



# **Powys Local Development Plan**

## **Housing Provision 1 Commitments**

**Powys County Council**

**September 2016**

# Contents

## Executive Summary

<b>1. Introduction</b>	<b>4</b>
<b>2. Housing Commitments</b>	<b>5</b>
<b>3. Delivery of housing from sites with planning permission in Powys</b>	<b>7</b>
<b>4. Non-delivery of HC sites</b>	<b>9</b>
<b>5. Clarification of the sites identified by the Inspector</b>	<b>10</b>
<b>6. Conclusion</b>	<b>13</b>
<b>Appendix 1: Assessment of Selected Committed Sites</b>	<b>A1</b>

## Executive Summary

This topic paper explains the numbers of housing units that could be delivered realistically from committed housing sites in the plan period and also provides evidence that the ten sites included as Housing Commitment (HC) sites which the Joint Housing Land Availability Study (2015) (EB05) identify as being subject to constraint, can be developed during the Plan period.

A total of 662 units have been completed on small and large commitments between 01/04/2011 to 31/03/2015, 162 units with planning permission were under construction as of 31/03/2015, and 1017 units on large sites with extant planning permission were not started, as of the 31/03/2015.

The Council recognises that not all commitments with planning permission are likely to come forward during the Plan period, and therefore it has decided to apply a non-delivery allowance to commitments not started, in order to reflect this. The non-delivery allowance is based on analysis of the performance of UDP allocated sites over the UDP plan period. By applying non-delivery allowance, the realistic number of units expected to be delivered on commitments by 2026 is 610 units.

With regards to the deliverability of the 10 committed sites identified within the Joint Housing Land Availability Study as being subject to constraint, details of the physical/financial constraints relating to each site, along with indicative costs or timing constraints, and an assessment of deliverability of each site, are provided within Appendix 1 to this paper.

It is noted that two of the ten sites have already been completed, construction has started on another site, and a technical start has been made on a further site. There is evidence that indicates that developers are actively seeking to resolve any outstanding constraints and in some cases, the developer appears to be considering and pursuing alternative schemes to those previously approved.

Most of the identified sites are within Category 2 of JHLAS and therefore are expected to come forward within the next 5 years. Whilst two of the sites are within category 3 of JHLAS, these sites can still be delivered within the Plan period.

In terms of viability, nearly all of the identified sites are within areas found to be viable within the Viability Assessment Update (2016). Standard costs including infrastructure, section 106 contributions and affordable housing were accounted for within the Assessment. Whilst some potential additional costs have been identified in connection with the development of these sites, allowance is made within the headroom of the viability results to account for a degree of site specific additional costs.

One site is located in the South West sub-market area where the Viability Assessment Update (2016) found development to be generally unviable, however the owner is

actively pursuing an alternative scheme for self-build. Development, therefore, may come forward on this site, albeit in a different form to that approved.

The non-delivery allowance applied to commitments not started will not impact on the ability of the LDP to meet the dwelling requirement identified, and therefore this approach is not expected to have any implications for the Plan and its Strategy. If in the alternative the non-delivery allowance is found to be too pessimistic for any reason, which will be identified through on-going monitoring, this scenario is not expected to have any adverse implications for the Plan. This is because the distribution of growth is such that in either case 84% of new dwellings within the housing supply are located in Towns and Large Villages and aligned to the LDP Strategy where the most growth is directed to the most sustainable settlements.

# 1 Introduction

- 1.1 The Council's LDP overall housing supply for the LDP consists of a number of different sources including new housing allocations (HA), windfall sites and also sites with extant planning permissions known as housing commitments (HC and HLB). Identified housing allocations and housing commitments comprise large sites which accommodate five or more dwellings. This topic paper explains the numbers of housing units that could be delivered realistically from HC/HLB sites in the Plan period. In response to a request from the Inspector appointed to hold the Powys LDP Examination, this paper also provides evidence that the ten sites included as HC sites which the Joint Housing Land Availability Study (2015) [EB05] identify as being subject to constraint, can be developed during the Plan period.

## 2 Housing Commitments (HC and HLB)

2.1 A breakdown is provided in Table 1 below of housing commitment sites † where units have been completed between 01/04/2011 and 31/03/2015, are currently under construction or have planning permission but not started and is explained further below:

- **Row A** shows completions totalling 622 on both small sites (less than 5 units) and large sites (5 or more units) from the start of the LDP period (01/04/2011) to 31/03/2015.
- **Row B** includes the total number of units (large sites) at 162 that have planning permission and were under construction, as of the 31/03/2015.
- **Row C** shows the total number of units of 1017 on large sites with extant planning permission, as of the 31/03/2015.
- **Row D** shows the total number of units on sites with extant planning permission (row C) minus 40% non-delivery allowance which is 610 units (1017 minus 407). The non-delivery allowance is explained in Section 4 of this paper.

**Table 1: Breakdown of Powys LDP Housing Commitment Sites**

		Towns	Large Village	Small Village	Rural / Other	Totals	
<b>A</b>	<b>Total Completions 01/04/2011 – 31/03/2015 – Small and Large Sites</b>	233	154	43	192	622	
<b>B</b>	<b>Appendix 1 Housing Commitment Sites - Units Under Construction</b>	119	37	5	1	162	
<b>C</b>	<b>Housing Commitment Sites – Units Not Started</b>	564	327	103	23	1017	<b>Assumes 100% delivery of HC units</b>
<b>D</b>	<b>Housing Commitment Sites (minus delivery allowance)</b>	338	196	62	14	610	<b>40% non-delivery allowance applied</b>

Source: Powys County Council UDP and development management monitoring and JHLAS (2015)

2.2 The housing commitment sites have been sub-divided for the purposes of the LDP into Housing Commitment Sites (HC) and Housing Land Bank Sites (HLB). Commitments which align with the policies of the LDP are shown as HC sites throughout the Plan whilst commitments which are considered to fall outside of the policies and proposals of the LDP have been identified separately as Housing Landbank (HLB) sites. HLB sites have been added to the Local Development Plan at the request of the Welsh Government whose most recent LDP guidance states that:

*“extant planning permissions (i.e. commitments) for all sites above a threshold set by the Authority that are not small sites, should be shown on the Proposals Map, and presented as a list in the text of the LDP”*

*(LDP Manual, August 2015).*

For the sake of clarification, please note that these sites were previously known to the Council and thus already included in the housing provision data informing the LDP but had not been identified separately. This was generally for the reason that they are located in UDP settlements which are no longer determined as suitable for further large LDP housing growth. They are now added to the LDP in the FFC stage and appear in the additional inset maps, Appendix 1 of the Plan and in Policy H1A alongside HC sites.

### **3 Delivery of housing from sites with planning permissions in Powys**

- 3.1 As a result of the monitoring of the UDP and planning applications and permissions the Council recognises that not all the sites identified for housing in the statutory development plan will realistically be developed within the plan period.
- 3.2 To account for the various risk factors inherent in the planning and development system and to provide greater choice for the industry, the LDP housing provision figure incorporates a 24% contingency allowance above the Dwelling Requirement Figure of 4,500 to help ensure housing delivery.
- 3.4 In relation to the housing commitment sites (HC and HLB) the Council recognises that not all sites with planning permission are likely to be developed within the plan period. The Council undertakes monitoring of planning applications and permissions relating to residential development in order to inform the JHLAS process. A total of just over 4,300 new houses were added to the total housing stock in Powys in the UDP period (15 years), however, 38% of the total residential units contained within the UDP allocations that have or had planning permission, have not been developed within the Plan period.
- 3.5 There are various reasons why sites with planning permission are not developed including:
- Land ownership and commercial issues;
  - The changing circumstances around viability of developing sites;
  - Local market conditions e.g. sites located in villages where there is limited demand;
  - Economic conditions e.g. the recession 2008 -2012 affected the building industry and demand for houses.
- 3.6 An analysis of planning permissions over the last 15 years shows that in Powys sites are often developed incrementally i.e. even those sites with a relatively small number of units are often built over several years and some sites are only partly developed. A high percentage of sites where development has been delayed for various reasons have had time extensions to their planning permissions, meaning it is difficult to pinpoint delivery within any given timescale. There are also sites that have not yet been developed that are approaching their five year expiry date that would not comply with policies contained in the LDP and it is therefore unlikely they would have their permission periods extended, if and when applied for. Overall, the annual JHLAS records provide an important picture of both the long build out rates for many large sites in Powys together with the various reasons behind stalled sites, a situation which may, in a worst

case scenario, continue into the LDP period and which should be duly accounted for.

- 3.7 In relation to housing allocation sites, unlike the UDP, the LDP has had the benefit of the “front-loading” of suitable sites through the detailed candidate sites process. This means that there is greater confidence in the sites in the LDP coming forward for planning consent and being delivered by their promoters within the Plan period. A separate Topic Paper provides further explanation on Housing Allocations.

#### **4. Non-delivery Allowance of Housing Commitment Sites**

- 4.1 Having had regard to the delivery of dwelling units over the period of the previous development Plan, the Council is consequently applying a 40% non-delivery allowance to the housing commitments that have planning permission but have not started. The non-delivery allowance has been derived by analysing the number of dwelling units in the UDP allocations on the most deliverable sites and rounding up the percentage (38%) that have not been delivered. The non-delivery allowance takes account of the likelihood that a proportion of committed sites with planning permission that have not started may not be developed within the LDP period. The total number of housing commitment sites that have planning permission that have not started is 1,017 units. With a 40% non-delivery allowance applied, the realistic number of units expected to be delivered within the LDP period is 610 units (see Row D in Table 1).

## **5 Clarification of the sites identified by the Inspector**

- 5.1 The Inspector appointed for the Powys LDP EiP has sought clarification (letters dated 5 April 2016 and 25 May 2016) from the Council on the deliverability of ten (HC) sites included in the LDP housing supply. The Inspector noted that these sites were not identified in the 5 year housing land supply identified by JHLAS (2015) (with the exception of P48 HC4 which was in Category 2 of JHLAS and therefore was within the JHLAS five year housing land supply). The JHLAS study also identifies the site specific constraints associated with the development of these sites and considers this in the context of the deliverability of sites within the next five years. These constraints could also impact on the delivery or timing of development on these committed sites within the LDP Plan period.
- 5.2 All sites have either extant or implemented planning permission, which indicates that any planning constraints have either been resolved at the planning stage or are capable of being resolved through planning conditions. It is also recognised that the delivery of these sites by developers is dependent on the costs involved in resolving these constraints, and the implications of these constraints for timing of the development, and for their overall viability and deliverability.
- 5.3 The tables contained in Appendix 1 to this paper provide details of the physical/financial constraints associated with each of the ten sites, along with indicative cost or timing implications of resolving the constraint, and an assessment of the impact that the additional cost of development of the site would have on its viability / deliverability. Where costs have not been identified and are stated as TBC, costs are unknown as they are subject to submission and approval of further details required by planning conditions.
- 5.4 The tables also include the category applied and forecasted time period for completing each site taken from the emerging JHLAS 2016, and identify any changes in JHLAS category between 2015 and 2016, along with reasons for any changes to the category and timing since JHLAS 2015.
- 5.5 The table shows that two of the ten sites have already been completed (commitments and P08 HC3 and P45 HC1) and construction has started on another site (P54 HC1). A technical start has been made on a further site (P28 HC3), and the developer for this site, along with the developers of P58 HC1 and P39 HC3, appear to be considering and pursuing alternative schemes to those previously approved. Whilst the development of seven of the sites has previously been delayed, there are signs that their development will progress as the market improves, with developers actively seeking to resolve any outstanding constraints and intending to develop their sites.

- 5.6 According to the position of these sites in JHLAS 2016, two sites have been completed and therefore are no longer included in the study. Four sites are in Category 2, another site is mainly in Category 2 (1 unit under construction in Category 1), and another site will be partly in Category 2 and partly in Category 3. These sites are therefore now considered to count towards the Council's five year housing land supply. Two sites remain wholly in Category 3, to reflect the realistic time frame for their delivery. These developments can and may still be developed during the Plan period, however the potential non-deliverability of up to 40% of committed sites is accounted for within the LDP's housing provision number.
- 5.7 With regards to physical constraints, the potential for contamination is identified as a constraint on half of the sites, and in most instances, further survey work is required in order to inform any remediation required. Other constraints and requirements on some of the sites include highway improvements, affordable housing, floodrisk, ecology and archaeology, some of which have already been resolved and met. Such constraints and costs involved in resolving them are site specific, however developers generally appear to be actively seeking to address these constraints.
- 5.8 In terms of financial constraints, nine of the sites are located within areas that were found to be viable according to the updated Viability Assessment (2016) which was based on applying a set of assumptions to a range of modelled sites to test development viability within different sub-market areas. The assumptions made within the Viability Assessment in relation to costs accounted for external costs, such as access roads, and also Section 106 contributions, and the scope for affordable housing in each sub-market area has also been tested.
- 5.9 Whilst some potential additional costs have been identified in connection with the development of these sites, allowance is made within the headroom of the viability results to account for a degree of site specific additional costs. Where abnormal and significant costs are involved in a development, provision is made within the policy to renegotiate other requirements on viability grounds. Two of the 10 sites identified (P08 HC2 and P35 HC2) have been subject to site specific viability assessments which have found that affordable housing could not be secured due to viability reasons.
- 5.10 One of the sites is located in the South West sub-market area where the Viability Assessment Update (August 2016- [EB13]) found development to be generally unviable. However, it is understood that a new site owner is interested in developing an alternative scheme on this site to that approved which will involve a lower density and will also be aimed at self-build dwellings, which has already gained interest from prospective purchasers. Self-build properties would have different viability characteristics and requirements to more

speculative forms of development, and therefore, providing there is demand for these types of properties, as is understood to be the case here, they are likely to be delivered.

- 5.11 Six of the sites identified are brownfield sites. Brownfield typologies were previously found to be unviable in the previous Viability Assessment (2014), however the Viability Assessment Update (August 2016 – [EB13]) found brownfield sites to be potentially viable and recognised that any abnormal costs associated with the development of brownfield sites would be site specific, and therefore could not be captured within a high level viability study. The exact scale and nature of the costs involved in remediating brownfield sites will depend on the level and risk of any contamination found. The potential for contamination is also likely to be taken into account at the time that the land is purchased by a developer.

## **6 Conclusions**

- 6.1 The Council acknowledges that there will be sites with extant planning permission (including possibly some of the ten sites identified by the Inspector) that may not be developed within the Plan period. Consequently, the Council is applying a 40% non- delivery allowance to the total number of housing commitment sites that have yet to be commenced, resulting in 610 units on committed sites that will contribute to the overall housing supply of the LDP.
- 6.2 The reasons that have been identified for development being delayed on most of the ten sites identified by the Inspector appear to be typical of those that have resulted in delays on other sites with planning permission for residential development in Powys and elsewhere in Wales. Whilst some of the 10 sites identified are subject to certain physical and financial constraints, these are capable of being resolved, and in some cases, have already been resolved. On these sites, development has either taken place, is taking place, or is intended to take place, and for those that have not commenced, the assessment of their deliverability indicates that they could take place within the Plan period, particularly as market conditions improve.
- 6.3 The approach taken towards the potential non-delivery of commitments is considered to be realistic. The Council is not relying on 40% of commitments that have not started to come forward in order to meet the-dwelling requirement identified in the Local Development Plan, and therefore this approach is not expected to have any implications for the Plan and its Strategy.
- 6.4 Conversely, if the house-building industry should see an upturn which results in a greater proportion of the committed units coming forward more quickly than assumed (i.e. the non-delivery allowance is found to be over generous), it is important to note that this would not undermine the Local Development Plan. As the major share of new housing growth both through housing allocations and housing commitments is directed to the Towns and Large Villages of Powys either scenario ensures that the overall strategy of the LDP is supported.
- 6.5 Housing commitment sites are recognised as an important source of housing supply contributing to the LDP housing needs. The key consideration is that overall the LDP is in a position to deliver 4,500 new homes by 2026 to meet the identified Dwelling Requirement Figure.

## Appendix 1: Assessment of Selected Committed Sites

Settlement	Site Name and LDP reference	No. of Dwelling Units
Builth Wells	Hay Road Garage P08 HC2	11
<p><b>Planning History:</b></p> <p>B/07/0053 Removal of garage buildings and erection of 11 dwellings (full) – Conditional Consent 15/02/2008. It is noted that this permission related to two parcels of land with the development of 8 flats granted on the larger plot of land, and 2 flats and a bungalow on the smaller plot of land.</p> <p>P/2012/0681: Variation of Condition: Conditions 2 and 3 of B/07/0053 (alteration to plans) - (to raise roof height and add windows in the roof to create second floor, to change external materials, reduce car parking spaces on small site from 6 to 5) and remove requirement for local needs housing - Conditional Consent 20/11/2012.</p> <p>The above permission amended the development from a scheme for 10 two-bedroomed flats and a bungalow to a scheme for 6 two-bedroomed flats and 4 three-bedroomed flats and a bungalow. It is also noted that the plans for the smaller parcel of land were amended to revert back to the plans approved in B/07/0053, with no raising of the roof.</p> <p>At the time of planning application P/2012/0681, the status of planning permission B/07/0053 was considered. It was noted that demolition works and works to erect the base of the buildings had been carried out, which would be sufficient to amount to commencement for planning purposes. However, it was also noted that certain pre-commencement conditions did not appear to have been complied with. It was confirmed at the time that planning permission B/07/0053 remained extant and capable of implementation.</p> <p>According to condition 1 of the planning permission P/2012/0681, the time limit given for commencement is 5 years. This permission therefore remains extant until the 20/11/2017.</p> <p>VAR/2012/0016: Discharge of planning obligation under section 106 of the Town and Country Planning Act 1990, associated with planning application reference B/07/0053, thereby removing the requirements for affordable housing to meet local need – Approved 15/11/12.</p> <p>A site specific viability assessment was carried out in connection with the VAR/2012/0016 in 2012 which determined that affordable housing could not be secured as the development would become unviable if it were to provide affordable housing.</p> <p>The site has previously been cleared.</p> <p>It is understood that certain requirements associated with the planning permission have been mainly addressed; however formal agreement of this is to be sought within a forthcoming application to formally discharge conditions.</p>		
JHLAS and planning constraints	Indicative Costs (£)	Delivery Mechanism / Funding Source
<p><b>Ownership and developer intentions</b></p> <p>Site owned by individual Directors, not a company since liquidated. Directors haven't been able to find a buyer so are now keen to</p>	N/A	N/A

develop it themselves. Site taken off the market. James Dean (Builth Wells) engaged to market the finished units.				
<b>Section 106</b> Affordable Housing discharged under approval VAR/2012/0016			None	N/A
<b>Land Contamination</b> Pre-commencement condition requiring a report on potential contamination of the site to be submitted for approval.  It is understood that the agent has an email from PCC Land Contamination confirming acceptability.  Japanese Knotweed has been remediated.			None	Formal discharge of condition to be sought by developer.
<b>Demolition</b> Works involved in the demolition of the previous buildings and clearance of the site have already been undertaken.			None	N/A
<b>JHLAS Reference</b>	<b>JHLAS Category 2015</b>	<b>JHLAS Category 2016</b>	<b>Indicative phasing Trajectory</b>	<b>Reasons for any changes to category and timing</b>
249	3	2	2018-2020 5-6 per year Over 2 years	Developer intentions and actively seeking to and is proposing to seek formal approval of discharge of conditions.
<b>Assessment of deliverability</b>				
The applicant has already addressed certain requirements and it is understood that the applicant is actively seeking to address outstanding planning requirements. An agent has been employed to market the finished units. The investment in terms of costs and time by the developer in this development provides a good indication that the developer intends to proceed with the development, and that despite the likely costs involved in developing the site, identified above, the developer is intending to deliver this development.				

Settlement		Site Name and LDP reference		No. of Dwelling Units
Builth Wells		The Old Cottage Hospital, Hospital Road P08 HC3		17
<b>Planning History:</b>				
P/2013/1190 Full: Demolition of existing hospital including ancillary outbuildings and the construction of 17 affordable dwellings and minor alterations to existing access road - Conditional Consent 10/09/2014.				
Dwellings were under construction in 2015 and the development was completed by April 2016.				
Developed by Wales and West Housing Association as 100% affordable housing.				
JHLAS and planning constraints			Indicative Costs (£)	Delivery Mechanism / Funding Source / Time Frame
N/A			N/A	N/A
JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing 2016 JHLAS	Reasons for any changes to category and timing
314	1	N/A	N/A	Development Completed.
Assessment of deliverability				
All units completed and therefore this site has been delivered.				

Settlement	Site Name and LDP reference	No. of Dwelling Units
Knighton	Former Clothing Factory, West Street P24 HC1	21
<p><b>Planning History:</b></p> <p>PR73301 Residential development (outline) comprising 14 market dwelling and 7 affordable dwellings including demolition of existing redundant factory building – Conditional Consent subject to section 106 agreement 9<sup>th</sup> August 2007.</p> <p>The site was cleared in 2010.</p> <p>P/2010/0798 Variation of condition 1 (b) and (c) of PR733/01 to extend the time limit - Conditional Consent subject to section 106 agreement 06/06/2012.</p> <p>P/2015/0419 Variation of condition 2 of P/2010/0798 to extend time limit – Conditional Consent 18/06/2015.</p> <p>Planning permission is currently extant.</p>		
JHLAS and planning constraints	Indicative Costs (£)	Delivery Mechanism / Funding Source
<p><b>Ownership:</b></p> <p>Willowridge International Ltd.</p>	N/A	N/A
<p><b>Section 106</b></p> <p>The section 106 agreement, signed on 30/05/2012 required the following:</p> <p>Payment to the Council the sum of £6,850 before any dwelling is erected for the purposes of improving educational facilities for the community of Knighton.</p> <p>Restriction on the occupancy of 7 dwellings to persons who satisfy the criteria for occupants of affordable housing.</p>	<p>£6,850</p> <p>Cost of constructing affordable dwellings similar to cost of constructing open market dwellings, however lower values obtained for affordable units.</p>	<p>Section 106</p> <p>Developer</p>
<p><b>Contamination</b></p> <p>The potential issues identified at the site are:</p> <ul style="list-style-type: none"> <li>• Oils and tars</li> <li>• Chemical substances</li> <li>• Asbestos materials;</li> <li>• Unknown tipped materials.</li> </ul> <p>A site investigation (SI) will be required and risk assessment undertaken, after which the appropriate level of remediation can be determined.</p>	£5k-80k	<p>Condition</p> <p>Developer</p>

<b>Heritage</b>			1k-20k	Condition Developer
<p>Offa's Dyke Scheduled Ancient Monument - the site overlies the Offa's Dyke monument therefore further consents and archaeological intervention may be required.</p> <p>Archaeological investigation and recording scheme to be submitted prior to commencement and access afforded to an archaeologist in accordance with the scheme during the development.</p>				
<b>JHLAS reference</b>	<b>JHLAS Category 2015</b>	<b>JHLAS Category 2016</b>	<b>Indicative phasing Trajectory</b>	<b>Reasons for any changes to category and timing</b>
218	3	3	2021-2024 7 per annum over 3 years	No changes
<b>Assessment of deliverability</b>				
<p>The costs identified above relating to survey requirements and potential remediation of contaminated land, along with archaeology investigation, may impact on the delivery of this site. However, the exact requirements are subject to the findings of further surveys.</p> <p>The recent planning application to extend the time limit for commencement of the approved development on this site indicates that the owner continues to be interested in developing this site in the future, however specific intentions and timescales for development are not known.</p> <p>Whilst the development of this site is not expected to be delivered within the next 5 years, it may still come forward during the Plan period. The constraints identified are not major and are capable of being resolved as they have been conditioned as part of the planning permission.</p>				

Settlement	Site Name and LDP reference	No. of Dwelling Units
Llandrindod Wells	Land adjacent Autopalace P28 HC3	22
<p><b>Planning History:</b></p> <p>This site has been subject of historic planning applications and permissions, the most recent and relevant of which are as follows:</p> <p>Full planning permission PR11621 (RAD/2006/0024) for permission for erection of 10 town houses, a block of 12 apartments, associated parking and new vehicular access was granted conditional consent on 10/03/06.</p> <p>Associated listed building consent PR11622 also granted conditional consent on 14/03/16.</p> <p>A technical start has been made on the development approved under PR114621 as demolition works comprised in the approved development have taken place.</p> <p>It is understood that the developer is planning a revised proposal for this site, and therefore the development of this site may not proceed as approved. However, it is understood that the developer is actively seeking to take forward an alternative scheme.</p>		
JHLAS Constraint (2015)	Indicative Costs (£)	Delivery Mechanism / Funding Source
<p><b>Developer Intentions</b></p> <p>The developer feels the current planning is not suitable for the site, going to go back to planning to change development type to sheltered housing.</p>	N/A	N/A
<p><b>Heritage</b></p> <ul style="list-style-type: none"> <li>• Adjacent to Grade II* Listed Building.</li> <li>• Within the Conservation Area.</li> <li>• Adjacent to Grade II* Historic Park and Garden.</li> </ul> <p>Conditions attached to the implemented planning permission specify the use of natural roofing slate and details of other features are also controlled. An appropriate landscaping scheme is also required to be submitted prior to occupancy of any dwellings.</p>	TBC	Condition Developer
<p><b>Contamination</b></p> <p>Potential for contamination as a result of the former use of the site as garage and workshops.</p> <p>NOTE: no contaminated land requirements as part of the implemented planning permission.</p>	Unknown as dependent on contamination found.	Work associated with investigating and remediating any potential contamination to be carried out by the developer.

JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing Trajectory	Reasons for any changes to category and timing
72	3	3	2021-2024 7-8 per annum over 3 years	No changes
<b>Assessment of deliverability</b>				
<p>The exact requirements that would apply to an alternative scheme will depend on the nature and scale of the scheme put forward. However, any alternative scheme put forward would be considered in light of the fallback position provided by the implemented planning permission.</p> <p>There are potential additional restrictions and costs involved in achieving appropriate design and materials given the sensitivity of the location in terms of heritage assets, however this is a known constraint. The developer will also need to resolve any potential contamination. However, it is recognised that the potential contamination and exact costs resulting from this is currently unknown.</p> <p>Taking into account the developer's intentions in terms of pursuing an alternative scheme at this site, it is considered to be realistic that the development of this site will come forward within the Plan period, albeit that this may be in a different form to that previously approved.</p>				

Settlement	Site Name and LDP reference	No. of Dwelling Units
Llanidloes	Land at Hafren Furnishers P35 HC2	23
<p><b>Planning History:</b></p> <p>M/2004/0483: Residential development (outline) including demolition of existing buildings - Refused 18/08/2004. Grounds for refusal due to insufficient information to assess the application in respect of flood risk, effect on highway safety and how the proposals would provide affordable housing to meet local housing needs.</p> <p>P/2008/0406 Erection of 23 dwellings and associated works (outline) – Conditional Consent 15/02/2013.</p> <p>A site specific viability assessment was carried out at the time of the P/2008/0406 application which found that it would not be viable to provide affordable housing as part of this scheme.</p>		
JHLAS and planning constraints	Indicative Costs (£)	Delivery Mechanism / Funding Source
<p><b>Developer intentions</b></p> <p>Owner has contacted agent to look into renewing the planning application.</p>	N/A	N/A
<p><b>Section 106</b></p> <p>Affordable housing requirement has been discharged.</p>	None	N/A
<p><b>Contamination</b></p> <p>The main issues identified at the site are:</p> <ul style="list-style-type: none"> <li>• Below and above ground fuel storage tanks;</li> <li>• Metal working and welding processes;</li> <li>• Former paint shed;</li> <li>• Historical fuel distribution point;</li> <li>• Made ground;</li> <li>• Asbestos materials;</li> <li>• Unknown tipped materials.</li> </ul> <p>If the site were to be developed for any use then a site investigation (SI) will be required. To facilitate the SI, demolition of existing buildings will be required.</p> <p>Without the site undergoing investigation and risk assessment it is not possible to determine appropriate levels of remediation. After the first phase of SI it will be easier to estimate future SI costs.</p>	10k-80k	Condition Developer

<b>Floodrisk</b>			Unknown in respect of the cost associated with setting the floor level as specific and this will need to be taken into account in the construction. Costs for providing warning systems and safe routes not known. No direct costs involved in providing a buffer zone.	Condition Developer
Requirement to set the floor level of each dwelling at a minimum of 163.5 metres. Submission of a scheme to provide a flood warning system and/or action plan and a scheme for identifying safe routes into an out of the site for approval, along with the implementation and maintenance of these schemes. Buffer zone to be retained along the adjacent rivers.				
<b>Ecology</b>			No direct costs involved in providing buffer zone and no maintenance involved. Minimal costs for bat and bird boxes.	Condition Developer
Retention of 8 metre wide buffer zone along the River retained and naturally vegetated. Installation of 3 no. bird boxes and 3 no. bat boxes on mature trees of the buffer zone prior to occupation				
<b>JHLAS reference</b>	<b>JHLAS Category 2015</b>	<b>JHLAS Category 2016</b>	<b>Indicative phasing trajectory</b>	<b>Reasons for any changes to category and timing</b>
296	3	2	2018-2021 5-9 per annum over 3 years	Placed in category 3 in error in the 2015 study. This site entered the JHLAS in 2013 in category 2. The indicative phasing is timed to allow for renewal of the planning permission.
<b>Assessment of deliverability</b>				
The costs identified above relating to survey requirements and potential remediation of contaminated land, along with floodrisk, may impact on the delivery of this site. However, the exact contaminated land requirements are subject to the findings of further work. It is understood that discussions are ongoing between site owner and a prospective developer regarding responsibilities for costs for site remediation and Flood Consequences Assessment.				

Settlement	Site Name and LDP reference	No. of Dwelling Units		
Llanwrtyd Wells	Meadow View, off Station Road P39 HC3	19		
<p><b>Planning History:</b></p> <p>Previous planning permissions - B/88/4810, B/91/6027, B/96/0132, B/05/0014.</p> <p>P/2009/0296 Residential development of 17 dwellings with ancillary works (full) Conditional Consent subject to section 106 agreement 07/06/2010.</p> <p>P/2015/0289 Variation of condition 1 of planning approval P/2009/0296 to extend the time limit for commencement (note the application also proposes amending dwelling number from 17 to 19. It was resolved to grant planning permission 02/07/2015 subject to applicant varying the section 106 agreement. A formal decision is pending the signing variation of the section 106 in order to relate to this planning permission.</p> <p>It is understood that a developer is currently looking at working up plans to 'tweak' existing layout prior to submitting a planning application.</p>				
JHLAS and planning constraints		Indicative Costs (£)	Delivery Mechanism / Funding Source	
<p><b>Developer intentions</b></p> <p>Latest communication with Agent (21/07/2016); Site has been marketed for development for 4 or 5 years with only occasional interest. A developer who the owner is already working with on another site currently being developed in Ceredigion is looking to develop this site under similar agreement.</p>		N/A	N/A	
<p><b>S106</b></p> <p>Affordable Housing (6 units: 4 dwellings + 2 flats)</p>		Cost of constructing affordable dwellings similar to cost of constructing open market dwellings, however lower values obtained for affordable units.	Section 106 Developer	
JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing trajectory	Reasons for any changes to category and timing
125	3	2 and 3 9 in category 2 10 in category 3	2019 – 2023 4-5 per annum over 4 years	Development brought forward to be partly within the 5 year land supply due to developer

				interest and current planning application for renewal and also amended scheme.
<b>Assessment of deliverability</b>				
<p>The exact requirements that would apply to an alternative scheme will depend on the nature and scale of the scheme put forward. The reference made to potential ‘tweaks’ to the layout, would suggest that changes are likely to be minimal and, if so, they are unlikely to have any further impact than the approved scheme.</p> <p>The costs associated with resolving the constraints identified above are considered to be typical development costs.</p> <p>Past delay in development of this site appears to have been as a result of lack of developer interest, however it is understood that there is now developer interest in developing this site, albeit that this may be brought forward in a different form to that currently proposed.</p>				

Settlement	Site Name and LDP reference		No. of Dwellings	
Montgomery	Land at New Road P45 HC1		45	
<p><b>Planning History:</b></p> <p>Various Planning Consents – outline, reserved matters and full. Been developed in phases/partly piecemeal. Shown in Powys Unitary Development Plan as site M176 HA2.</p> <p>Site has 45 in total – 32 completed pre-LDP, 13 completed since 1/04/11.</p> <p>Site has been signed off as complete in the 2016 JHLAS Study. The site has 45 completions in total not the 50 anticipated by the UDP. The developer has indicated that he does not expect any further dwellings on this site. 13 dwellings have been completed since 1/04/11, the start of the LDP plan period. The last consent was for full planning permission granted in 2010 for 4 dwellings (described as plots 21-24 so effectively a design resubmission/substitution of house types) which have been recorded as complete.</p>				
JHLAS and planning constraints			Indicative Costs (£)	Delivery Mechanism / Funding Source
N/A			N/A	N/A
JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing 2016 JHLAS	Reasons for any changes to category and timing
314	3	N/A	N/A	Reference to 31 dwellings not started in 2015 JHLAS was due to an administrative error due to the changeover of recording systems between planning policy and building control and the error was carried forward in the published trajectory paper.
Assessment of deliverability				
<p>Development complete and therefore has been delivered.</p> <p>NOTE: The site has never had planning permission for 76 dwellings.</p>				

<b>Settlement</b>	<b>Site Name and LDP reference</b>	<b>No. of Dwelling Units</b>	
Newtown	Land at Severn Heights (Brimmon Close) P48 HC4	23	
<p><b>Planning History:</b></p> <p>This site has been subject of previous planning applications and permissions, the most recent and relevant of which are as follows:</p> <p>M2003/0511 Residential development and formation of vehicular access (outline) – Conditional Consent subject to section 106 agreement 20/06/06.</p> <p>M/2007/0029 Reserved matters application for siting, design, external appearance, access and landscaping, in connection with the erection of 41 no. dwellings (phase 1) – Approved 14/08/07.</p> <p>P2008/1620 Reserved matters application for siting, appearance, design, access and landscaping in connection with planning application M2003 0511 – Approved 09/01/2009 (phase 2).</p> <p>Phase 1 of the development has been completed and a technical start has been made on the planning permission for phase 2. The foundations for one unit on phase 2 have been laid with the walls partly built.</p>			
<b>JHLAS and planning constraints</b>		<b>Indicative Costs (£)</b>	<b>Delivery Mechanism / Funding Source</b>
<p><b>Developer intentions</b></p> <p>Developer is thinking of commencing next year and is waiting to see what impact the Newtown bypass will have on the site.</p>		N/A	N/A
<p><b>Highways work</b></p> <ul style="list-style-type: none"> <li>• Construction of internal estate road.</li> <li>• Implement a 20 mph speed limit.</li> <li>• Traffic calming measures.</li> <li>• Surface water drainage.</li> </ul> <p>The requirements of planning conditions and section 106 requirements relating to off-site highway works have already been carried out in connection with phase 1 of this development.</p> <p>On-site highways and drainage works associated with phase 2 of the development to be carried out by the developer.</p>		TBC	Conditions Developer
<p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>• Provision of open space amenity land.</li> <li>• A contribution of £20,000 towards maintenance of the open space if the land is transferred to the Town Council.</li> <li>• A management scheme for the open space if land is not transferred to Town Council.</li> </ul>		None	N/A

<ul style="list-style-type: none"> <li>Contribution of £1,000 towards enhancing open/amenity space and/or play facilities within the Treowen area.</li> </ul> <p>It is understood that the Town Council declined the offer to take on management responsibility, and therefore a management plan was submitted, approved and implemented.</p> <p>The requirements within the Section 106 agreement were required to be met prior to occupancy of any dwellings on the land. The first phase of this scheme is occupied.</p>				
<p><b>Affordable Housing</b></p> <p>On-site provision of 7 affordable dwellings secured by the section 106 agreement in connection with M/2003/0511.</p> <p>The required 7 affordable dwellings have already been completed on phase 1.</p>		None	N/A	
JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing 2016 JHLAS	Reasons for any changes to category and timing
138	2	2	Between 2018 - 2020 at a rate of 11-12 units per year.	No changes to category or timings
<b>Assessment of deliverability</b>				
<p>The improvements required to existing highways infrastructure have been carried out in connection with the first phase of this development. Affordable housing and open space requirements have also been met. Any outstanding requirements associated with continuing this development are considered to involve typical on-site costs and are not expected to prevent development coming forward on the second phase of this development.</p> <p>The developer is also intending to continue with the work next year (2017).</p>				

Settlement	Site Name and LDP reference	No. of Dwelling Units
Ystradgynlais	Land to the Rear of Jeffrey's Arms P58 HC1	18
<p><b>Planning History:</b></p> <p>P/2011/1166 Full: Demolition of public house and outbuilding and erection of 18 dwellings with associated access road, parking, landscaping and creation of storm water balancing pond – Conditional Consent 20/09/12.</p> <p>Site is being cleared for development.</p>		
JHLAS and planning constraints	Indicative Costs (£)	Delivery Mechanism / Funding Source
<p><b>Ownership and developer intentions</b></p> <p>In Autumn 2015 site changed hands to new owners. The new owner plans to retain pub and is renovating it, and wants to lower the density of the site to approximately 8 self-builds to the rear. He has interest, with four plots currently being negotiated with at least two of them hoping to put a deposit down as soon as planning permission is granted for the lower density. Agents will shortly be putting in a pre-application enquiry to this end.</p>	N/A	N/A
<p><b>S106</b></p> <ul style="list-style-type: none"> <li>• Open Space contribution.</li> <li>• Affordable Housing – 6 affordable dwellings.</li> </ul>	<p>£18,000</p> <p>Cost of constructing affordable dwellings similar to cost of constructing open market dwellings, however lower values obtained for affordable units.</p>	<p>Section 106</p> <p>Developer</p>
<p><b>Demolition</b></p> <p>Costs would have been involved in demolition of the public house, however this is no longer proposed.</p>	N/A	N/A
<p><b>Contamination</b></p> <p>Investigation and risk assessment, remediation, monitoring.</p> <p>Site investigation of coal mining conditions and remedial works were required.</p>	TBC subject to findings of survey	<p>Condition</p> <p>Developer</p>

<b>Ecology</b> Submission of an ecological mitigation strategy and implementation of mitigation measures.			TBC	Condition
<b>JHLAS reference</b>	<b>JHLAS Category 2015</b>	<b>JHLAS Category 2016</b>	<b>Indicative phasing 2016 JHLAS</b>	<b>Reasons for any changes to category and timing</b>
105	3	2	2018-2021 6 per annum over 3 years	Developer intentions which indicate that the development will come forward in the next 5 years.
<b>Assessment of deliverability</b>				
<p>The exact requirements that would apply to an alternative scheme will depend on the nature and scale of the scheme put forward. If, as indicated, a lower density scheme is put forward, this may have lesser requirements than the scheme approved. For instance, it is understood that access requirements on a lower density site are being considered.</p> <p>Based on developer intentions and also interest from prospective purchasers in developing some of the plots, it appears that development is likely to progress on this site within the next 5 years, albeit it that this may be at a smaller scale and in a different form to the scheme already approved. Subject to gaining planning permission for this alternative scheme, it is realistic that development will happen on this site within the next 5 years.</p>				

Settlement	Site Name and LPD reference	No. of Dwelling Units		
Trefeglwys	Land west of Llwyncelyn (Phase 2) P54 HC1	17		
<p><b>Planning History:</b></p> <p>M/2007/0561 17 dwellings to include 6 affordable units – Conditional consent 30/08/11. Planning permission granted subject to section 106 agreement.</p> <p>Technical start made recorded in JHLAS (2013). 1 unit is currently under construction.</p> <p>P/2014/0669: Full: Engineering operations to form an earth embankment to safeguard existing extant planning permission from flooding – Conditional Consent 16/09/14.</p>				
JHLAS and planning constraints		Indicative Costs (£)	Delivery Mechanism / Funding Source	
<p><b>Developer intentions</b></p> <p>17 plot site - 1 unit is under construction. Services are provided to the site. Morris Marshall &amp; Poole have been appointed as the selling agents for the site. Remaining site will commence development in September 2016.</p>		N/A	N/A	
<p><b>Affordable housing</b></p> <p>On-site provision of 6 affordable dwellings or alternatively a commuted sum, was secured under the section 106 attached to planning permission M/2007/0561 or alternatively commuted sum towards affordable housing. This requirement was subsequently removed following a site specific viability assessment.</p>		None	N/A	
<p><b>Flood Risk</b></p> <p>Addressed through 2014 planning consent.</p> <p>The Flood Defence Embankment approved under P/2014/0669 has been constructed.</p>		N/A	N/A	
JHLAS reference	JHLAS Category 2015	JHLAS Category 2016	Indicative phasing 2016 JHLAS	Reasons for any changes to category and timing
168	Part category 2 and part category 3	Category 1 – 1 unit Category 2 – 16 units	2016/2017 1 unit 2017-2021 4 units per annum Over 4 years	Previously 5 units expected 2016/2017 with remainder in the final 2 years of the plan 2024-2026. Change due to work on site and developer intentions to

				continue the development.
<b>Assessment of deliverability</b>				
<p>This site is in the process of being delivered. Work has commenced on this development and 1 plot is under construction. It is understood that services have already been brought to the site. The development of the remainder of the site is expected to commence development in September 2016. It is therefore intended for the development of this site to progress and to be delivered.</p> <p>The works carried out under P/2014/0669 are intended to protect the site from flooding, thereby resolving this constraint. Any other requirements associated with the remainder of this development are expected to involve standard costs, and are not expected to impact on future delivery.</p>				