwy Hotel, Llanwddyn	Lake Vyrnwy Hotel / Leisure and Recreation	Tourism / Leisure / Outdoor Related Activities	6574.85	
1097	Sarn Meadow, Guilsfield	Agricultural / Residential	Holiday Chalets	1.75	
1139	Land South of Brickyard Cottages, Abercrave	Unknown	Single dwelling	0.26	
1192	The Yat, Glascwm	Agricultural/Community facility	Recreation & Leisure (Art Workshop)	0.18	Yes
1193	The Wern, Llanddew	Agricultural	Single dwelling	0.26	

No. of Policy Approach Sites = 69

Total No. of sites filtered out = 233