



Powys Local Development Plan

Housing Provision 2 Allocations

**Powys County Council
September 2016**

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Executive Summary

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

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

Housing allocation sites have been considered in terms of the results of the Viability Assessment Update (August 2016). The review, which is a high level County-wide study using a series of standardised assumptions, identified development viability in the south-west of Powys to be challenging. Local evidence from this area indicates that individual sites can be demonstrated to be deliverable and with realistic developer intentions dwelling units will be deliverable within the Plan period.

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

1. Introduction

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

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

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

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

1.0.5 This paper provides the sound evidence base from the Viability Assessment Update (August 2016) to support delivery of site allocations and thus assist the Council in making decisions on development proposals that will support the delivery of the LDP over the Plan period. It also provides clarity for site promoters that sites can come forward for development and provides confidence that any identified issues can be resolved.

1.0.6 Whilst the focus of development is in sustainable settlements, to ensure community well-being in more rural areas of the County, non-allocated housing sites which are supported by LDP and national policies enable appropriate housing developments to come forward beyond the settlement boundaries of Towns and Large Villages and these are considered in Housing Provision 4 - Windfall Allowance (September 2016 – [EB42]).

2. Housing Allocations (HA)

2.0.1 The Council's LDP has identified a dwelling requirement of 4,500 dwellings (Dwelling Requirement Figure (September 2016 – [EB35])). As part of the suite of policies which make up the LDP, the Housing Allocations are part of the delivery mechanism for meeting this housing requirement. Housing Allocations are those sites which were identified as being capable of accommodating five or more dwelling units and will be included in the annual Joint Housing Land Supply (JHLAS) returns when the LDP is adopted.

2.0.2 Small sites and individual property sites were not allocated and were assessed under the windfall provision paper. The allocated sites are listed in Policy H1A of the Plan as proposed within the LDP's Further Focussed Changes, and further site details are provided in Appendix 1 of the Plan [LDP42].

2.1 Distribution of Housing Allocations

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

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

2.2 Identification of Housing Allocation Sites

2.2.1 Initially, housing allocation sites in the Powys LDP were identified through the Candidate Site process undertaken by the Council in 2011 [LDP02]. Unlike previous development plans, sites were submitted to the Council for assessment through the active input of landowners or the site promoters. Each candidate site was assessed for physical constraints and the results published in the Candidate Site Status Report [LDP04]. The sites were also subjected to sustainability appraisal. During the LDP process, a small number of sites were included as housing allocation sites, these being sites awaiting the signing of Section 106 agreements to enable a consent and partially delivered UDP allocations where the consent did not cover the entire site area. A small number of sites also came forward through the Alternative Sites process.

2.2.2 Those sites proposed in Towns and Large Villages which were identified as having the fewest identified deliverability issues and which provided the necessary number of dwelling units commensurate with the growth strategy for the size of that settlement, were selected as housing allocations within the LDP.

2.3 Outcome of Housing Allocation Site Selection

2.3.1 None of the sites which became housing allocations in the Plan are considered to have abnormal technical or physical constraints which could prevent their deliverability although individual sites may be subject to site specific issues which have been highlighted in Appendix 1 of the Plan [LDP06]. As these sites were put forward by promoters with an intention to develop within the Plan period, the Council has confidence that all the sites identified as Housing Allocations are deliverable during the Plan period with appropriate design which can be addressed through the development management process and in accordance with the Plan's policies.

2.4 Housing Allocation Sites

2.4.1 The LDP delivers Housing Allocation in Towns and Large Villages. In Towns, the highest tier in the Powys settlement hierarchy, the LDP seeks to deliver housing across 38 allocated sites in 14 of the 15 designated Towns. The exception is Llanwrtyd Wells, this town having sufficient housing commitments with extant consents to meet the growth requirements of the settlement as identified in the LDP Strategy.

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

2.5 Focus of Housing Land Allocations

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

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

3.3 Departures from Applied Standard Densities

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

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

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

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

Site (Site area)	Units Anticipated from Viability	Units in Plan	Reason for density divergence
Towns			
P24 HA1 (0.96ha) Knighton	26	24	Planning application
P24 HA3 (3.5ha) Knighton	95	70	Site specific - access/slope
P28 HA1 (2.2ha) Llandrindod Wells	59	50	Planning application
P30 HA1 (2.4ha) Llanfair Caereinion	65	40	Site specific - access/slope
P30 HA2 (1.1ha) Llanfair Caereinion	30	20	Planning application
P32 HA2 (2.3ha) Llanfyllin	62	55	Site specific - access/design
P32 HA2 (3.8ha) Llanfyllin	103	90	Site specific - access/design

P42 HA1 (1.4ha) Machynlleth	38	29	Planning application
P42 HA4 (0.3ha) Machynlleth	8	5	Site Specific - GTAA requirements
P48 HA4 (6.8ha) Newtown	184	136	Planning history
P51 MUA1 (2.0ha) Presteigne	68	60	Site specific - design
P52 HA1 (3.5ha) Rhayader	95	70	Planning History
P57 HA1 (1.5ha) Welshpool	41	30	Site specific - canal buffer
P58 HA9 (3.0ha) Ystradgynlais	81	76	Site specific - open space
P58 HA10 (4.5ha) Ystradgynlais	122	136	Planning application
P58 HA12 (0.64ha) Ystradgynlais	17	10	Planning application
Large Villages			
P2 HA1 (0.4ha) Abermule	11	5	Site specific - utility corridor
P4 HA1 (0.7ha) Berriew	19	12	Site specific - canal buffer
P6 HA2 (0.8ha) Boughrood/Llyswen	22	15	Pending Planning Application
P7 HA2 (0.6ha) Bronllys	16	10	Planning Application
P7 HA3 (0.3ha) Bronllys	8	6	Lapsed Planning Permission
P15 HA1 (1.5ha) Crewgreen	41	23	Site specific - ecological buffer/pond
P17 HA1 (0.8ha) Forden/Kingswood	22	15	Site specific- SAM / heritage buffer
P17 HA2 (0.5ha) Forden/Kingswood	14	10	Site specific - SAM / heritage buffer, access
P19 HA1 (0.3ha) Glasbury	8	5	Site specific - access
P20 HA1 (0.9ha) Guilsfield	24	20	Site specific - ecological buffer / access
P22 HA2 (0.8ha) Howey	22	12	Lapsed Planning Permission
P25 HA1 (0.4ha) Knucklas	11	17	Planning Application
P31 HA1 (1ha) Llanfechain	27	25	Site specific - groundwater drainage
P37 HA2 (0.6ha) Llansantffraid-ym- Mechain	16	13	Site specific - open space requirement
P43 HA1 (1.9ha) Meifod	51	45	Site specific – waterway buffer
P50 HA1 (0.5ha) Pontrobert	14	6	Lapsed Planning Permission
P53 MUA1 (0.6ha) Three Cocks	16	32	Pending Planning Application

3.3.3 Seven large sites have been identified under Factor 3 where significant infrastructure requirements are needed and phasing of the site would be appropriate (Table 3), with development of these large sites continuing beyond the Plan period. The units phased within Plan are indicative and would be informed through a Development Brief and detailed development proposal. These large sites with phasing beyond the Plan period are indicated in Policy H1A of the Plan as proposed in Further Focussed Changes 2016 [LDP41].

Table 3: Variations from Viability Densities under Factor 3

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

* Site located in Town

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

3.3.4 In alignment with the LDP Growth Strategy, the majority of allocated housing development is directed towards the County’s Towns, with 2091 units (70%) across the 38 allocated sites in these settlements; allocations in the Large Villages account for 901 units (30%) over 45 allocated sites.

3.3.5 The revised density analysis has resulted in an increase in the total number of dwelling units on allocated sites compared to the units recorded in the Schedule of Proposed Focussed Changes January 2016 [LDP18]. The additional units are allocated to the most sustainable locations, with 60% of the additional units directed to Towns and the balance to Large Villages. This has contributed to an overall 6% increase in the number of dwelling units in Towns and a 3% increase in Large Villages.

4. Deliverability of Allocated Sites

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

4.0.2 Across the four sub-market areas, slightly refined in the Viability Assessment Update (August 2016 - [EB13]), the number of dwelling units in each sub-market area (based on the revised 2016 density determination) are identified in the Plan and are distributed as shown in Table 4.

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

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

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

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

4.0.4 The outcomes from the updated assessment of viability have been analysed in the Viability Topic Paper (September 2016 –[EB43]). The results indicated that in terms of viability (assuming 0% affordable housing), there was an improvement indicating housing can be delivered viably on all sites in the Plan although conditions remain challenging in the South-west sub-market area.

4.1. Improvements in Viability

4.1.1 Compared to the original 2014 viability assessment, which highlighted some sites as unviable or marginally viable, the Viability Assessment Update (August 2016 - [EB13]) identified an improvement in viability across the County. This was particularly apparent in the North sub-market area, where modelled typologies in the 2014 assessment indicated that three allocations totalling 106 dwelling units for delivery in the

Plan period were potentially challenged in viability terms (P42 HA3, Machynlleth; P51 MUA1, Presteigne; P18 HA1, Four Crosses). In the Viability Assessment Update (August 2016 – [EB13]), the modelled typologies have now indicated these sites as viable and can be delivered within the latter part of the Plan period as infrastructure improvements come on stream (Annex1). This improvement may be a reflection of an improving economy, increasing house price values, more realistic landowner expectations, or the site as a whole becoming more viable with increased density of dwelling units on the site. This latter factor is possibly reflected in site P51 MUA1 in Presteigne, where an increased density due to its town centre, brownfield location making more efficient use of land has had a positive impact upon the site viability. Details of these sites are provided in Annex 1.

4.2 Justification of Housing Allocations in South-west Powys

4.2.1 Based on the modelled sites in the 2014 Viability Assessments, even allocated sites in Ystradgynlais plus one in Abercrave were identified [EB13] as challenged in terms of viability. Under the revised densities (Viability Assessment Update (August 2016- EB13)) these sites total 466 units. However, high-level viability assessments with a set of standardised assumptions do not fully capture local market variations or the mechanisms used by site promoters and developers to bring a site forward, and so in these terms, each site is unique and only site specific viability reports can truly reflect the situation “on the ground”.

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

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

These, and other factors which may contribute to enabling the deliverability of housing allocations are discussed in more detail in the Viability Topic Paper (September 2016 - [EB43]) and Affordable Housing Topic Paper Update (September 2016 – EB21]).

4.2.4 Three of the sites in the South-west submarket area (P58 HA9, P58 HA10 and P58 HA11) are sites larger than average for Towns and in combination account for 334 of the units, increasing to 375 units (c.80% of the total for the sub-market area) if P58 HA3 is considered in conjunction with P58 HA11. One of these large sites (Brynygroes P58 HA10 – 136 units) has been able to demonstrate that it is viable under market conditions prevailing in August 2015; the site specific viability results also enabling

affordable housing provision. Outline planning consent for this site was granted in April 2016 and work to bring forward and deliver the site is ongoing (see Annex 1).

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

4.2.6 On smaller infill sites, the Viability Assessment Update (August 2016 - [EB13]) has indicated that these types of sites are viable in the South-west sub-market area. Thus, the Glanrhyd Farm allocation (P58 HA5) is indicated as being viable in Annex 1.

4.3 Deliverability Outcomes

4.3.1 Whilst the South-west sub-market area in a high-level viability assessment is acknowledged to be challenging, it is evident that development proposals are coming forward and developer intentions indicate a confidence in the market. Allocation P58 HA10 has a recent (April 2016) planning consent and the application for site P58 HA12 is awaiting determination. Of the remaining six sites, the promoters are actively marketing their sites or awaiting the adoption of the LDP before submitting development proposals to the Local Planning Authority. Furthermore, as is demonstrated in Annex 1, none of the allocated sites have any significant physical constraints which would prevent development in the Plan period. Small infill sites are considered to be viable and this has the potential to further boost confidence in delivery.

4.3.2 In the other sub-market areas, based on the results of the Viability Assessment Update (August 2016) development in these areas is indicated as being viable, with a total of 2521 (excluding P42 HA4) dwelling units capable of being delivered without viability challenges.

5. Alignment and Implications for LDP Strategy

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

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

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

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

(N.B: author’s italics)

5.0.2 The Powys Local Development Plan identifies that allocated housing sites are required to contribute towards the Dwelling Requirement Figure of 4,500 new dwellings to meet future needs and ensure the population of Powys from going into decline through natural change (Population & Housing (2015), Update (2016 – [EB35]); Dwelling Requirement Figure (September 2016 [EB35])). The allocation of new housing land contributes to the development of stronger communities in accordance with other Council policies including **One Powys** [POW04], particularly important given Powys’ size and dispersed settlement pattern.

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

5.1 LDP Growth Strategy

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

5.1.2 The majority of the increase in allocated dwelling units in the Plan as a result of increased housing density are directed to the most sustainable locations with the greatest range of services and facilities. Identified Towns account for 70% of all housing allocations with 2091 dwelling units directed to the most deliverable sites in these settlements.

5.1.2 Although the south-west of the county is challenging in terms of viability, the allocation of housing sites in this sub-market area is appropriate as development has

been shown to occur and can be demonstrated to be viable. The provision of good quality, modern residential development in sustainable locations in Ystradgynlais is in alignment with LDP Objectives 6, 7 and 8 and supports wider Plan considerations.

5.2 LDP Spatial Strategy

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

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

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

5.3 Impact on the Plan

5.3.1 The review of housing allocations has indicated that overall the allocated housing sites are the most deliverable sites located in the most appropriate, sustainable locations, although there are recognised viability challenges in the south-west, delivery can be enabled by local factors to enhance viability at a site specific level. No allocations have been identified for removal from the Plan and no new allocated sites have been proposed for inclusion.

5.3.2 Housing allocations remain directed to the settlements with the greatest range of services and facilities in alignment with the sustainable settlement hierarchy. The increase in dwelling units to align with the updated Viability Review has further improved the focus of the Plan with the majority of the additional units being directed to Towns.

5.3.3. The review supports the Plan and has not resulted in changes which go to the heart of the Plan. To reflect the outcomes of this paper, Further Focussed Changes are proposed to incorporate the outcomes of the revised density analysis into the Plan's Housing Requirement.

6. Conclusions

6.0.1 The majority of sites which were taken forward as housing allocations were submitted by site proposers through the Candidate Site process. These sites were assessed to identify those located in the most appropriate locations able to sustain growth and with the fewest constraints on delivery. A small number of sites were also allocated during the LDP process where a Section 106 agreement was awaiting signing for the site to enable a consent, where a UDP allocation was partially delivered but the consent did not include the whole site area and arising from the Alternative Sites process.

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

6.0.3 The Viability Assessment Update (August 2016) indicates that 84% of the dwelling units across three of the four sub-market areas within the Plan are viable and delivery can be achieved within the Plan period. Additional dwelling units arising from increasing housing density as recommended by the Viability Review Study are mainly directed to Towns, further supporting the sustainable settlement hierarchy.

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

6.0.5 The review of allocated sites has indicated that the allocation of sites for housing development within the Plan is appropriate and the dwelling units are deliverable to meet the Plan's housing requirement. Development is directed to the most sustainable locations in accordance with the Plan's Strategy.

Annex 1: Assessment of Selected Allocated Sites

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Machynlleth	Mid Wales Storage Depot (P42 HA3)	0.4 ha	14	2024-2026 7 per annum over 2 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield	North	Small BF 10		
<p>Planning History:</p> <p>M/2006/0616 Erection of 10 semi-detached houses in 5 blocks (full) – Conditional Consent granted subject to section 106 agreement 03/02/09.</p> <p>M/2006/0381 Erection of 5 terrace houses (full) – Conditional Consent granted subject to section 106 agreement 03/02/2009.</p> <p>Within the section 106 agreement for both permissions the total provision of five affordable dwellings across both sites was agreed.</p> <p>The planning permissions for both schemes lapsed in February 2014 and no further planning applications have been submitted.</p>				
Potential Viability / Deliverability Issues		Indicative Costs	Delivery Mechanism / Funding Source	
<p>Developer intentions</p> <p>August 2016 - The site owner recognises there are no abnormal costs associated with the site and is open to any offers to develop the site.</p>		N/A	N/A	
<p>Affordable housing</p> <p>Requirement likely to be lower under the LDP according to the target as currently proposed of 10%. This would equate to 1.4 units.</p>		Cost of constructing affordable dwellings similar to cost of constructing open market dwellings, however lower values obtained for affordable units.	Section 106 Developer	
<p>Highways</p> <p>Transport Assessment required in order to assess traffic generation in comparison to its previous use.</p>		TBC	Conditions / Section 106 Developer	
<p>Ecology</p> <p>Ecology Survey required. The County Ecologist has referred to the need to translocate reptiles (a small population of slow worms) to adjacent habitat off site. Biodiversity enhancements could include swallow, house martins, bat and bird boxes, native landscape planting.</p>		TBC	Section 106 / Conditions Developer	

<p>Contamination</p> <p>Contaminated land survey required due to former use as a factory/works. Current use as a storage depot.</p>	<p>TBC</p>	<p>Conditions Developer</p>
<p>Heritage</p> <p>The frontage of the site is within a Conservation Area, however the existing building which is set back within the site lies outside the boundary of the Conservation Area. The development would need to be designed with regard to its location and surroundings.</p>	<p>TBC</p>	<p>Design Conditions Developer</p>
<p>Assessment of deliverability</p>		
<p>This site is in the North sub-market area, and development in this area is found to be viable according to the Viability Assessment Update (2016).</p> <p>It is noted that the above mentioned constraints were found to be either resolved or resolvable by condition at the time of the previous planning permissions. The permissions have since lapsed, and therefore any new proposals would be assessed against any relevant changes in both local and national policy.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Land off Brecon Road (P58 HA1)	2.2ha	59	2018-2022 9-20 per annum over 4 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Large GF 50		
<p>Planning History:</p> <p>B/05/0221 Residential development for up to 15 dwellings – Refused 28/07/05. Granted planning permission at appeal 26/07/06.</p> <p>The Council had refused planning permission due to the substandard access arrangements but the appeal was allowed.</p> <p>B/07/0347 Alteration of access relating to outline application B/05/0221 for residential development for up to 15 dwellings (full) – Conditional Consent 14/07/2008.</p> <p>P/2009/0540 Variation of condition 2 of planning consent B/05/0221 (residential development of up to 15 dwellings), to extend the time limit for the submission of reserved matters – Conditional Consent 30/06/09. Period extended until 26th July 2012.</p> <p>P/2012/0801 Variation of Condition 2 of B/05/0221 to extend the time limit for submission of reserved matters (previously varied P/2009/0540 - Conditional Consent 26/09/12 . Period extended until 20th Sept 2015.</p> <p>P/2015/0750 Section 73 application: Variation of Condition 2 of planning approval P/2012/0801 to extend period of time for submission of reserved matters – Conditional Consent 30/09/15 Period extended until 30/09/2018.</p> <p>It is noted that planning permission applies to only part of the proposed allocation, the size of which could accommodate a total of 59 units.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
<p>Developer intentions</p> <p>Owner is in discussions with developers.</p> <p>July 2016 - Owner has carried out evaluation for developing the site, has acquired two frontage properties to enable access to the allocated site and will apply for planning permission for entire site once LDP adopted. Funding available but cited current affordable housing requirement as a barrier to development.</p>			N/A	N/A
<p>Affordable Housing</p> <p>Owner has stated that the Affordable Housing requirement is a barrier to development. Without it he would be able to develop/sell immediately. The site specific affordable housing target set in the LDP for development in this sub-market area is likely to be</p>			TBC Likely to be no costs.	TBC Likely to be none required.

reduced from its current level. Owner states site viability will improve considerably.		
<p>Ecology</p> <p>Ecology survey required to identify extent of habitat and impact on protected species including Marsh Fritillary Butterflies. Site adjacent to nature reserve. Mitigation and enhancement.</p>	TBC	Conditions Developer
<p>Highways access</p> <p>Transport Assessment required to establish how development can alleviate congestion on Brecon Road.</p> <p>Concerns of the Local Highway Authority have been alleviated by site owner purchasing properties on the frontage, to enable better visibility splays.</p>	TBC	Section 106 / Conditions Developer
<p>Contaminated Land</p> <p>Contamination/methane gas surveys required.</p>	TBC	Conditions Developer
<p>Water Supply</p> <p>Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.</p>	TBC	Section 106 / DCWW programme Developer / DCWW
<p>Foul drainage</p> <p>Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.</p>	TBC	Section 106 / DCWW programme Developer / DCWW programme
Assessment of deliverability		
<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).</p> <p>Based on developer intentions, and particularly the investment already made by the owner to enable suitable access to be provided, it is clear that the development proposed for this site is intended to be delivered.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos School (P58 HA3)	1.5ha	41	2019-2022 10-20 per annum over 3 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield	South West	Large BF 50		
Planning History No planning applications.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Ownership and developer intentions School closed in August 2012. Site acquired subsequently. Old school building has been demolished and site cleared in preparation for redevelopment. Owner also working to support allocated site to the rear (P58 HA11). Indicative site layout prepared, and has taken into consideration Highways comments about the need to make sure that the entrance to HA3 is of sufficient standard to accommodate the extra traffic arising from allocation A11.			N/A	N/A
Contaminated Land Survey required as close to a disused landfill.			TBC	Conditions Developer
Ecology Ecology survey required. Bat mitigation required. Retain existing trees and hedgerows. Biodiversity enhancements to include bird and bat boxes and native landscape planting.			TBC	Conditions Developer
Water Supply Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.			TBC	Section 106 / DCWW programme Developer / DCWW programme
Foul drainage Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when			TBC	Section 106 / DCWW programme Developer /

<p>increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.</p>		<p>DCWW</p>
<p>Highways Access</p> <p>Access arrangements considered adequate for this site, however if P58 HA11 were to proceed then it would have to use P58 HA3's highway access point which would therefore need to be upgraded to accommodate the extra traffic emanating from HA11. Developer aware of this and happy to proceed on that basis and if necessary prior to bringing HA11 forward.</p>	<p>TBC</p>	<p>Section 106 / conditions Developer</p>
<p>Assessment of deliverability</p>		
<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).</p> <p>Activities already undertaken on-site, including demolition of existing building and site clearance indicative of investment in site, along with engagement with highways and provision of indicative layout and access details, provide an indication that the developer is intending to develop this site.</p> <p>Improvements to the access to this site will enable the delivery of development on the proposed allocation P53 HA11.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Glanrhyd Farm (P58 HA5)	0.3ha	8	2019-2021 4 per annum over 2 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield (& partly Brownfield)	South West	Small GF 7 infill		
Planning History: P/2009/0719 Outline application for residential development - Conditional Consent 23/09/09. This planning permission has lapsed.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Developer intentions The owner is waiting for the LDP to be adopted before submitting any new development proposal.			N/A	N/A
Floodrisk Site has previously been in Flood Zone C2, however latest maps have removed it from this zone except for an area along its south eastern boundary which has been removed from the allocation.			N/A	N/A
Contaminated Land Survey required as agricultural use is a potentially contaminative use.			TBC	Conditions Developer
Ecology Survey required at application stage. Potential for bats and reptiles.			TBC	Conditions Developer
Water Supply Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.			TBC	Section 106 / DCWW programme Developer / DCWW

<p>Foul drainage</p> <p>Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.</p> <p>The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of pipe would be required, which may impact upon the density achievable on site.</p>	TBC	Section 106 / DCWW programme Developer / DCWW
Assessment of deliverability		
<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016). However, due to the scale and location of this site, according to the relevant typology applied in the Viability Assessment Update (August 2016), this development is found to be viable.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos Farm (P58 HA9)	3ha	81	2022-2026 16-20 per annum over 4 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
Planning History:				
<p>Previous permissions relating to use of the site as a mountain biking centre. The most recent being an application to renew the original permission - B/06/0291 Renewal of application B/01/0157 – landscaping, footpaths, new access, roadway, and four new buildings to provide National Cycling Activities Centre on Sustrans route 43 – Conditional Consent 13/04/07.</p> <p>No new planning applications since.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Developer intentions			N/A	N/A
<p>July 2016 - Discussions with a number of developers are ongoing to bring site forward for housing – alternative finance models being considered to enable site to be developed. Owner has stated that 0.52ha of the site would be available for accommodating the access, landscaping and open space. Woodland part of the site to remain undeveloped.</p>				
Contaminated Land			TBC	Conditions Developer
<p>Survey required.</p>				
Ecology			TBC	Conditions Developer
<p>Ecology survey required.</p>				
Water Supply			TBC	Section 106 / DCWW programme Developer / DCWW
<p>Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply.</p>				
Waste Water			TBC	Section 106 / DCWW programme Developer / DCWW
<p>Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to</p>				

fund the necessary improvements.		
<p>Highways Access</p> <p>Comments on previous applications have stated requirement for significant improvements to be made to the highway to allow for a right turn filter lane.</p>	TBC	Section 106 / conditions Developer
Assessment of deliverability		
<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).</p> <p>There appears to be developer interest in this site and the owner is being proactive in terms of considering alternative ways of financing and delivering this site.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Brynygroes (P58 HA10)	4.5ha	136	2016-2026 10-22 per annum over 10 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
Planning History:				
<p>P/2012/0346 Outline: demolition of existing buildings to allow for residential development (up to 155 dwellings) and associated works – Refused 27/06/ 2014. Grounds for refusal stated to be unacceptable landscape and visual impact and contrary to several UDP policies.</p> <p>P/2014/1133 Outline (all matters reserved): Demolition of existing building to allow for residential development (up to 138 dwellings) and associated works - Conditional Consent granted subject to a section 106 agreement 29/04/2016.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism
Developer intentions Owner actively pursuing development, but water supply issue could impact upon phasing of delivery of site.			N/A	N/A
Contaminated Land Survey required.			TBC	Condition Developer
Ecology Survey required at application stage.			TBC	Condition Developer
Water Supply Due to the location of the site, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. DCWW state that servicing up to 50 units will be possible immediately, however any more than that and works will be required in order to increase the capacity of the mains between the site and the town centre.			TBC	Section 106 / DCWW programme Developer / DCWW
Waste Water Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.			TBC	Section 106 / DCWW programme Developer / DCWW

Assessment of deliverability

This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).

Planning permission has been obtained and it is noted that the above mentioned constraints were found to be either resolved or resolvable by condition.

The site specific viability assessment carried out in August 2015 indicated that development of this site was viable with 23% affordable housing provision.

It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.

There are no significant constraints that would prevent development being delivered on this site during the Plan period.

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Penrhos School Extension (P58 HA11)	4.5ha	122	2020-2024 22-25 per annum over 5 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Larger GF 100		
Planning History: No planning applications.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Developer intentions Site being promoted along with adjacent allocation (P58 HA3).			N/A	N/A
Highways Applicant has taken into consideration highways comments about the need to make sure that the entrance to P58 HA3 is also big enough to accommodate the extra traffic arising from P58 HA11.			TBC	Section 106 / conditions Developer
Contaminated Land Within 100m of former landfill and therefore risk assessment required.			TBC	Conditions Developer
Ecology Survey required at application stage.			TBC	Conditions Developer
Water Supply Due to the amount of proposed development and the close proximity of sites, it may be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Developers would also need to be aware that a sewer crosses the site which would need to be protected via easement widths or a diversion of the pipe, which may impact upon the density achievable on the site.			TBC	Section 106 / DCWW programme Developer / DCWW
Waste Water Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then			TBC	Section 106 / DCWW programme Developer / DCWW

financial contributions from developers are required to fund the necessary improvements.		
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Assessment of deliverability		
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<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).</p> <p>Delivery of this site is associated with the proposed allocation P58 HA3, where developer intentions to progress development are clear.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		
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Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Ystradgynlais	Cynlais Playing Fields (P58 HA12)	0.64ha	10	2015-2018 3-4 per annum over 3 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Small GF 10 edge		
<p>Planning History:</p> <p>P/2016/0047 Outline for residential development, formation of vehicular access road and all associated works - Pending.</p> <p>A further planning application (16/13248/FUL) has also been submitted to the Brecon Beacons National Park Authority, as part of access to the site lies within the National Park boundary.</p>				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
<p>Developer intentions</p> <p>It is the intention of the applicant to develop the site within the plan period, and it is considered that there is a strong market for new dwellings locally, particularly in view of recent improvements in demand and the lack of available new housing sites in the area.</p>			N/A	N/A
<p>Highways</p> <p>Highway access details have been submitted as part of the current planning application.</p> <p>In response to the application, the Local Highway Authority has confirmed no objection in principle subject to amendments to the plans to provide a 1 in 100 minimum gradient along the estate road. Conditions are recommended.</p> <p>Requires remodelling of lay-by exit to form satisfactory access to site. Highways have also recommended that a Traffic Regulation Order which restricts the use of this layby/access loop linked to this development to access only is financed as part of this development.</p>			TBC	Conditions Developer
<p>Contaminated Land</p> <p>A contaminated land survey is required.</p>			TBC	Conditions Developer
<p>Foul drainage</p> <p>Ystradgynlais Wastewater Treatment Works (WwTW) has limited. Should potential developers wish to commence in advance of the AMP6 scheme then financial contributions from developers are required to fund the necessary</p>			TBC	Section 106 / DCWW programme Developer /

<p>improvements.</p> <p>Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.</p>		DCWW
<p>Ecology</p> <p>An ecology survey, along with an arboricultural survey, has been submitted in support of the current planning application.</p> <p>The consultation response received from NRW confirms that the development is not likely to impact on the favourable conservation status of local populations of European and British fully protected species.</p> <p>NRW recommends a condition requiring an Ecological Management Plan to be submitted and implemented incorporating mitigation and enhancement measures as set out within the ecology survey. These measures include 2 metre buffer fenced off around perimeter of the site along the woodland edge, timing of vegetation clearance with regard to nesting birds and reptiles, bat friendly lighting plan, bat and bird boxes.</p> <p>The County Ecologist also recommends a condition requiring implementation of the agreed mitigation and enhancement measures, and recommends additional conditions requiring pollution prevention plan, lighting scheme, and tree protection plan.</p> <p>Both NRW and the County Ecologist note Japanese Knotweed is found on parts of the site and therefore conditions recommended requiring a Biodiversity Risk Assessment / Management Plan.</p>	TBC	Conditions Developer
<p>Floodrisk</p> <p>Part of site within TAN15 C2 flood zone and a larger extent within Zone B. A floodrisk assessment has been submitted as part of the current planning application. NRW recognise that the development has been sited outside the 1 in 1000 year annual probability floodrisk zone and have no concerns regarding floodrisk to the development.</p>	TBC	Condition Developer
Assessment of deliverability		
<p>This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016).</p> <p>The submission of a planning application has provided the opportunity for many of the identified constraints to be assessed and resolved, or to be resolved by condition.</p> <p>It is recognised that the water supply and foul drainage constraints identified may potentially</p>		

impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.

There are no significant constraints that would prevent development being delivered on this site during the Plan period.

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Presteigne	Former Kaye Foundry Site (P51 MUA1)	2ha	60	2019-2023 10-25 per annum over 4 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Brownfield /Mixed Use	Central Powys	Large BF 50		
Planning History:				
DEM/2012/0001 Demolition notice was approved to fully demolish all the buildings and clear the site.				
The buildings on site have been demolished and the site has been cleared ready for redevelopment.				
The site is allocated as a mixed use site, (0.4ha) of the site is for retail development. Site being promoted and increased housing density improves site viability.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Floodrisk The Strategic Flood Consequences Assessment has identified 6% of the site is in flood zone C2, this area will only be suitable for open space/landscaping.			N/A	N/A
Ecology Ecological survey required to inform enhancement. Retain existing trees and hedgerows. Biodiversity enhancements to include native landscape planting and bird and bat boxes.			TBC	Developer
Foul drainage Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. The site is also crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may have an impact upon the density achievable on site.			TBC	Developer
Contamination Contamination investigation required as former foundry/metal castings. A detailed scheme is required to			£10-20k	Developer

investigate and record contamination and provide detailed proposals to prevent remobilisation containment and rendering harmless any contamination.		
Public rights of way Public right of way crosses site.	N/A	N/A
Highways Transport assessment required.		
Assessment of deliverability		
<p>This site is in the Central Powys sub-market area, and development in this area is found to be viable according to the Viability Assessment Update (2016).</p> <p>It is recognised that the foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.</p> <p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Abercrave	Land to East of Maescribarth (P01 HA1)	0.5ha	14	2020-2022 4-10 per annum over 2years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield	South West	Small GF 10 Infill		
Planning History: No previous planning applications.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Ownership/developer intentions Two separate landowners working in partnership and agreeing access to whole of site. Site promoter has finance available and a history of delivery of adjacent site within the UDP with the expectation to continue development. Site is being actively marketed.			N/A	N/A
Highways Development involves extension to an existing estate and therefore served by existing infrastructure. Traffic calming measures may be required.			TBC	Section 106 / Conditions Developer
Ecology Ecology survey required.			TBC	Conditions Developer
Foul drainage Wastewater Treatment Works has limited capacity. Improvements scheduled 2015-20. Dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.			TBC	Section 106 / DCWW programme Developer / DCWW
Assessment of deliverability				
This site is within the South West sub-market area where development has been found to be generally unviable by the Viability Assessment Update (2016). Developer intentions are known in terms of financing and marketing the development.				

It is recognised that the foul drainage constraints identified may potentially impact on the delivery and timescales for development. Delivery of this infrastructure is to be subject of a Statement of Ground between the Council and Welsh Water. This will provide further information as to the funding and delivery of the infrastructure, and will identify the likely water supply and sewerage infrastructure requirements and broad costs associated with each site.

There are no significant constraints that would prevent development being delivered on this site during the Plan period.

Settlement	Site Name	Site Area	Indicative Units	Indicative phasing of units in LDP
Four Crosses	Land at Oldfield (P18 HA1)	3.4ha	32	2019-2023 8 per annum over 4 years
Site Nature	Sub-market Area	Indicative Viability 2016		
Greenfield / Brownfield	North	Medium BF 25		
Planning History:				
Part of the site is allocated for housing in the Unitary Development Plan (ref: M133 HA1). The site is regarded as part greenfield/part brownfield because the farm has been granted a change of use for a caravan business (M1998/0651) only relates to part of allocation.				
Potential Viability / Deliverability Issues			Indicative Costs (£)	Delivery Mechanism / Funding Source
Phasing Development brief for site phasing within Plan period. Only part of site is required in the Plan period. Site phased for full delivery beyond the Plan period. Remainder of site 10-15 years.			TBC	Developer
Open space Inclusion of Open Space element for Community Benefit – on-site provision and maintenance. The area to the rear of the school remains undeveloped (and is greenfield land). It is the wish of the Community Council that this land is reserved to preserve scope for future community use/expansion. This part site is now amalgamated into LDP housing land allocation P18 HA1 so that the new housing scheme under the LDP can be designed to facilitate the future release of land to rear of the school for this purpose.			TBC	Section 106 Land for open space to be made available by the developer.
Ecology Ecology survey required.			TBC	Conditions Developer
Heritage Archaeology survey required.			TBC	Conditions Developer
Contaminated Land Contaminated Land survey required. Effectively due to the approved use for the caravan business any new use is now considered to be on a brownfield site but, given the nature of the use for caravan			TBC	Conditions Developer

storage which is unlikely to be a contaminative use, the costs of remediating the land are likely to be more akin to greenfield costs. Former agricultural use can be potentially contaminative, but not expected to be high risk.		
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Assessment of deliverability		
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<p>This site is in the North sub-market area, and development in this area is found to be viable according to the Viability Assessment Update (2016).</p>		
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<p>The whole of the allocated site is not expected to come forward during the Plan period and is to be phased to enable the number of units required by the Plan to come forward during the Plan period.</p>		
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<p>There are no significant constraints that would prevent development being delivered on this site during the Plan period.</p>		
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