



Powys Local Development Plan

**Employment Land Site Allocations –
Approach for the Sequential Testing
and Determining of Sites**

Position Statement

Powys County Council

September 2016

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Executive Summary

Representations received during public consultations raised concerns that employment land allocations for the Powys Local Development Plan had not been assessed against the TAN23 sequential test, and that the scale of provision was significantly in excess of take-up during the previous years.

This Position Statement describes the process under which employment land sites were identified and allocated and demonstrates the relationships of site distribution against Council corporate strategies to promote longer term sustainable growth and business development.

The alignment of allocations and strategies against the LDP objectives and strategy to enable growth in sustainable locations and meet the Council's strategic vision to ensure the wellbeing of "strong communities in the green heart of Wales" has informed the allocation of employment land.

1. Introduction

1.0.1 In response to representations received during public consultations, this position statement provides the explanation of the methodology and decisions taken to identify and allocate the employment land sites across Powys (excluding the Brecon Beacons National Park) for the Powys Local Development Plan (LDP) 2011-2026.

1.0.2 A defined process has been followed to identify sites for consideration as employment land allocations. Potential employment land sites were identified through two sources; through assessment of sites submitted for consideration during the LDP candidate site process and those previously identified as allocated employment sites in the adopted Powys Unitary Development Plan (UDP).

1.0.3 This document complements and links to other published documents within the theme of Employment and Economic Development as submitted to the Planning Inspectorate for examination:

Subject	Ref No	Document	Section	Date
Economic Vision	LDP06	LDP Deposit Plan	3.2	June 2015
Candidate Site Assessments	LDP04	Candidate Site Status Report	-	2015 Erratum Feb 2016
Employment Land Growth Options	LDP01	LDP Preferred Strategy	5.2	March 2012
Existing Employment Site Assessments	EB12	Powys Employment Needs Assessment: Property Market Overview & Supply Analysis - Appendices	-	October 2012
Future Employment Needs	EB11 EB12	Powys Employment Needs Assessment: Core Report Powys Employment Needs Assessment: Addendum		October 2012 May 2015
Larger Than Local Approach	EB12	Powys Employment Needs Assessment: Position Statement	2	January 2016
Preferred Strategy	LDP01	LDP Preferred Strategy	7	March 2012
Spatial Development Options	LDP01	LDP Preferred Strategy	6.2	March 2012
Stakeholder Engagement	EB24	Economy – Employment and Economic Development	12.0	June 2015
Recent Activity in Powys Economy	EB12	Powys Employment Needs Assessment: Position Statement	3	January 2016
Newtown non-allocated sites assessment	EB12	Powys Employment Needs Assessment: Position Statement	5	January 2016
Welsh Language Impact	EB12	Powys Employment Needs Assessment: Position Statement	6	January 2016
Transport Access	POW01	Mid Wales Joint Local Transport Plan	4.2	January 2015

2. Informing the Strategy of the Local Development Plan

2.0.1 Analysis of labour market data for the County in preparation for the Preferred Strategy [LDP01] showed relatively high employment rates coupled with lower levels of unemployment and inactivity (than elsewhere in Wales and GB). These rates are fuelled by very high levels of self-employment and part-time employment, which reflects the relative lack of employment opportunities in rural areas and the sectoral mix of employment.

2.0.2 Business data for the County also highlights the dominance of micro and small businesses and the high levels of new business start-ups in the County. The Powys Joint Needs Assessment 2010-11 prepared to inform the County's *One Powys Plan* [POW04] encapsulated this position as follows:

“With its sparsely populated upland landscape, poor connectivity with the cities of England and Wales, Powys has no large employers outside of the public sector. The majority of businesses are small and there are many one person enterprises”.

2.1 The Growth Options for Economic Development

2.1.1 The Preferred Strategy [LDP01] for the Local Development Plan was published in March 2012 and considered growth options for the important themes of housing, employment and retail. The LDP Preferred Strategy recognised the need for the LDP to plan for growth and set out three growth options in respect of employment land.

2.1.2 At the time the LDP Preferred Strategy was being prepared and published, the Powys Employment Needs Assessment (PENA – [EB11] and [EB12]) study, commissioned from Hyder, was ongoing. This study was to provide the evidence on the likely future needs of Powys in respect of economic development and employment land requirements during the LDP Plan period and the pre-publication findings from this study were used to inform the options in the LDP Preferred Strategy.

2.1.3 The previous study was undertaken in 2001 (Mid Wales Employment Land Strategy) to inform the preparation of the Powys UDP, therefore the PENA would provide the updated evidence of the employment land requirements during the LDP Plan period.

2.1.4 The Economy – Employment & Economic Development Topic Paper [EB 24] discussed the stakeholder engagement undertaken to inform the PENA. It was recognised that since 2008 the UK economy as a whole had been in economic recession and in Powys had limited the availability of finance for development. During the period of the UDP to 2012, there had been a take up rate of employment land averaging c.1ha per annum, possibly a suppressed total reflecting the harsh economic climate.

2.1.5 The three Growth Options for employment Land considered for inclusion the LDP in as determined from the Preferred Strategy 2012 were the:

1. Continuation of UDP requirement (based on 2001 study)
2. Continuation of build out rates during the recent past (including during economic recession)
3. Emerging Powys Economic Needs Assessment

These options identified the following employment land requirements:

Table 1: Employment Land Growth Options

	Option 1 Continuation of UDP Requirement (Strategic Sites)	Option 2 Continuation of Past Take Up Rates	Option 3 Emerging Economic Needs Study (Core Requirement)
Total (15 year) Land Requirement	54.9ha.	15ha.	42ha.
Annual Supply Requirement	3.66ha.	1ha.	2.8ha.

From LDP Preferred Strategy [LDP01] 2012

2.1.6 Informed by the PENA, the breakdown of the employment land requirement under Preferred Option 3 identified that the primary driver for new employment site allocations during the LDP Plan period was likely to be the need for established businesses to replace and upgrade the existing supply of premises, rather than the provision of land to accommodate the expansion of the economy.

2.1.7 Of the three options identified, Option 1 the continuation of the UDP employment land allocation requirement was based on out of date information contained within the 2001 Mid Wales Employment Land Strategy. Option 2, continuation of past take up rates, was a rather simplistic assessment of how much employment land should be allocated within the LDP. Option 3 provided for a more robust, credible and up-to-date assessment of the economic land use requirements during the LDP Plan period and had been informed following stakeholder engagement conducted during its preparation process. Option 3 also provided for a level of growth that, whilst not at the level of Option 1, should not restrict economic growth (as Option 2 had the potential to do) and would provide a choice of sites, an important factor for established businesses within Powys looking to expand or develop new premises.

2.1.8 The Preferred Strategy also recognised the composition of the employment sector within the County. The high level of business start-ups, self-employment and micro and small businesses emphasised that employment growth within the County could not be accommodated solely on allocated employment sites as such provision caters primarily for larger scale employment development. Therefore, alongside the allocation of employment land to meet employment growth, the LDP also needed a policy approach that facilitated home working and small scale employment development to support new and existing businesses.

2.2 The Spatial Options for Economic Development

2.2.1 Powys' extensive geographical size and its highly dispersed population and settlement pattern, meant that the spatial options were inherently 'strategic' or broad brush at Preferred Strategy stage.

2.2.2 During autumn/winter 2011, a series of stakeholder events were undertaken to inform the development of the spatial strategy for the LDP and six options emerged from these for consideration [LDP01], the preferred option being:

“A settlement hierarchy based on levels of service provision and size of settlement (population) subject to environmental and infrastructure capacity. Higher levels of growth should be directed to those settlements along a central growth corridor in accordance with the Settlement Hierarchy”.

2.2.3 The result was a settlement hierarchy taken forward into the LDP. Development on sustainable principles would be targeted at the highest two tiers of the hierarchy reflecting access to services and existing population distributions, therefore:

- ***Towns***: Towns are seen as the principal location for accommodating housing (open market and affordable), *employment land allocations*, any retail growth and services. Towns are also the most accessible settlements, most being located on Trunk Roads, with all having public transport services.
- ***Large Villages***: Large villages should accommodate housing growth (open market and affordable) in proportion to their size and facilities. Local service provision will be supported through policy. *Economic development will be supported by policy and employment land may be allocated in some.*

2.2.4 Economic development in settlements lower in the hierarchy and in the open countryside would be supported when fully justified by the nature of the development proposal through LDP and national policies without the requirement to allocate land.

2.2.5 The preferred strategy for the LDP was therefore defined as the combination of the preferred growth options (employment, retail and housing) and the preferred spatial option. The “Central Growth Corridor” concept, which had a housing provision focus, was removed from the Plan after consultation as its necessity, deliverability and its applicability with respect to the hub and cluster approach proposed by the Wales Spatial Plan [Consultation Report 2014] was questioned.

2.2.6 This is further reinforced by PENA [EB11] which identified that employment land requirements and uptake was largely clustered into four spatial areas across the County which reflected the location of existing commercial enterprises, and all subsequent analysis recognised the general distribution of existing UDP allocations as well as the economic connections and relationships that different areas have with their neighbours.

2.3 The Importance of “Churn and Replace”

2.3.1 The Powys Employment Needs Assessment [EB11] and Addendum [EB12] recognised that within Powys, with its high proportion of micro and small enterprises, the economic emphasis was less on speculative regeneration of employment land or

attracting new businesses into the County, which may only require **3-5ha** of land, but rather on the enabling of existing businesses to grow and expand and so meet customer demand.

2.3.2 The importance of a having a range of modern, fit-for-purpose commercial premises was, and remains, vital for the economic well-being of the County and lack of premises was identified as a possible threat:

“The greatest threats that we would see for the County are the potential lack of suitable grow-on space for small business looking to expand from some of Powys Councils smaller units, the often somewhat isolated locations of the units and the difficult routes to market and finally the ageing nature of the stock originally developed by DBRW and the WDA.”

2.3.2 PENA identified that “churn and replace” to deliver the type and quality of premises for modern business occupiers accounted for **21-29ha** of the actual employment land requirement identified during the Plan period of **30-42ha**, or approximately 70-75% of the estimated land requirement.

2.4 Overall Identified Employment Land Requirement

2.4.1 An additional allowance of 6-8 hectares was identified in PENA to ensure choice and range across types, settings and locations of provision to reflect the County’s dispersed settlement pattern and high level of self-containment [EB24 – Update]. Plus a flexibility allowance equivalent to five years supply was added to ensure a ready supply of land at the end of the LDP period and to cater for any peaks or unexpected demands. With this incorporated the total estimated employment land requirement for the Plan period increased to **40 – 56ha**.

2.4.2 As a result of the dominant need for churn and replace by existing indigenous businesses across Powys, PENA therefore did not identify a strong relationship between population growth and the employment land requirement. It was therefore recognised that sites for the employment growth identified in the Growth strategy should be directed towards existing centres with established businesses and allocations would be best addressed through the hierarchy established in the Spatial Strategy.

2.4.3 Economic development in lower tier settlements would be supported through appropriate national and LDP policies, which should be sufficiently flexible to enable the expansion of existing businesses or re-location to modern, energy efficient premise.

3. Identification of Potential Employment Land Sites

3.0.1 To identify sites for development within the LDP, the Planning Authority invited submissions of Candidate Sites [LDP02]. Applicants were required to provide basic information regarding the site accompanied by a map showing the site area.

3.0.2 Candidate Sites submissions were received from landowners, prospective developers, members of the public and public authorities including Welsh Government. The Authority also submitted some Candidate Sites into its own process, for evaluation alongside and on the same basis as the sites put forward by others. The quantity of Candidate Sites received by the Authority was far in excess of the land required for the development needs of Powys during the Plan period.

3.0.3 As well as those sites submitted for employment use for consideration to the Authority under the Candidate Site process, all previous Unitary Development Plan employment site allocations were considered against constraints criteria equivalent to those applied to the Candidate Sites.

3.1 Candidate Sites Assessment

3.1.1 During the call in 2011 for candidate sites for consideration in the Local Development Plan process, 68 sites were proposed as solely employment sites, as employment/residential or as mixed use sites with an employment use component [LDP02]. In addition, a further eight candidate sites were submitted which had previously been employment land allocations in the Unitary Development Plan but were being proposed for non-employment use (Table 2). However, as existing employment sites were included in the employment site assessment (see Section 3.2).

Table 2: UDP Employment Land Allocations Proposed as Candidate Sites for Alternative Use

Candidate Site No	Site Name	UDP Employment Allocation No.	Site Proposer's Proposed Use in LDP
75	Newbridge-on-Wye	R77 EA1	Residential
208/701	Penrhos	B32 EA1	Education
663	Llangurig	M160 EA1	Residential
698	Penybontfawr	M184 EA1	Residential / Open Space
776	Sarn	M189 EA1	Residential
958	Land adj. Village Workshops Llanerfyl	M153 EA1	Residential
1048	Knucklas	R61 EA1	Residential
1184	Llanwrtyd	B23 EA1	Residential

3.1.2 Of the total 76 candidate sites considered (Annex 1), 26 (including the eight in Table 2 above) were existing employment land allocations which were also included in the Powys Employment Needs Assessment (see Section 3.2).

3.1.3 All submitted Candidate Sites were given a unique site reference number. The process of assessment of Candidate Sites was then undertaken to identify those sites which could be delivered with the least constraints and thus were suitable for further consideration and potential allocation in the LDP.

3.1.4 Each candidate site was assessed for constraints (e.g. highways access, flood risk etc.) and the results published in the Candidate Sites Site Survey Status Report [LDP04]. The outcomes from this constraints study were then included in the sequential testing of employment sites.

3.2 Powys Employment Needs Assessment (2012)

3.2.1 The Powys Employment Needs Assessment [EB11] and the associated Technical Report 2 [EB12] identified 59 existing employment sites allocated in the adopted Unitary Development Plan. The companion Property Market & Supply Analysis Appendix of employment site assessment proformas [EB12] assessed 60 sites for land availability and potential constraints (Annex 2). The extra site within the Appendix is the site at Three Cocks, which had an extant employment planning permission at the time of the PENA analysis and was considered. This site also came forward as a candidate site.

3.2.2 Thirty-five of the existing UDP employment land sites had not been submitted as candidate sites for potential employment land allocation in the LDP process (Table 3). However, they were included for further assessment against the TAN23 sequential test as they had existing and ongoing employment activities on them.

Table 3: UDP Employment Sites not submitted as Candidate Sites

Site Name	Original Area (ha)	Remaining Site Area (ha)	UDP Usage Category
Cae'r-bont Enterprise Park, Ystradgynlais	1.5	Limited	Local
Ynyscedwyn, Ystradgynlais		0.7	Local
Ystradgynlais Workshops	0.7	0	Local
Three Cocks Industrial Estate	2.9	0	
Javel Industrial Estate, Three Cocks		0.6	Local
Irfon Enterprise Park, Builth Wells	0.5	0.1	Local
Ddole Road, Llandrindod Wells		4	High Quality
Llandrindod Wells	0.57	0	Local
Llandrindod Wells	1.12	1.12	Local
Old Town Hall Workshops, Llandrindod Wells	0	0	Local
Presteigne Industrial Estate	4.6	0.28	
East Street Enterprise Park, Rhayader	1.6	0	Local

Knighton	0.9	0.9	Local
Knighton Enterprise Park	1.1	0.44	Local
Parc Hafren Extension, Llanidloes	3	3	Local
Station Workshops, Llanidloes	0.17	0	
Maesllan Enterprise Park, Llanidloes	0.85	0	
Caersws Village Workshops	0.2	0	
Dyffryn Enterprise Park, Newtown	9.3	0	
Mochdre Enterprise Park, Newtown	38.5	2	High Quality
Vastre Enterprise Park, Newtown	11.2	1.8	Local
St Giles Technology Park, Newtown		0	
Montgomery *	1.6	1.6	Alternative Use
Welshpool Business Centre		0	
Severn Farm Business Park, Welshpool	11.7	0	
Henfaes Lane, Welshpool	21.8	0	
Four Crosses	3	0.75	Local
Meat Processing Plant, Llandrinio	19	19	Specific
Wynnstay Stores, Llansanffraid-ym-Mechain	1.6	1.6	Local
Llanfyllin Enterprise Park		0.28	Local
Llanfyllin Industrial Estate	1.6	0	
Pontrobert	0.12	0.12	Neighbourhood
Texplan, Carno	3.22	0.35	
Treowain Enterprise Park, Machynlleth		1.35	High Quality
Dyfi Ecopark, Machynlleth	1.8	0	

◆ Site fully developed and/or no land available

* Development proposals for alternative use

3.2.3 Of the sites not submitted as candidate sites, 15 sites (highlighted in Table 3) had been fully developed during the UDP Plan period and one site (Montgomery) had subsequently been proposed for alternative uses and were the subject of a non-employment use development proposals.

3.3 Combined Site Assessment

3.3.1 The outcomes from the candidate sites assessment together with the existing employment sites identified in the Powys Employment Needs Assessment were combined to enable the assessment of all sites with the potential to become employment land allocations in the Local Development Plan. In total, including all sites in Table 3 above, 110 sites were assessed for potential employment land use.

Sites for Consideration

TOTAL 110

3.3.2 The combined employment sites assessment was a three phased assessment which considered each site against the following criteria:

- 1) Availability of land within the proposed site;
- 2) The sequential test of sites identified in TAN23;
- 3) Identified site constraints;
- 4) The sustainable settlement hierarchy as identified in the Growth Strategy of the Powys LDP.

Criteria 2 -4 inclusive were considered in combination using the sequential test approach as described in Section 4.0.1.

3.4 Availability of Land for Allocation

3.4.1 Of the 110 potential employment land allocation sites, 18 sites were discounted for the reasons described in Table 4:

Table 4: Sites Identified as Having no Employment Land Availability

Reason for Exclusion	Sites	Number of Sites
1. No land remaining for development	<ul style="list-style-type: none"> • Three Cocks Industrial Estate • Llandrindod Wells • East Street Enterprise Park • Maesllan Enterprise Park • Dyffryn Enterprise Park • St Giles Technology Park • Severn Farm Enterprise Park • Henfaes Lane • Llanfyllin Industrial Estate • Dyfi Ecopark 	10
2. Site / building fully developed with small workshops / units and no land available	<ul style="list-style-type: none"> • Ystradgynlais Workshops • Old Town Hall Workshops • Station Workshops Llanidloes • Caersws Village Workshops • Welshpool Business Centre 	5
3. Site has planning permission / application for alternative use	<ul style="list-style-type: none"> • Penrhos (CS 208/701) • Knucklas (CS1048) • Montgomery 	3

3.4.2 This initial analysis reduced the total site number for consideration as Employment Land allocations to 92 sites with a land area totalling 103.7 hectares.

Sites Remaining for Consideration

TOTAL 92

4. Sequential Test Approach

4.0.1 The 92 sites where land was available for employment development were assessed against a three stage process and colour coded accordingly (Table 5):

1. the sequential test as described in TAN 23 paragraph 1.2.7.;
2. Possible constraints and sustainable use of land test of the nature of site to seek to develop brownfield sites in preference to green field sites;
3. against the hierarchical sustainable settlement strategy of the deposit draft LDP where allocations would be targeted towards the larger settlements in Powys.

Table 5: Tripartite Colour Coding Scheme used for Sequential Testing of Employment Sites (Annex 3)

TAN 23 Sequential Test		Constraint / sustainable use of land		LDP Sustainable Settlement Hierarchy	
Within boundary	1	Brownfield Site	1	Town	1
Adjoining boundary	2	Other Constraint	2	Large Village	2
Open Countryside	3	Greenfield Site	3	Small Village	3

4.0.2 Other constraints were those considered in Appendix A of the Powys Employment Needs Assessment Property Market Overview & Supply Analysis [EB12] and those identified in the Candidate Site Status Report [LDP04] and included:

- Environmental issues
- Flood risk
- ICT infrastructure
- Highways and Access
- Submission as a Candidate Site

The sequential testing matrix is presented in Annex 3 of this Position Statement.

4.1 Outcomes of Sequential Testing

4.1.1 Once the sequential test of employment sites against national and LDP policies was completed as presented in Annex 3, 44 sites were identified as having failed the test (Table 6) and were not considered appropriate for employment land use consideration. All but five of the sites were candidate sites. Of note amongst the non-compliant sites was the large Llandrinio Meat Processing Plant site which was allocated in the UDP in response to a specific investment proposal which did not subsequently materialise.

4.1.2 The 44 sites failed the sequential test due to their being in unsustainable locations away from the higher tier settlements in the LDP settlement hierarchy, the site constraints or a combination of these factors as shown in Annex 3.

Table 6: Sites Failing the Sequential Test

Site Name	Candidate Site No.
Ystradgynlais	
Blaen y gors	CS 67
Cae'r-bont	-
Cynlais CP School	CS 720
Corner land Neath Road/ Varteg	CS 830
Land north of Bryn y groes Farm	CS 852
Ystrad Fawr tip	CS 1157
Land at Ty'n Pant, Caehopkin	CS 1157
Central Powys	
Glebeland	CS 63
Penypentre Meadow	CS 68
Newbridge-on-Wye	CS 75
Crossgates	CS 1045
Ddole Road	-
Knighton	-
Sheep Sale Field, Ludlow Road	CS 778
Fields adj. River Teme	CS 1228
Severn Valley & North	
Parc Hafren Extension	-
Chapel Farm, Gorn Road	CS 1096
Rock Farm	CS 135
Land north of Bryneira	CS 249
Land adj Castell y Dail	CS 586
Land adj Mochdre Industrial Estate	CS 1133
Sarn	CS 776
Fraithwen	CS 784
Land adj. Market	CS 343
Land at Buttington wharf	CS 344
Land adj. the Smithy, Buttington	CS 795
Cefn Field	CS 282
Land adj. Trem Hirnant	CS 341
Land adj. Trewern Sewage Works	CS 366
Land adj. Canal Cottage	CS 947
Meat Processing Plant, Llandrinio	-
Land at the Meadows	CS 322
Varchoel Hall	CS 541
Land East of Llansanffraid	CS 840
Land adj. Dykelands	CS 1122
Land near Station House	CS 844
Ysgol Llanbrynmair	CS 896
Ysgol Efyrynwy	CS 964
Land at Maes Morgan	CS 961
Llanerfyl Village Workshops	CS 958
Brynant	CS 1080
Land at Llangynog	CS 1227
Machynlleth	
Land at Llynloed south of Treowain	CS 835
Land at Llynloed	CS 836

Sites Remaining for Consideration

TOTAL 48

4.1.3 An additional five sites, either wholly or partially, were identified for alternative use, being sustainably more suited within the Plan as housing allocations, these being:

Table 7: Potential Employment Candidate Sites allocated for Alternative Uses

Site Name	Candidate Site No.
Land adj. Broadaxe and bypass	CS 782
Land adj. Bronllys CP School	CS 1106
Llangurig	CS 663
Chapel Farm, Gorn Road	CS 1096
Penybontfawr	CS 698

4.1.4 The sites at Penybontfawr and Llangurig were previously employment land allocations within the Powys UDP.

Sites Remaining for Consideration

TOTAL 43

4.2 Exceptions within the TAN23 sequential test

4.2.1 The methodology as described above identified three sites which despite falling within the Open Countryside category as defined by TAN23, were judged to be worthy of further consideration, these sites being:

- Parc Hafren, Llanidloes (CS 100);
- Offa's Dyke Business Park, Welshpool (CS 103);
- Buttington Quarry (CS 682).

Although these three sites were beyond proposed LDP settlement development boundaries they were all proposed as candidate sites and had significant advantages for the following reasons:

1. access and services have received consent and have been implemented;
2. employment premises are already constructed on parts of these sites;
3. Offa's Dyke Business Park was proposed by Welsh Government for inclusion as a prestige employment site with a long term and high quality capacity beyond the Plan period [EB11, EB24].

4.2.2 As a consequence, whilst in the Category 3 location in terms of the TAN23 sequential test approach, the presence of extant services and longer term intentions for these sites as expressed by the owners were considered to be an advantage and thus a "green" consideration, resulting in the analysis raising the overall position of these sites in the sequential test hierarchy from "red" to "amber" and the ongoing consideration of these sites for allocation.

4.2.3 Two sites which were supported by the sequential test were not allocated for employment use, these being:

- Maesyrrhandir CP School (CS 903);
- Welshpool High School (CS 929);

Although these proposed employment sites were brownfield sites within a sustainable settlements and within the settlement boundary, the schools remain open in educational use and uncertainty about their availability within the Plan period and the ability for any employment premises to be delivered resulted in them not being allocated.

Sites Remaining for Consideration

TOTAL 41

Sites in Existing Employment Use

Four sites were identified in the sequential test as being brownfield sites in existing employment use and although potentially available for redevelopment, were unlikely to come forward within the Plan period and so their availability, and thus deliverability could not be guaranteed, these sites being:

- Canalside opposite Morrison's (CS 530).
- Wynnstay Stores
- Station Yard, Forden (CS 842)
- Texplan Carno

Wynnstay Stores was previously an allocation in the Powys UDP. Should any of these sites be subject to re-development proposals, they can be assessed against the appropriate policies of the adopted development plan.

Sites Remaining for Consideration

TOTAL 37

4.3 Sites Supported by LDP Policies

4.3.1 The sequential test matrix identified 18 sites which were supported by proposed LDP policies, these being either small sites of 0.5 hectares or less within or adjacent to settlement development boundaries (Section 4.4) or larger sites with existing employment uses within settlement boundaries as presented on the LDP inset maps (Section 4.5). Although having the potential to contribute to the overall employment land needs, the plan is not reliant upon any of these sites.

4.4 Small Sites

4.4.1 Eleven sites were small sites of which six were existing UDP employment use allocations (Table 8). Whilst the limited area of land available for development (of less than 0.5ha) was identified as a possible constraint on these sites, they remain available for employment land use subject to proposed Policy E2 of the Deposit Draft LDP [LDP06] and appropriate site assessment through the development management process.

Table 8: Small Sites Potentially Available for Employment Land Use Through Proposed LDP Policies

Site Name	Employment Needs Sub-market Area	Site Area (ha)	Candidate Site No.	UDP Allocation	PENA Usage Category
Land adjoining LBS *	Ystradgynlais	0.14	CS 824		Regenerate
Gurnos Industrial Estate	Ystradgynlais	0.5	CS979		Local
White House Farm	Central Powys	0.5	CS 389		
Irfon Enterprise Land *	Central Powys	0.1	-		Local
Presteigne Industrial Estate *	Central Powys	0.4	-		
Knighton Enterprise Park	Central Powys	0.44	-	R59 EA1	Local
Llanwrtyd Wells	Central Powys	0.38	CS1184	B23 EA1	Neighbourhood
Chapel Farm, Gorn Road	Severn Valley & North	0.49	CS 633	M163 EA1	Local
Land adj. Village Workshops	Severn Valley & North	0.2	CS 957	M133 EA1	
Llanfyllin Enterprise Park	Severn Valley & North	0.28	-	M157 EA1	Local
Pontrobert *	Severn Valley & North	0.12	-	M186 EA1	Neighbourhood

* Very limited land available

** multiple small sites

4.4.2 Although these sites are potentially in sustainable locations, as a consequence of this proposed enabling policy approach it was not judged necessary for these sites to be allocated within the LDP for them to be available for employment uses. The acceptability for development of these sites would be determined through the planning application process judging the proposal against the policy/criteria in the adopted development plan. In total, these sites have the potential to supply an additional 3.55ha of employment land across the County to support local enterprises.

Sites Remaining for Consideration

TOTAL 26

4.5 Larger Sites within Development Boundaries

4.5.1 The sequential test approach identified seven sites that were within settlement boundaries and had available land which exceeded 0.5ha in area (Table 9). Some sites (e.g. Ynyscedwyn, Ystradgynlais; Vastre Industrial Estate, Newtown) were long-standing employment sites which over time had had fluctuating levels of interest but had not attracted recent development interest. Inclusion of these sites within the settlement development boundary ensures their continuing availability for employment land uses but the LDP is not reliant on these sites coming forward. Due to existing commercial or industrial premises on the site, in many instances surrounding the vacant available land,

these sites maintain an existing employment use and are *de facto* safeguarded in alignment with proposed LDP Policy DM17.

Table 9: Larger Sites Potentially Available for Employment Land Use Through Proposed LDP Policies

Site Name	Employment Needs Sub-market Area	Site Area (ha)	Candidate Site No.	UDP Allocation	Usage Category
Ynyscedwyn	Ystradgynlais	0.7	-	B34 EA2	Local
Javel Industrial Estate	Central Powys	0.6	-	B26 EA1	Regenerate
Cae Bach, Ddole Road	Central Powys	0.98	CS 933		
Llandrindod Wells	Central Powys	1.12	-	R66 EA4	Local
Land Adj. Glandulas Drive	Severn Valley & North	0.95 (of 3.35)	CS 589		
Mochdre Enterprise Park	Severn Valley & North	2	-		High Quality
Vastre Enterprise Park	Severn Valley & North	1.8	-		Regenerate

4.5.2 These sites have the potential to contribute an additional 8.15ha of local employment use or redevelopment land across the County to support local or regional enterprises. The acceptability for development of these sites would be determined through the planning application process judging the development proposal against the policy/criteria in the adopted development plan and the Plan is not reliant upon the delivery of these sites within the Plan period.

Sites Remaining for Consideration

TOTAL 19

4.6 Withdrawal of Sites

4.6.1 One site in Newtown, St Giles Golf Course (CS 483) was de-allocated for non-delivery reasons, and this site was removed from the LDP employment land allocation at the Schedule of Focussed Changes stage.

Sites Remaining for Consideration

TOTAL 18

4.7 Results of Sequential Testing of Employment Sites

4.7.1 From the results of the sequential testing of potential sites for employment allocations, 18 sites were considered appropriate for employment land allocation, two of which were mixed use sites. Two candidate sites at Brynberth Enterprise Park in Rhayader (CS 102 & CS 443) were merged to aid delivery of the site and so form a single allocation resulting in 17 sites being allocated for employment use, these being assessed to be the most appropriately located and most deliverable sites. The total area of these

sites is 45.09 hectares. The sites identified in Table 10 have therefore been proposed for inclusion in the Local Development Plan as employment land allocations.

Table 10: Sites Proposed for Employment Land Allocation in the Powys Local Development Plan

Site Name	Settlement Location	Employment Needs Sub-market Area	Tier in Settlement Hierarchy	Site Area (ha)
Woodlands Business Park	Ystradgynlais	Ystradgynlais	Town	2.31
Wyeside Enterprise Park	Builth Wells	Central Powys	Town	1.2
Gypsy Castle Lane	Hay-on-Wye	Central Powys	Town	2.4
Heart of Wales Business Park	Llandrindod Wells	Central Powys	Town	3.9
Broadaxe Business Park	Presteigne	Central Powys	Town	2.4
Brynberth Enterprise Park	Rhayader	Central Powys	Town	3.7
Land adj. Gwernyfed Avenue	Three Cocks	Central Powys	Large Village	3.4
Parc Busnes Derwen Fawr / Great Oaks Business Park	Llanidloes	Severn Valley & North	Town	1.2
Parc Hafren	Llanidloes	Severn Valley & North	Town	1.7
Llanidloes Road	Newtown	Severn Valley & North	Town	2
Abermule Business Park	Abermule	Severn Valley & North	Large Village	2.6
Churchstoke	Churchstoke	Severn Valley & North	Large Village	1.28
Buttington Cross Enterprise Park	Welshpool	Severn Valley & North	Town	1.5
Buttington Quarry	Welshpool	Severn Valley & North	Town	6
Offa's Dyke Business Park	Welshpool	Severn Valley & North	Town	7.3
Four Crosses	Four Crosses	Severn Valley & North	Large Village	0.5
Treowain Enterprise Park	Machynlleth	Machynlleth	Town	1.7

4.7.2 This quantity of allocated land is in alignment with the Growth Strategy of the Local Development Plan which anticipated a requirement for 42ha (Para 2.3.2) of land to support the establishment of new businesses and the churn and replace of premises during the Plan period as identified in the Powys Employment Needs Assessment [EB11] [EB12].

4.7.3 An additional 11.7ha of land could be potentially available during the Plan period on small and large sites through supportive LDP policies (Table 8, Table 9) although the Plan is not reliant upon these additional sites being delivered. In total, this would result in the Plan supporting 56.79ha of employment land. This total accords with the upper end

of the range of total estimated employment land requirement for the Plan period of **40 – 56ha** as identified in the Powys Employment Needs Assessment.

5. Alternative Use

5.0.1 The sites assessed through the sequential test approach were also considered as to whether or not they would be suitable for alternative uses. Five greenfield candidate sites, at Presteigne (CS 782), Bronllys (CS 1106), Llangurig (CS663), Llanidloes (CS 1031), and Penybontfawr (CS698) were identified as having potential alternative uses and these sites have been allocated for housing within the Local Development Plan.

5.0.2 Two UDP employment land sites in Montgomery and Knucklas were already the subject of residential planning applications and were considered not to have any employment land available, whilst a third at Penrhos was being re-developed for education use (Table 2). Two candidate sites (Welshpool High School; Maesyrrhandir CP School, Newtown) were active school sites and unlikely to become available for alternative uses during the Plan period.

5.0.3 Small and large sites supported by proposed LDP policies (Table 8; Table 9) are those sites either wholly or partially surrounded by commercial / industrial premises. These sites are, in effect, safeguarded for employment use in accordance with proposed LDP Policy DM17 as alternative use would result in incompatible development.

5.0.4 Of the 17 sites which passed the sequential test and which are proposed for allocation (Table 10), two sites (Gypsy Castle Lane, Hay-on-Wye and Land adjoining Gwernyfed Avenue, Three Cocks) have already been proposed as Mixed Use allocations by the site promoters and having passed the sequential tests this categorisation has been considered appropriate for these sites for inclusion in the Plan.

5.0.5 None of the other 15 sites which passed the sequential test were considered to be appropriate for alternative use as they were either:

- 1) Sites with existing employment use premises in B Class use and alternative usage would give rise to incompatible development;
- 2) Sites not be in the most sustainable locations for alternative usage and therefore would be contrary to the strategy of the LDP.

5.0.5 It was therefore recognised that for all the sites proposed for allocation as employment sites in the Plan, their employment use allocation designation was the most appropriate to reflect either existing use and/or site location and that alternative uses such as residential allocation would not provide a sustainable use of the land.

6. Delivery of Sites

6.0.1 Throughout the process of LDP preparation, all the evidence on employment land provision [EB11, EB12, EB24, POW05] has recognised that due to the size of the County, sufficient land should be made available in a number of locations to ensure choice, range and flexibility to not only attract new business to Powys, but most importantly enable established businesses to grow and expand into modern, fit-for-purpose premises.

6.0.2 It has been acknowledged that since the onset of the recession in 2008 and into the first five years of the Plan period, take-up rates of employment land have been low, but as recognised by the Local Development Plan Preferred Strategy [LDP01], to plan for the future based on past uptake of employment land had the potential to stifle economic growth as the economy of Powys, and Wales as a whole, emerged from the recession.

6.0.3 Eighteen small and larger sites have the potential to provide employment use land and will be supported by proposed LDP policies, including sites in Newtown described in the PENA Review Position Statement – January 2016 [EB12]. Although land is available, there is no certainty these sites will be delivered and the LDP is not reliant upon them.

6.0.4 Of the 17 sites allocated for employment land use, 15 are wholly, or partially, serviced with access and utilities infrastructure and in most instances already partially developed accommodating existing employment uses. Only the sites at Llanidloes Road Newtown (CS 592) and Gypsy Castle Lane, Hay-on-Wye (CS 1100) are greenfield sites, although both are within their respective settlement boundaries.

6.0.5 The Community Infrastructure Levy Viability Study 2014 assessed the viability of non-residential development ([EB13] - Chapter 11). This report stated that whilst retail development such as supermarkets, retail distribution and hotels were viable across the County, more traditional “B” class usages of office space and industrial development were not viable under 2014 market conditions.

6.0.6 Since the publication of this report, there is strong evidence (see Section 7) of the increase in interest from businesses in looking to expand and develop sites for new premises. This evidence suggests that the projects coming forward are through existing end users rather than through speculative property developers. This evidence supports the earlier studies [EB11], [EB12], [EB24] that indicate that “churn and replace” is a dominant consideration in Powys when developing and supporting economic strategies. Furthermore, this interest is directed towards existing serviced sites and reinforces the likelihood that these sites can come forward and have employment premises delivered during the Plan period.

6.0.7 Of the two greenfield sites, Llanidloes Road, Newtown has been identified in two successive development plans. In the past deliverability issues have been focussed on flooding constraints and access with traffic to and from the site having to traverse the congested town centre of Newtown. The withdrawal of the St Giles Golf Course site (CS 483) from the Plan by that site’s owners has enhanced the significance of the Llanidloes Road site within Newtown and will encourage its development. To address potential flooding constraints the site will be modelled through a Flood Consequences Assessment being undertaken on behalf of the site owner and with the construction of the Newtown bypass scheduled for completion in 2018, the site promoters are of the opinion that “as

*this major road comes on line, the site.....will become viable and developable”*¹. This additional work gives the Council confidence as to the deliverability of this site within the Plan period and thus its ongoing allocation.

6.0.8 The site at Gypsy Castle Lane, Hay-on-Wye is adjacent to an existing high quality employment site within the Brecon Beacons National Park. Designation of the site as a Mixed Use allocation provides a mechanism to enable the phased delivery of both housing units and employment premises during the Plan period.

6.0.9 Contrary to the results of the 2014 Viability study, new employment premises have been delivered since 2012 including at Parc Hafren in Llanidloes and four live-work units and a warehousing facility at Broadaxe Business Park in Presteigne. This indicates that on established serviced employment sites, many owned by Welsh Government, delivery of employment premises is possible and these sites should continue to be supported by the LDP.

6.0.10 To ensure employment opportunities and access to workforce, all of the identified allocated sites are accessible utilising sustainable transport options; sites are primarily located within, or adjacent to settlement development boundaries and/or are located on public transport routes [POW01], [EB38].

¹ Land Allocation P48 EA1 – Response to Request for Additional Information November 2015

7. Ongoing Evidence of Activity

7.0.1 As demonstrated in the Powys Employment Needs Assessment Review Position Statement (January 2016 - [EB12]) and Economy Topic Paper Update (January 2016 - [EB24]) there is evidence of interest in employment sites from businesses seeking to develop new premises which is being translated into planning applications. Table 11 below indicates the sites subject to development proposals by individual commercial businesses or are being serviced as a response to strong expressions of interest:

Table 11: Employment Land Sites and Site Areas within Powys LDP under interest (Jan 2016)

Site Name	Site Area under consideration (ha)	Nature of Site
Offa's Dyke Business Park (SV&N) *	4.65	Prestige - Serviced
Buttington Cross Enterprise Park (SV&N) *	1.5	Prestige - Serviced
Broadaxe Business Park (Central)	2.4	Local – Serviced **
Land adj Gwernyfed, Three Cocks (Central)	3.4	Local / Mixed Use ***
Parc Hafren (SV&N) *	0.5	Local - Serviced
Abermule Business Park (SV&N) *	2.6	High Quality / Local - Serviced
Churchstoke (SV&N)	1.5	Local - Serviced
TOTAL SITE AREA UNDER INTEREST	16.55	

* Severn Valley Local Growth Zone

** Broadaxe Extension subject of Planning Application (P/2015/0554) to install services

*** Three Cocks has employment activities on site through extant permissions. Mixed Use will enable modern business premises to be constructed to meet existing requirements and additional commercial interest

7.0.2 Table 11 highlights that over a third (36.7%) of the total area allocated for employment land use in the Powys LDP has, since 2011, been subject to development interest, with 10.75ha (almost two thirds of site interest by area) being within the Severn Valley & North sub-market area alone.

7.0.3 At present interest is directed towards both local requirements and to prestige sites and primarily in the Severn Valley & North market area. This reflects existing Powys based businesses looking to expand and at the lower end of the scale, the possibility that regeneration strategies are beginning to encourage the expansion of micro businesses into SME's, which the LDP policies and growth strategy seeks to support. As part of these strategies, the Council is in discussion with Welsh Government to develop Abermule Business Park and deliver new small business premises.

7.0.4 In addition, commercially sensitive data from the Council's Regeneration team indicate that for the period November 2015 – June 2016, 18 indigenous businesses across Powys (and not included in Table 11 above) were looking for either new enlarged business premises or to adapt / extend existing building stock in the shorter term to

improve efficiency or increase storage or manufacturing capacity. Five of these businesses were looking for large premises with over 10,000 sq. metres of floorspace. This additional business interest further demonstrates the significance, as recognised in PENA [EB11], [EB12] of churn and replace of premises to the employment sector in Powys.

7.0.5 Should this level of interest be maintained throughout the remainder of the Plan period, and translate into the delivery of employment premises, then the scale and type of provision across the County as a whole and the uplift to the anticipated requirement as identified in the Powys Employment Needs Assessment and subsequent updates and reflected in the allocation of employment land in the LDP is entirely appropriate and can be delivered.

8. Potential Impacts of Regeneration Strategies

8.0.1 Powys has a County-wide approach to economic development which has been further reinforced by the publication in February 2016 of the “Economic Development Strategy for Powys County Council” through the Stronger Communities Programme. This recognised that more traditional approaches to regeneration, which are perhaps more suited to urban renewal, have not secured sufficient economic growth, and therefore strategies should focus upon greater support for the local economy to enable it to develop.

8.0.2 The Economic Development Strategy recognises there are a high proportion of micro-businesses in Powys (89%), allied to high rates of self-employment, but there are relatively fewer small or medium businesses in comparison to other counties, suggesting that businesses are not expanding, or are experiencing difficulty in expanding from micro to small.

8.0.3 To encourage skills and population retention and economic growth, the Economic Development Strategy for the next 5-10 years envisages a more responsive organisation better able to support economic development by encouraging the development of infrastructure and enabling the development of a greater proportion of SME’s against a backdrop of scenery and rural and leisure activities.

8.1 Powys Local Growth Zones

8.1.1 In Powys, Local Growth Zones have been established as an alternative approach to Enterprise Zones, as it has been recognised that the Enterprise Zone model does not fit all areas. The model for the Powys LGZ concept has been to focus on smaller business and specific issues relating to the retail sector.

8.1.2 The outcome from a Welsh Government supported study in July 2012 (Powys Local Growth Zones Task and Finish Group Report) recommended that Powys’s LGZs be established in the following locations:

- The Severn Valley (Welshpool / Newtown / Llanidloes)
- Rhayader / Llandrindod Wells / Builth Wells
- Brecon / Bronllys / Talgarth
- Ystradgynlais

8.1.3 The Local Growth Zone approach has been taken forward in three of the above areas, these being the Severn Valley, Llandrindod Wells/Builth Wells and Brecon/Bronllys/Talgarth, the latter partly lying within the Brecon Beacons National Park and thus partially outside the scope of the Powys Local Development Plan; the LGZ concept has not progressed in Rhayader and Ystradgynlais. Ystradgynlais is within the “Communities First” initiative. In alignment with the strategy of the LDP, LGZs in the three supported areas will engender economic development and growth in a sustainable manner, and ensure benefit to the wider rural hinterlands that surround them.

8.1.4 The largest Powys Local Growth Zone, that of the Severn Valley, encompasses three of the largest settlements in the County and is also recognised as one of the areas within the county with the highest levels of self-containment with regards employment.

Reflecting this, ensuring that sufficient employment sites were available in this area was identified as being important.

8.2 Growing Mid Wales Partnership

8.2.1 The Mid-Wales region, which in part is made up of the administrative boundaries of Ceredigion and Powys County Councils, has a number of unique features that make growing its local economy a challenge including rurality and peripherality, but with many micro and small opportunities, provides opportunities for future expansion, an entrepreneurial and self-reliant culture, space to expand, opportunities for infrastructure enhancements and support for growth.

8.2.2 “*Growing Mid Wales*” is a regional partnership and engagement arrangement between the private and public sectors, and with Welsh Government. The initiative seeks to represent the region’s interests and priorities for improvements to our local economy.

The aims of the partnership include to:

- encourage interaction with businesses, higher and further education, and with public and private sector stakeholders;
- identify key themes and sectors, and priorities for investment;
- support business led innovation, enterprise and investment in Mid Wales;
- support the delivery of Powys Local Growth Zones.

8.3 Regeneration Strategies and Employment Site Allocations

8.3.1 To support the regeneration strategies and initiatives, as well as recognise previous patterns of growth, it was considered appropriate to plan for employment land opportunities across the county as a whole to reflect the need for choice and flexibility as described in Section 2.3 above. However, a greater focus in the areas of the Powys Local Growth Zones for the provision of employment land would enhance support for wider Council strategies if sites could be delivered in sustainable locations in accordance with the strategy of the Local Development Plan.

8.3.2 The distribution of allocated employment sites has reflected the presence of Local Growth Zones with 33.2ha (73.6% of the total) allocated either within, or adjacent to and thus supporting the designated Zones, the following Zone areas:

- Severn Valley - 7 sites (22.3 ha)
- Brecon/Talgarth/Bronllys – 2 sites (5.8ha)
- Llandrindod Wells - 2 sites (5.1ha)

Of the above, 12.7ha (28%) of allocated land is provided on three prestige, strategic employment sites; Heart of Wales at Llandrindod Wells, Buttington Cross and Offa’s Dyke in Welshpool. These have been developed and promoted by Welsh Government to provide long term capacity of the highest quality beyond the Plan period. (Powys Employment Needs Assessment Core Report [EB11]). As the location and intended usage of these sites also align with regeneration strategies it is appropriate to include

these sites in the LDP to provide the highest quality end member of employment sites in the hierarchy.

8.4 Outcomes

8.4.1 The LDP allocates a total of 45ha of employment land for the period 2011-20126, and as evidenced in Section 7, business-led interest and activity in sites (by area) is already in excess of half this figure. With some premises already delivered, and to ensure that sufficient land remains available during the Plan period, the provision of range and flexibility uplift previously identified in PENA is considered essential to provide sufficient land and importantly of appropriate type to plan for anticipated growth as the economy continues to recover from the recession during the remainder of the Plan period.

8.4.2 The recognition of this growth pattern indicates that whilst it is necessary to provide a range across the County as a whole, it is appropriate to provide enhanced provision of employment land in the Severn Valley and north market area.

8.4.3 As a result, the remaining six allocated employment land sites (11.89ha) outside the Local Growth Zone areas are distributed across the County in Machynlleth, Presteigne, Ystradgynlais, Rhayader, Churchstoke and Four Crosses to support range and flexibility across the County and in response to expressions of interest by local businesses and newly constructed units on parts of sites being actively marketed.

8.4.4 There also remains the unallocated land which is supported by policies in the LDP which remains available for employment land use and which are listed in Table 8 and Table 9. These sites have the potential to contribute an additional 11.7ha of employment land of which 8.75ha (c.73%) is within Local Growth Zone areas.

8.4.5 In July 2016, the Council submitted to Welsh Government a draft Position Statement on the Powys Local Growth Zones for consideration by the Minister. This Position Statement described the recommendations and highlighted the actions achieved which support business growth and development, including marketing the County for new and indigenous business growth, the installation of superfast broadband connections for businesses, the delivery of business support through Business Wales and Growing Mid Wales and support for new business facilities in Welshpool.

9. Alignment and Implications for LDP Strategy

9.0.1 The location and planned distribution of employment 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)

9.0.2 The Powys Local Development Plan identifies that a range of employment sites and supportive policies are needed to meet the employment needs and demands of businesses, and ensure that employment opportunities are integrated with other sectors of society, as reflected in other Council policies such as **One Powys** [POW04] and the **Economic Development Strategy for Powys County Council** (February 2016) particularly given Powys’ size and dispersed settlement pattern.

9.0.3 In accordance with the LDP Strategy, allocated employment 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.

9.1 LDP Growth Strategy

9.1.1 *The LDP Growth Strategy* recognises there is a need to make provision for employment and business growth, even though many of Powys’s enterprises are micro in scale. Allied to regeneration strategies such as Powys Local Growth Zones and wider regional and national initiatives (e.g. Growing Mid Wales Partnership, Communities First) seeking to encourage businesses to grow, the provision of three hectares per annum within the LDP to enable business growth across a range of low, high quality and prestige sites is suitably aspirational for the lifetime of the Plan and as described in Section 8 above, the majority of allocated sites are existing serviced sites targeted into those areas where regeneration strategies are active. The manufacturing sector is economically important in certain parts of the county such as the Severn Valley and Ystradgynlais areas, reflecting the proximity to motorway networks, proximity to external markets, workforce skills and availability, and the history of public sector investment in these areas,

and the LDP allocations and policies continue to support these areas in alignment with LDP Objective 7.

9.1.2 To assist in some sites coming forward, some sites have been allocated as Mixed Use sites whereby residential development can support the provision of high quality, fit for purpose employment premises in sustainable location in alignment with LDP Objectives 6, 7 and 8.

9.2 LDP Spatial Strategy

9.2.1 *The LDP Spatial Strategy* identifies a sustainable settlement hierarchy and all allocated employment sites are directed to either the highest tier of the hierarchy (Towns – 14 sites) or the second tier sites (Large Villages – 3 sites), making provision across the county to ensure opportunities for new development are available.

9.2.2 As such, the allocated employment 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. Fifteen of the 17 the sites are existing, serviced sites and / or have existing employment provision or premises within them thus making the most sustainable use of existing land in accordance national policy and with Objective 3 of the LDP.

9.2.3 Non-allocated sites which are supported by LDP policies enable existing employment sites and sites within, or small sites adjacent to, the settlement boundaries of Towns and Large Villages to come forward for development or be regenerated in alignment with LDP Objective 8.

9.3 Impact on the Plan

9.3.1 The review of the allocation of employment land has indicated that employment development is directed to the most appropriate, sustainable locations, these being in the designated Towns and Large Villages in Powys and is therefore in alignment with the sustainable settlement hierarchy. The allocated land area of 45ha ensures that the LDP can provide a sufficient number and choice of reliable, deliverable sites which can be developed to support new enterprises and the expansion of existing indigenous businesses in alignment with the Plan's Growth Strategy. Ongoing interest in allocated sites and the construction of new premises at some locations prove that these sites are appropriate and can be delivered.

9.3.2 Sites upon which the Plan is not reliant remain available for employment uses through existing proposed Plan policies. These sites are focussed into the designated Towns and Large Villages and thus complement the Spatial Strategy and further enhance the focus of sustainable development to those settlements which are most able to accommodate appropriate growth, further strengthening the Strategy and thus does not undermine the Plan.

4.3.3 To reflect the outcomes of this paper, Further Focussed Changes are proposed to incorporate the allocated employment sites into Policy within the Plan.

10. Conclusions

10.0.1 This Position Statement confirms the methods and sequential tests in accordance with national policy used to identify employment land allocations for the Powys Local Development Plan.

10.0.2 Sites submitted through the call for Candidate Sites at the onset of the Local Development Plan process in 2011 as well as existing employment land sites in the adopted Unitary Development Plan, whether or not they were submitted as Candidate Sites were all considered during the assessment of potential employment land allocations in the LDP.

10.0.3 The sequential testing approach identified 17 sites which evidence indicated were deliverable and thus were suitable for allocation for employment land or mixed use with an employment component totalling 45.09 hectares. A further 11.7 hectares of employment land upon which the Plan is not reliant could be potentially available through supportive policies within the LDP but has not been allocated.

10.0.4 There is a clear focus of employment land, both allocated and that supported by Plan policies, being directed to the most sustainable locations and thus wholly supportive of the strategy of the Plan.

10.0.5 Expressions of interest and some premises construction indicate that churn and replace is an important sector as identified in previous studies and there is a need to ensure the available employment land can accommodate that need during the Plan period as the economy of Powys grows.

10.0.6 It is demonstrated that employment land allocations and enabling policies in the Plan support the total employment land requirement identified in the Powys Employment Need Study and subsequent updates. The sites support county-wide and regional regeneration strategies and Council objectives to promote sustainable growth in appropriate locations across Powys. The policies are sufficiently flexible and allocations of employment land appropriate to thus be in full alignment with the Growth Strategy and Spatial Strategy of the Powys Local Development Plan 2011-2026.

Annexes

Annex 1: Candidate Sites Submitted for Employment Use Consideration (2011)

Candidate Site Number	Site Name / address	UDP Allocation No.	Proposed LDP Use
63	Glebeland at Llanfihangel Talyllyn, Brecon		Employment (Commercial)
67	Land at Neath Road, Blaen Y Gors, Ystradgynlais		Mixed Use / Employment / Residential
68	Penypentre Meadow, Llanfihangel Talyllyn, Brecon		Mixed Use / Employment / Residential / Holiday Lets
75	Newbridge-on-Wye	R77 EA1	Residential
97	Land at Broadaxe Business Park, Presteigne	R84 EA1	General employment
100	Land at Parc Hafren, Llanidloes	M163 EA3	Employment
102	Land at Brynberth Enterprise Park, Rhayader	R85 EA1	General Employment
103	Land at Offa's Dyke Business Park	M199 EA1	Employment
104	Land at Parc Busnes Derwen Fawr, Llanidloes	M163 EA1	Employment
105	Land at Buttington Cross Enterprise Park	M199 EA2	Employment / Retail / Mixed Use
106	Abermule Business Park	M101 EA1	Employment
108	Land at Heart of Wales Business Park	R66 EA1	General Employment
109	Land at Woodlands Business Park, Ystradgynlais	B34 EA1	General employment
110	Land at Wyeside Enterprise Park, Llanelwedd	R69 EA1	General employment
135	Rock Farm, Llanllwchaiarn, Newtown		Residential / Employment / Recreational
208/701	Penrhos	B32 EA1	Education
249	Land North of Bryneira, Newtown		Residential / Employment
282	Cefn Field, North of Cefn Farm, Trewern, Welshpool		Residential / Employment
322	Land at The Meadows, Llandrinio		Employment / Residential
341	Land adjacent to Trem Hirnant, Manafon		Residential / Employment
343	Land adjacent to The Market, Welshpool		Employment
344	Land at Buttington Wharf, Welshpool		Employment / Retail / Mixed Use
366	Land adj to Trewern Sewage Station, Trewern	M195 EA1	Residential / Employment
389	White House Farm, Builth Wells		Residential / Employment / Retail

443	Agricultural Accommodation land adjacent to Brynberth Industrial Estate		Employment / Industrial
483	Land at St Giles Golf Club, Newtown	M181 EA1	Residential / Retail / Employment / Mixed Use
530	Canal side opposite Morrison's, Welshpool		Residential / Mixed Use / Commercial
541	Varchoel Hall, Guilsfield		Residential / Employment / Mixed Use (Live Work Units)
586	Adj. Castell Y Dail, Heol Mochdre, Newtown		Mixed Use (Residential, Employment, Recreation & Leisure)
589	Adj. Glandulas Drive, Newtown		Residential / Employment
592	Adj. Coleg Powys, Llanidloes Road, Newtown	M182 EA2	Employment / Mixed Use
633	Chapel Farm, Gorn Road, Llanidloes	M163 EA1	Employment / Housing
663	Llangurig	M160 EA1	Residential
682	Buttington Brickworks & Quarry, Buttington, Welshpool	New Site	Residential / Employment / Recreation / Waste / Mixed Use
698	Penybontfawr	M184 EA1	Residential / Open Space
720	Cynlais CP School, Ystradgynlais		Undecided / Residential / Employment / Mixed Use
776	Sarn	M189 EA1	Residential
778	Sheep Sale Field, Ludlow Road, Knighton		Residential / Employment / Amenity Area
782	Land adjoining Broadaxe and Presteigne By Pass		Residential / Employment
784	Fraithwen, Adfa		Residential / Employment / Retail / Community Facility / Recreation & Leisure
795	Land adjacent to 'The Smithy', Buttington		Employment / Unknown
824	Land adjoining LBS, Gurnos Cross, Ystradgynlais		Employment
830	Corner land at Neath Road / Varteg, Ystradgynlais		Residential / Employment
835	Land at Llynllloed, Machynlleth (South of Treowain)		Residential / Employment
836	Land at Llynllloed, Machynlleth		Residential / Employment
840	Land to east of Llansanffraid		Industrial / Commercial
842	Station Yard, Forden	Extant Employment Use	Industrial / Commercial / Mixed Use
844	Land near to station house, Y Fan		Residential / Employment (Possibly)
852	Land north of Bryn y Groes Farm, Ystradgynlais		Mixed use – Residential, Employment (inc. live / work units), Open Space
896	Ysgol Llanbryn-mair, Llanbryn-mair		Residential / Employment
903	Maesyrrhandir CP School, Newtown		Residential / Employment / Mixed Use
929	Welshpool High School		Residential / Employment

933	Cae Bach, Ddole Road, Llandrindod Wells		Residential / Employment / Retail / Waste / Recycling
947	Land adj. Canal Cottage, Four Crosses		Residential / Employment
957	Land adjoining Village workshops, Four Crosses	M133 EA1	Employment
958	Land adj. Village Workshops Llanerfyl	M153 EA1	Residential
961	Land at Maes Morgan, Llanrhaeadr ym Mochnant		Employment
964	Ysgol Efyrynwy, Llanwddyn, Llanfyllin		Residential / Employment / Recreation & Leisure
979	Gurnos Ind. Estate Ystradgynlais		Employment
1031	Chapel Farm, Gorn Road, Llanidloes		Employment / Residential
1045	Crossgates	R46 EA1	Mixed Use / Residential
1048	Knucklas	R61 EA1	Residential
1080	Brynant, Meifod		Residential / Employment / Retail / Recreation & Leisure / Waste / Recycling / Mixed
1096	Chapel Farm, Gorn Road, Llanidloes		Employment / Residential
1100	Land adj Brecon Pharmaceuticals, Hay-on-Wye		Mixed Use / Residential / Employment / Community Facility / Recreation
1105	Land adj. Gwernyfed Avenue, Three Cocks	Extant Emp. Permissions	Mixed use / Residential / Employment / Retail / Recreation & Leisure
1106	Land adj. Bronllys CP School, Neuadd Terrace		Mixed use / Residential / Employment / Retail / Community Facility / Recreation & Leisure
1122	Land adj. Dykelands, Forden, Welshpool		Employment / Residential
1123	Pt. Encl. 7065 and 7962, Churchstoke	M117 EA1	Employment / Industrial / Commercial
1133	Land adjoining Mochdre Industrial Estate, Newtown		Employment
1157	Ystrad Fawr Tip, Ystradgynlais		Agricultural / Residential / Employment / Community facility / Recreation & Leisure / Open space
1175	Land at Ty'n Pant, Caehopkin		Residential / Employment
1184	Llanwrtyd Wells	B23 EA1	Residential
1227	Land in Llangynog		Residential / Employment / Recycling Community Facility / Recreation & Leisure / Waste / Open Space
1228	Fields adjacent to River Teme		Employment
P42 EA1	Land at Treowain	M172 EA1	Employment

- ◆ Existing employment site
- ◆ Existing employment site proposed for alternative use

Annex 2: Sites Assessed in the Powys Employments Needs Assessment (2012)

Candidate Site Number	Site Name / address	UDP Allocation No.	UDP Use Classification
109	Land at Woodlands Business Park, Ystradgynlais	B34 EA1	General employment
	Caer'ont Enterprise Park, Ystradgynlais	B32 EA2	Local Employment
	Penrhos Business Park, Ystradgynlais	B32 EA1	Education
	Ynyscedwyn, Ystradgynlais	B34 EA2	Local Employment
	Ystradgynlais Workshops	-	Local Employment
979	Gurnos Industrial Estate, Ystradgynlais	-	-
	Three Cocks Industrial Estate	-	-
	Javel Industrial Estate, Three Cocks	B26 EA1	Local Employment
110	Wyeside Enterprise Park, Llanellwedd	R69 EA1	General Employment
	Irfon Enterprise Park	-	Local Employment
75	Newbridge-on-Wye	R77 EA1	Local Employment
1045	Crossgates	R46 EA1	Local Employment
108	Land at Heart of Wales Business Park	R66 EA1	Regional Employment
	Ddole Road, Llandrindod Wells	R66 EA2	High Quality / General Employment
	Llandrindod Wells	R66 EA3	Local Employment
	Llandrindod Wells	R66 EA4	Local Employment
	Old Town Workshops, Llandrindod Wells	-	-
97	Land at Broadaxe Business Park, Presteigne	R84 EA1	General employment
	Presteigne Industrial Estate	-	
102	Land at Brynberth Enterprise Park, Rhayader	R85 EA1	General Employment
	East Street Enterprise Park, Rhayader	-	-
	Knighton	R59 EA1	Local Employment
	Knighton Enterprise Park	R59 EA2	Local Employment
1048	Knucklas	R61 EA1	Local Employment
1184	Llanwrtyd Wells	B23 EA1	Local Employment
1105	Land between/adj Gwernyfed Avenue, Three Cocks	Extant Emp. Permissions	-
663	Llangurig	M160 EA1	Local Employment
104	Parc Busnes Derwen Fawr / Great Oaks Business Park Llanidloes	M163 EA1	Local Employment
100	Parc Hafren, Llanidloes	M163 EA3	General Employment
	Parc Hafren Extension	M163 EA2	General Employment
	Station Workshops, Llanidloes	-	-
	Maesllan Enterprise Park, Llanidloes	-	-
	Caersws Village Workshops	-	-
592	Adj. Coleg Powys, Llanidloes Road, Newtown	M182 EA2	Regional Employment
	Dyffryn Enterprise Park	-	-

	Mochdre Enterprise Park	-	-
	Vastre Enterprise Park	-	-
483	Land at St Giles Golf Club, Newtown	M181 EA1	Premium Employment
	St Giles Technology Park	-	-
776	Sarn	M189 EA1	Local Employment
106	Abermule Business Park	M101 EA1	General Employment
1123	Pt. Encl. 7065 and 7962, Churchstoke	M117 EA1	Local Employment
	Montgomery	M176 EA1	Local Employment
	Welshpool Business Centre	-	-
105	Land at Buttington Cross Enterprise Park	M199 EA2	General Employment
	Severn Farm Enterprise Park, Welshpool	-	-
	Henfaes Lane, Welshpool	-	-
366	Land adj to Trewern Sewage Station, Trewern	M195 EA1	Local Employment
103	Land at Offa's Dyke Business Park	M199 EA1	Regional Employment
957	Four Crosses	M133 EA1	Local Employment
	Meat Processing Plant, Llandrinio	-	-
	Wynnstay Stores, Llansanffraid-ym-Mechain	M165 EA1	Local Employment
	Llanfyllin Enterprise Park	M157 EA1	Local Employment
	Llanfyllin Industrial Estate	-	-
	Pontrobert	M186 EA1	Local Employment
958	Land adj. Village Workshops Llanerfyl	M153 EA1	Local Employment
698	Penybontfawr	M184 EA1	Local Employment
	Texplan, Carno	-	-
P42 EA1	Land at Treowain	M172 EA1	Special Employment
	Dyfi Ecopark, Machynlleth	-	-

Annex 3: Sequential Testing to Identify Employment Land Sites for Allocation

Site Name (LDP Candidate Site No)	Location (UDP Allocation)	Size of Development Area (ha)	Proposed Category	Recommendation	TAN23 Sequential Test	Constraints	LDP Settlement Hierarchy	Outcome	LDP Site Decision
Ystradgynlais									
Land at Neath Road, Blaen y gors (CS 67)	Ystradgynlais	6.41	Mixed Use	Employment Led / Mixed Use	3 Open Countryside	Greenfield Ecological	Town	Site not supported by sequential test	NOT ALLOCATED
Woodlands Business Park (CS 109)	Ystradgynlais (B34 EA1)	1.06	High Quality	High quality, promote & expand	1 within settlement boundary serviced	None	Town	Site supported by sequential test and LDP strategy	Taken Forward P58 EA1
Cae'r-bont	Ystradgynlais (B32 EA2)	1.5	Local	Regenerate	2 edge of settlement outside boundary	Not a candidate site	Town	Site not supported by sequential test	NOT ALLOCATED
Penrhos (CS 208 / 701)	Ystradgynlais (B32 EA1)	1	Local		1 within settlement boundary	Site being redeveloped for primary school	Town		NOT ALLOCATED
Ynyscedwyn	Ystradgynlais (B34 EA2)	0.7	Local	Employment led/mixed use	1 within settlement boundary serviced	Partly in C2 flood zone. Not a candidate site	Town	Site supported by LDP policies	White land
Cynlais CP School (CS 720)	Ystradgynlais	0.74			1 within settlement boundary	Brownfield In C2 flood zone.	Town	Site not supported by sequential test	NOT ALLOCATED
Land Adjoining LBS, Gurnos Cross (CS 824)	Ystradgynlais	0.14		Regenerate	1 within settlement boundary	Ecological Site Area	Town	Site supported by LDP policies	White land
Corner Land Neath Road / Varteg (CS 830)	Ystradgynlais	0.18	Mixed Use	Employment led/mixed use	3 Open Countryside	Greenfield Highways	Town	Site not supported by sequential test	NOT ALLOCATED
Land north of Bryn y Groes Farm (CS 852)	Ystradgynlais	7.32	Mixed Use	Employment led/mixed use	2 edge of settlement outside boundary	Greenfield Highways	Town	Site not supported by sequential test	NOT ALLOCATED
Ystradgynlais Workshops	Ystradgynlais	0.7	Local		1 within settlement boundary serviced	Site fully developed	Town		NOT ALLOCATED
Gurnos Industrial Estate (CS 979 part)	Ystradgynlais	0.5	Local	Regenerate	1 within settlement boundary serviced	0.5ha	Town	Site supported by LDP policies	Policy E2 White Land
Ystrad Fawr Tip (CS 1157)	Ystradgynlais	9.69	Mixed Use	Employment led/mixed use	2 edge of settlement outside boundary	Brownfield Ecology Contamination	Town	Site not supported by sequential test	NOT ALLOCATED
Land at Ty'n Pant, Caehopkin (CS 1175)	Caehopkin	5.29	Mixed Use	Employment led/mixed use	3 Open Countryside	Greenfield Highways	Small Village	Site not supported by sequential test	NOT ALLOCATED
Central Powys									
Three Cocks Industrial Estate	Three Cocks	2.9			1 within settlement boundary serviced	Site fully developed	Large Village		NOT ALLOCATED
Javel Industrial Estate	Three Cocks (B26 EA1)	0.6	Local	Regenerate	1 within settlement boundary serviced	Partly in C2 flood zone	Large Village	Site supported by LDP policies	White land
Glebeland (CS 63)	Llanvihangel Talylyn	0.95			3 Open Countryside	Greenfield Highways Access	Small Village	Site not supported by sequential test	NOT ALLOCATED
Penypentre Meadow (CS 68)	Llanvihangel Talylyn	0.8		Employment led/mixed use	3 Open Countryside	Greenfield Highways Sewerage	Small Village	Site not supported by sequential test	NOT ALLOCATED
Wyeside Enterprise Park (CS 110)	Builth Wells (R69 EA1)	2.16	High Quality	High quality, promote & expand	1 within settlement boundary serviced	Brownfield Ecological	Town	Site supported by sequential test and LDP strategy	Taken Forward P08 EA1/EC1
White House Farm (CS 389)	Builth Wells	0.5		Employment led/mixed use	1 within settlement boundary serviced	Brownfield Within C2 flood zone Highways	Town	Site supported by LDP policies	NOT ALLOCATED White land
Irfon Enterprise Park	Builth Wells	0.1	Local	Employment led/mixed use	1 within settlement boundary serviced	Insufficient land available. Not a candidate site	Town	Site supported by LDP policies	Policy E2 White Land
Newbridge-on-Wye (CS 75-R)	Newbridge-on-Wye (R77 EA1)	0.5	Neighbourhood	Employment led/mixed use	2 edge of settlement outside boundary	Alternative proposal for residential use. Access off A470	Large Village	Site not supported by sequential test	NOT ALLOCATED
Crossgates (CS 1045 part-R)	Crossgates (R46 EA1)	0.6	Local	Employment led/mixed use	2 edge of settlement outside boundary	Highways Contamination	Large Village	Site not supported by sequential test	NOT ALLOCATED
Heart of Wales Business Park (CS 108)	Llandrindod Wells (R66 EA1)	4.57	Prestige	High quality, promote & expand	1 within settlement boundary serviced	Ecological constraints around pond	Town	Site supported by sequential test and LDP strategy	Taken Forward P28 EA1
Ddole Road	Llandrindod Wells (R66 EA2)	4	High Quality	Regenerate	2 edge of settlement outside boundary	Partly in C2 flood zone. Not a candidate site	Town	Site not supported by sequential test	NOT ALLOCATED
Cae Bach, Ddole Road (CS 933)	Llandrindod Wells	0.98			1 within settlement boundary	Ecology Built heritage C2 flood zone	Town	Site supported by LDP policies	NOT ALLOCATED White land
Llandrindod Wells	Llandrindod Wells (R66 EA3)	0.57	Local		1 within settlement boundary serviced	Site fully developed	Town		NOT ALLOCATED
Llandrindod Wells	Llandrindod Wells (R66 EA4)	1.12	Local	High quality, promote & expand	1 within settlement boundary serviced	Existing building partially in use Not a candidate site	Town	Site supported by LDP policies	NOT ALLOCATED White land
Old Town Hall Workshops	Llandrindod Wells	0			1 within settlement boundary serviced	Site fully developed	Town		NOT ALLOCATED
Broadaxe Business Park (CS 97)	Presteigne (R84 EA1)	3.18	Local	Employment led/mixed use	1 within settlement boundary	Small area in C2 flood zone	Town	Site supported by sequential test and LDP strategy	Taken Forward P51 EA1
Presteigne Industrial Estate	Presteigne	0.4			1 within settlement boundary serviced	<0.5ha. Green space. Not a candidate site	Town	Site supported by LDP policies	Policy E2 White Land

Land adj, Broadaxe and Bypass (CS 782)	Presteigne	9.62		Employment led/mixed use	2 partially outside settlement boundary	Greenfield Highways	Town	Alternative Use within settlement boundary	Site partially allocated for housing
Brynberth Enterprise Park (CS 102)	Rhayader (R85 EA1)	2.11	Local	Regenerate	1 within settlement boundary serviced	Small area in C2 flood zone	Town	Site supported by sequential test and LDP strategy	Sites CS 102 & CS 443 merged Taken Forward P52 EA1 (3.8 ha)
Adjoining Brynberth Enterprise Park (CS 443)	Rhayader	1.59 3.8	Local	Regenerate	1 within settlement boundary serviced	Highways access through CS 102 Greenfield	Town	Site supported by sequential test and LDP strategy	
East Street Enterprise Park	Rhayader	1.6	Local		1 within settlement boundary serviced	Site fully developed	Town		NOT ALLOCATED
Knighton	Knighton (R59 EA1)	0.9	Local	Employment led/mixed use	3 Open Countryside	Greenfield	Town	Site not supported by sequential test	NOT ALLOCATED
Knighton Enterprise Park	Knighton (R59 EA2)	0.44	Local	Employment led/mixed use	1 within settlement boundary serviced	< 0.5ha. Not a candidate site	Town	Site supported by LDP policies	Policy E2 White Land
Sheep Sale Field, Ludlow Road (CS 778)	Knighton	6.09		Employment led / mixed use	2 edge of settlement outside boundary	Greenfield 94% in C2 Flood zone	Town	Site not supported by sequential test	NOT ALLOCATED
Fields adj, River Teme (CS 1228)	Knighton	9.78		Employment	2 edge of settlement outside boundary	Greenfield 95% in C2 Flood zone	Town	Site not supported by sequential test	NOT ALLOCATED
Knucklas (CS 1048-R)	Knucklas (R61 EA1)	0.5	Neighbourhood	Residential led mixed use	1 within settlement boundary	Site subject to housing application	Large Village		NOT ALLOCATED
Llanwrtyd Wells (CS 1184-R)	Llanwrtyd Wells (B23 EA1)	0.38	Neighbourhood	Employment led/mixed use	1 within settlement boundary serviced	< 0.5ha	Town	Site supported by LDP policies	Policy E2 White land
Gypsy Castle Lane (CS 1100)	Hay-on-Wye	2.4	Mixed Use	Employment led/mixed use	1 within settlement boundary	Greenfield New site	Town	Site supported by sequential test and LDP strategy	Taken Forward P21 MUA1
Three Cocks – Land adj Gwernyfed (CS 1105)	Three Cocks	2.3	High Quality	High quality, promote & expand	1 within settlement boundary (serviced)	Brownfield Extant implemented employment PP	Large Village	Site supported by sequential test and LDP strategy	Taken Forward P53 MUA1
Land adj Bronllys CP School (CS 1106)	Bronllys	5	Mixed Use	Mixed Use	2 partially outside settlement boundary	Greenfield Heritage Highways	Large Village	Alternative Use within settlement boundary	HOUSING ALLOCATION
Severn Valley & North									
Llangurig (CS 663 part-R)	Llangurig (M160 EA1)	0.4	Neighbourhood	Employment led/mixed use	1 within settlement boundary	Site allocated for housing	Large Village	Alternative Use	HOUSING ALLOCATION
Parc Busnes Derwen Fawr / Great Oaks Business Park (CS 104)	Llanidloes (M163 EA1)	0.3	High Quality	High quality, promote & expand	1 within settlement boundary serviced	None	Town	Site supported by sequential test and LDP strategy	Taken Forward P35 EA1
Parc Hafren (CS 100)	Llanidloes (M163 EA3)	1.47	Local	High quality, promote & expand	3 open countryside serviced site partially occupied	None – existing site partially occupied	Town	Site supported by LDP strategy and sequential test.	Taken Forward P35 EA2/EC1
Parc Hafren Extension	Llanidloes (M163 EA2)	3	Local	Employment led/mixed use	3 open countryside	Greenfield	Town	Site does not support sequential test	NOT ALLOCATED
Chapel Farm, Gorn Road (CS 633)	Llanidloes (M163 EA1)	0.49	Local		2 edge of settlement outside boundary	Greenfield Highways	Town	Site supported by LDP policies	NOT ALLOCATED Policy E2
Chapel Farm, Gorn Road (CS 1031)	Llanidloes	6.3			2 edge of settlement partially within boundary	Greenfield	Town	Alternative Use within settlement boundary	HOUSING ALLOCATION
Chapel Farm, Gorn Road (CS 1096)	Llanidloes	0.84			3 open countryside	Greenfield Highways	Town	Site does not support sequential test	NOT ALLOCATED
Station Workshops Llanidloes	Llanidloes	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Maesllan Enterprise Park	Llanidloes	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Caersws Village Workshops	Caersws	0			1 within settlement boundary serviced	No land available for expansion	Large Village		NOT ALLOCATED
Rock Farm, Llanllwchaiarn (CS 135)	Newtown	4.14			2 edge of settlement partially within boundary	Greenfield	Town	Site does not support sequential test	NOT ALLOCATED
Land north of Bryneira (CS 249)	Newtown	5.36			3 open countryside	Greenfield Highways	Town	Site does not support sequential test	NOT ALLOCATED
Adj. Castell y Dail, Heol Mochdre (CS 586)	Newtown	23.01			3 open countryside	Greenfield Highways	Town	Site does not support sequential test	NOT ALLOCATED
Adj. Glandulas Drive (CS 589)	Newtown	3.35			2 edge of settlement partially within boundary	Greenfield Partly in C2 zone Highways	Town	Site supported by LDP policies (0.95ha available)	NOT ALLOCATED Policy E2 White land
Llanidloes Road (CS 592)	Newtown (M182 EA2)	4.2	High Quality	High quality, promote & expand	1 within settlement boundary	Partly in C2 flood zone Highways	Town	Site supported by sequential test and LDP strategy	Taken Forward P48 EA1
Dyffryn Enterprise Park	Newtown	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Maesyrrhandir CP School (CS 903)	Newtown	2.72			1 within settlement boundary	Brownfield Site Availability	Town	Site supported by sequential test and LDP strategy Not available	NOT ALLOCATED (due to non-availability)
Land adj. Mochdre Industrial Estate (CS 1133)	Newtown	0.83			2 edge of settlement outside boundary	Greenfield Highways	Town	Site does not support sequential test	NOT ALLOCATED
Mochdre Enterprise Park	Newtown	2	High Quality	Regenerate	1 within settlement boundary serviced	3 sites < 0.5 ha each Infill space	Town	Site supported by LDP policies	Policy E2 White land

Vastre Enterprise Park	Newtown	1.8	Local	Regenerate	1 within settlement boundary serviced	Partly in C2 flood zone. Not a candidate site	Town	Site supported by LDP policies	NOT ALLOCATED White land
St Giles Golf Course (CS 483)	Newtown (M181 EA1)					Withdrawn from LDP	Town		DE ALLOCATED
St Giles Technology Park	Newtown	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Sarn (CS 776 part-R)	Newtown (M189 EA1)	0.46	Local	Employment led/mixed use	3 open countryside	Greenfield	Small Village	Site does not support LDP strategy or sequential test	NOT ALLOCATED
Fraithwen (CS 784)	Adfa	2.89			3 open countryside	Greenfield Highways	Rural Settlement	Site does not support LDP strategy or sequential test	NOT ALLOCATED
Abermule Business Park (CS 106)	Abermule (M101 EA1)	2.6	High Quality	High quality, promote & expand	1 within settlement boundary	Wholly within C2 flood zone	Large Village	Site supported by sequential test and LDP strategy	Taken Forward P02 EA1
Churchstoke (CS 1123 part)	Churchstoke (M117 EA1)	1.54	Local	Employment led/mixed use	1 within settlement boundary partially serviced	None	Large Village	Site supported by sequential test and LDP strategy	Taken Forward P12 EA1
Montgomery	Montgomery (M176 EA1)	0			2 edge of settlement outside boundary	Site subject to residential home application	Town	Alternative Use	NOT ALLOCATED
Welshpool Business Centre	Welshpool	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Buttington Cross Enterprise Park (CS 105)	Welshpool (M199 EA2)	1.5	Prestige	High quality, promote & expand	1 within settlement boundary serviced	None – existing site	Town	Site supported by sequential test and LDP strategy	Taken Forward P57 EC1
Severn Farm Enterprise Park	Welshpool	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Henfaes Lane	Welshpool	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Land adj. Market (CS 343)	Welshpool	0.64			2 edge of settlement outside boundary	Greenfield	Town	Site does not support sequential test	NOT ALLOCATED
Land at Buttington Wharf (CS 344)	Welshpool	1.31			3 open countryside beyond settlement boundary	Greenfield	Town	Site does not support sequential test	NOT ALLOCATED
Canalside opposite Morrison's (CS 530)	Welshpool	1.03	Regenerate	Employment led / Mixed Use	1 within settlement boundary serviced	Brownfield Site Availability	Town	Site supported by LDP policies Not available	NOT ALLOCATED White land
Buttington Quarry (CS 682)	Welshpool	6	Local		3 open countryside serviced site partially occupied	Brownfield New site Partial existing employment use	Town	Site supported by sequential test and LDP strategy	Taken Forward P59 EA1
Land adj. The Smithy Buttington (CS 795)	Welshpool	5.7			3 open countryside	Greenfield	Rural Settlement	Site does not support sequential test	NOT ALLOCATED
Welshpool High School (CS 929)	Welshpool	8.97			1 within settlement boundary	Brownfield Site Availability	Town	Site supported by LDP policies Not available	NOT ALLOCATED (due to non-availability)
Cefn Field, North of Cefn Farm (CS 282)	Cefn	1.52			3 open countryside	Greenfield	Rural Settlement	Site does not support sequential test	NOT ALLOCATED
Land adj. Trem Hirnant (CS 341)	Manafon	0.77			3 open countryside	Greenfield	Rural Settlement	Site does not support sequential test	NOT ALLOCATED
Land adj. Trewern Sewage Works (CS 366)	Trewern (M195 EA1)	1.43	Local	Employment led/mixed use	3 open countryside beyond settlement boundary	Greenfield	Large Village	Site does not support sequential test	NOT ALLOCATED
Offa's Dyke Business Park (CS 103)	Welshpool (M199 EA1)	7.8	Prestige	High quality, promote & expand	3 open countryside serviced site partially occupied	None – existing site partially occupied	Town	Site supported by LDP strategy and sequential test	Taken Forward P60 EC1
Four Crosses	Four Crosses (M133 EA1)	0.75	Local	Regenerate	1 within settlement boundary serviced	Existing popular site	Large Village	Site supported by sequential test and LDP strategy	Taken Forward P18 EC1
Land adj. Canal Cottage (CS 947)	Four Crosses	1.14			2 partially outside settlement boundary	Greenfield Ecology Highways Heritage	Large Village	Site does not support sequential test	NOT ALLOCATED
Land Adjoining Village workshops (CS 957)	Four Crosses (M133 EA1)	0.2			1 within settlement boundary serviced	Brownfield <0.5ha	Large Village	Site supported by LDP policies	NOT ALLOCATED White land
Meat Processing Plant	Llandrinio	19			3 open countryside	Greenfield Specific site proposer not come forward	Large Village	Site does not support sequential test	NOT ALLOCATED
Land at the Meadows (CS 322)	Llandrinio	0.88			3 open countryside	Greenfield In C2 zone	Large Village	Site does not support sequential test	NOT ALLOCATED
Varchoel Hall (CS 541)	Guilfield	2.63			3 open countryside	Brownfield Highways	Large Village	Site does not support sequential test	NOT ALLOCATED
Wynnstay Stores	Llansanffraid ym Mechain (M165 EA1)	1.6	Local	Employment led/mixed use	1 within settlement boundary serviced	Brownfield Existing B2 use Not a candidate site	Large Village	Site supported by LDP policies Not available	NOT ALLOCATED White land
Land to East of Llansanffraid (CS 840)	Llansanffraid ym Mechain	7.83			2 edge of settlement outside boundary	Greenfield Highways	Large Village	Site does not support sequential test	NOT ALLOCATED
Station Yard (CS 842)	Forden	1.03		Regenerate	3 open countryside	Brownfield Existing B2 Use Availability	Large Village	Site supported by LDP policies Not available	NOT ALLOCATED Policy E2
Land adj. Dykelands (CS 1122)	Forden	2.23			3 open countryside	Greenfield Heritage	Large Village	Site does not support sequential test	NOT ALLOCATED

Land near Station House (CS 844)	Y Fan	0.92			3 open countryside	Greenfield 42% in C2 zone	Small Village	Site does not support sequential test	NOT ALLOCATED
Llanfyllin Enterprise Park	Llanfyllin (M157 EA1)	0.28	Local	Regenerate	2 edge of settlement outside boundary	Brownfield < 0.5ha. Not a candidate site.	Town	Site supported by LDP policies	NOT ALLOCATED Policy E2
Llanfyllin Industrial Estate	Llanfyllin	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED
Ysgol Llanbrynmair (CS 896)	Llanbrynmair	2.57			2 edge of settlement outside boundary	89% in C2 Zone Site availability	Large Village	Site does not support sequential test	NOT ALLOCATED
Ysgol Efyrynwy, Llanwddyn (CS 964)	Abertridwr	0.52			3 open countryside	Brownfield Heritage Covenant	Small Village	Site does not support sequential test	NOT ALLOCATED
Land at Maes Morgan (CS 961)	Llanraeadr ym Mochnant	0.73			2 edge of settlement outside boundary	Greenfield In C2 zone Highways	Large Village	Site does not support sequential test	NOT ALLOCATED
Pontrobert	Pontrobert (M186 EA1)	0.12	Neighbourhood	Employment led/mixed use	1 within settlement boundary serviced	Brownfield < 0.5ha. Not a candidate site	Large Village	Site supported by LDP policies	NOT ALLOCATED Policy E2 White land
Llanerfyl Village Workshops (CS 958-R)	Llanerfyl (M153 EA1)	0.15	Neighbourhood	Employment led/mixed use	3 open countryside	Greenfield <0.5ha	Small Village	Site not supported by LDP strategy or sequential test	NOT ALLOCATED
Penybontfawr (CS 698-R)	Penybontfawr (M184 EA1)	0.5	Neighbourhood	Employment led/mixed use	1 within settlement boundary	Site allocated for housing	Large Village	Alternative Use	HOUSING ALLOCATION
Brynant (CS 1080)	Meifod	2.37	Local		3 open countryside	Greenfield	Open Countryside	Site does not support sequential test	NOT ALLOCATED
Land at Llangynog (CS 1227)	Llangynog	0.92			2 edge of settlement outside boundary	Greenfield In C2 Zone	Large Village	Site does not support sequential test	NOT ALLOCATED
Texplan	Carno	3.22			1 within settlement boundary serviced	Brownfield Site buildings in occupation Availability	Large Village	Site supported by LDP policies (not available)	NOT ALLOCATED White land
Machynlleth									
Treowain Enterprise Park	Machynlleth (M172 EA1)	1.3	High Quality	High quality, promote & expand	1 within settlement boundary serviced	Unsuitable for alternative uses. Not a candidate site	Town	Site supported by sequential test and LDP strategy	Taken Forward P42 EA1
Land at Llynloed south of Treowain (CS 835)	Machynlleth	4.82		Employment led/mixed use	2 edge of settlement outside boundary	Historic Landscape	Town	Site not supported by LDP strategy or sequential test	NOT ALLOCATED
Land at Llynloed (CS 836)	Machynlleth	4.61		Employment led/mixed use	3 open countryside	Highways Built heritage	Town	Site not supported by LDP strategy or sequential test	NOT ALLOCATED
Dyfi Ecopark	Machynlleth	0			1 within settlement boundary serviced	No land available	Town		NOT ALLOCATED

Site Assessed in PENA Property Market Overview & supply Analysis

* New allocated employment site identified via Candidate site submission