

**Powys Local Development Plan
Topic Paper**

**Economy – Employment & Economic
Development**

ADDENDUM

(Update to the 2015 Deposit Stage version)

January 2016



Contents

Executive Summary

1.0	Introduction	1
2.0	National and Regional Policy Context	2
3.0	Updating of Evidence	5
4.0	Regional Evidence	6
5.0	Improving local Economic Context	7
6.0	Distribution of Employment Allocations	8
7.0	Newtown Site Inventory	9
8.0	Other Considerations	10
9.0	Involvement	12
10.0	Key Issues	13

Annexes

Annex 1	Summary of Recent Employment Site Enquiries and Planning Applications	A1
Annex 2	Revised Distribution of Employment Land Allocations	A3
Annex 3	Proposed Focussed Changes to Economic Development Policies	A4

Executive Summary

The purpose of this Topic Paper Addendum is to support the evidence base in respect of the sub-theme of Employment and Economic Development. It considers updated policies and new legislation, and addresses key issues identified during the consultation stage of the revised Deposit Draft Local Development Plan for Powys. It builds upon previously commissioned work and complements a Position Statement published in January 2016 and prepared for Powys County Council by Arcadis Design and Consultancy.

Powys County Council considers that employment and economic development is an integral part of community life within Powys and making provision for its growth is essential for the long term sustainability of the county and the communities within it.

There is evidence of renewed and increasing interest by businesses in new sites and premises. The provision of employment land allocations across the County ensures that there is sufficient range and flexibility to enable economic growth for all previously identified market sub-areas. Consultations with site owners has resulted in a revised Employment Land allocation for the Powys Local Development Plan.

The Sustainability Appraisal of the Plan has assessed the impact of the spatial strategy, policies and allocations of employment land provision across the County, including in Welsh language strongholds, and they were found to have a significantly positive impact.

1.0 Introduction

1.0.1 In 2004, the Planning and Compulsory Purchase Act introduced a new Local Plan process for Wales. The new system requires each authority in Wales to prepare a Local Development Plan (LDP) for their area which, once adopted, replaces any existing development plan, which for Powys is the Powys Unitary Development Plan (UDP).

The planning system regulates the development and use of land in the public interest. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, thereby contributing to sustainable development.

1.0.2 The rationale of this Topic Paper Addendum is to provide an update to the *Employment and Economic Development* sub-theme Topic Paper originally prepared for the Local Development Plan Deposit Draft Consultation in June 2015.

The Topic Paper Addendum takes into account issues identified through representations to the 2015 revised Deposit Draft consultation within the planning context and new evidence of economic activity highlighted in a new Position Statement prepared in support of the LDP in January 2016 by Arcadis Design and Consultancy (formerly Hyder Consulting (UK) Limited). It addresses changes within the context of national and local policy guidelines and reassesses the provision within the Powys Local Development Plan in consideration of continuing improvements in the local and national economic outlook.

1.0.3 The aims of this Topic Paper Addendum is to:

- provide a summary of any new policies and strategies at national, regional and local level that will influence the development of Powys' Local Development Plan
- provide a summary of the updated evidence base for the topic identified in the 2016 Position Statement
- respond to key issues arising from the policy review and evidence base.

2.0 National and Local Policy Context

2.0.1 It is essential that the Employment and Economic Development policies and proposals contained within the Powys Local Development Plan are consistent and integrated with European, National and Regional legislation, regulations, plans and strategies. During 2015, two new Acts specific to Wales were passed and updated regulations and guidance from both the Planning Inspectorate and Welsh Government came into effect.

2.1 Superseded Guidance

2.1.1 Some policy documents identified in the June 2015 Topic Paper have been withdrawn or replaced by new documents. *Local Development Plans Wales: Policy on Preparation of LDPs* (WAG 2005) has been replaced by updates to various editions of Planning Policy Wales since 2010, although the requirement of local planning authorities to prepare, maintain or have access to an up-to-date information base remain.

2.1.2 New editions of Planning Policy Wales and the Local Development Plan Manual have been published and are referred to in Sections 2.4 and 2.6 respectively.

2.2 Planning (Wales) Act 2015

2.2.1 The Planning (Wales) Act improves the Local Development Plans process and helps to ensure that they are kept up-to-date and relevant for making decisions on planning applications and appeals.

2.2.2 The Act requires the Welsh language to be considered as part of the Sustainability Appraisal of all documents with development plan status including Local Development Plans. This strengthens advice provided in existing policy (Technical Advice Note 20: Planning and the Welsh Language (2013)).

2.2.3 The Act also provides a statutory requirement for the Welsh Ministers to produce and keep up-to-date a National Development Framework, which will replace the current Wales Spatial Plan. The National Development Framework will fulfil a number of roles, including setting out the Welsh Government's land use priorities and providing a national land use framework for Strategic and Local Development Plans. The National Development Framework will concentrate on development and land use issues of national significance which the planning system is able to influence and deliver.

2.3 Wellbeing of Future Generations (Wales) Act 2015

2.3.1 The Well-being of Future Generations Act is about improving the social, economic, environmental and cultural well-being of Wales. It sets a framework within which specified Welsh public authorities will seek to ensure the needs of the present

are met without compromising the ability of future generations to meet their own needs (the sustainable development principle).

2.4 Planning Policy Wales Edition 8 (January 2016)

2.4.1 The Local Development Plan chapter (Chapter 2) includes more detail on the preparation of LDPs including Plan preparation and the Welsh Government's role in the process.

2.4.2 The Economic Development chapter (Chapter 7) is unchanged. However, greater emphasis is placed on the sustainable development principle in the planning system (Chapter 4). This recognises legislative changes including:

- the Well-being of Future Generations (Wales) Act 2015 which provides a clear definition of sustainable development:

“Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

- The Planning (Wales) Act 2015 which strengthens the consideration given to the Welsh language in the planning system.

2.5 Building an Economic Development Evidence Base to Support a Local Development Plan –Practice Guidance note (September 2015)

2.5.1 Published by Welsh Government, this new Practice Guidance note provides a methodology to help LPAs produce robust evidence bases to underpin sound plans and development management decisions. The Guidance builds on the 'larger than local' theme outlined in TAN23, setting out information about the identification of strategic level policies and sites for inclusion in LPA development plans. The guidance states that “larger than local” areas and policies should be considered ‘where practicable’.

2.6 Local Development Plan Manual Edition 2 (August 2015)

2.6.1 The Local Development Plan Manual provides practical and technical advice on how to prepare Local Development Plans; it is non-statutory and does not constitute national policy.

2.6.2 The new edition of the Manual proposes a more integrated approach incorporating the sustainability appraisal to emphasise the need to demonstrate the LDP is sound by ensuring it meets sustainable development objectives.

2.6.3 In addition to the existing factors listed in Section 2.15.2 of the Topic Paper (June 2015), it identifies additional information relevant to the economy to be considered as part of the evidence base of the LDP including demand side factors:

- spatial concentrations of deprivation and regeneration programmes;
- Welsh language community demographics;

and supply-side factors:

- employment, retail and leisure land / floorspace availability and rate of take up;
- ability to fund infrastructure and links between S.106 and CIL;
- development viability; development rates based on realistic completion rates and with agreement of the development industry; and market signals.

2.7 Planning Inspectorate Wales Guidance

2.7.1 New guidance documents pertinent to the LDP process have been issued by PINS during 2015. These confirm the requirement for any submitted information base or supporting evidence to be up-to-date and maintained.

2.7.2 *Preparing for Submission – Guidance for Local Planning Authorities* aims to assist Local Planning Authorities preparing to submit LDPs for examination. It outlines the types of documents and information which, when submitted, can assist a smooth examination process. This document consolidates a range of previous advice and guidance produced by the Planning Inspectorate Wales.

Paragraph 26 states that the policies and allocations in the LDP should flow from the evidence, rather than it being collected retrospectively. The evidence base should be both **proportionate and relevant**.

2.7.3 *Local Development Plan Examinations: Procedure Guidance* deals with the procedural aspects of each stage of the LDP examination after submission. It is aimed at all those involved in the LDP examination.

3.0 Updating of Evidence

3.0.1 The original Powys Employment Needs Assessment (hereafter referred to as the “Assessment”) was produced in October 2012 by Hyder Consulting (UK) Limited. The Assessment comprises a Core report and three Technical Reports relating to the socio-economic context; a property market overview and supply analysis; and a demand analysis respectively.

3.0.2 Following public consultation on the initial Deposit draft LDP published in 2014, the Council was advised by Welsh Government that further supporting evidence with regards the economy sub-theme and employment land provision across Powys was needed to support the LDP. As a result, an Addendum to the original Assessment was prepared by Hyder Consulting in early 2015 (hereafter referred to as the “2015 Addendum”).

3.0.3 Following the consultation period of the revised Deposit Draft LDP in 2015, it was recognised by the LPA that the evidence base for the economy theme of the LDP required further updating. This was in recognition of the following:

- provision of new policy guidance (see Section 2 above);
- the need to take account of the “larger than local” theme in TAN23: Economic Development;
- increasing levels of economic activity becoming apparent across Powys;
- comments and representations received on the revised Deposit Draft LDP.

3.0.4 Arcadis Design and Consultancy (formerly Hyder Consulting) was commissioned in autumn 2015 to prepare a Position Statement updating the evidence previously presented in the original Assessment and subsequent 2015 Addendum.

3.0.5 The following sections 4.0 to 7.0 of this Topic Paper Addendum directly reference the relevant sections of the Position Statement published January 2016.

4.0 Regional Evidence

4.0.1 The 2015 Addendum referenced the new TAN23 'Economic Development' which was published in February 2014. In relation to employment land provision, TAN23 notes that assessments should allow for 'flexibility, competition and choice' and that whilst land provision targets may be higher than anticipated demand, to allow for the chance that the assessments are too low, persistent oversupply of employment land should be avoided.

4.0.2 TAN23 also refers to 'larger than local' planning, stating that 'market forces do not respect local authority boundaries' and that the planning system should steer development to the most efficient and sustainable locations. The document notes that it is for individual local authorities to identify the most appropriate strategic affiliation and groupings and functional economic areas and to consider the evidence base for each.

4.0.3 It should be noted that in most other locations in Wales, LPAs cover fairly small spatial extents and there is therefore a clear rationale for joint working given commonality of issues and functional linkages. The case in Powys is far less clear cut, primarily because of the scale and geography of the County.

4.0.4 The 2016 Position Statement, when considering the County as a whole, concluded that there does not appear to be a strong case for major cross-border working – either between Powys and adjoining Welsh Local Planning Authority areas or between Powys and England. The Practice Guidance refers to the need for 'larger than local' areas to be considered where 'practicable'. In the Powys context, due to the scale of the County and extent of existing economic flows and limited linkages outside all of the market sub-areas identified in the Assessment and re-confirmed in the Position Statement, it is not considered that the 'larger than local' approach is necessary.

5.0 Improving Local Economic Context

5.0.1 Since the original Assessment was produced in 2012, the national UK economy has shown signs of economic recovery, and the 2015 Addendum concluded that, overall, labour market indicators in Powys are moving in a positive direction as the local economy also begins to recover.

5.0.2 There is currently evidence of strong demand from businesses within the County exhibited by:

- i. the level of enquiries processed in relation to specific sites and premises;
- ii. planning applications submitted to the LPA in relation to undeveloped plots, and:
- iii. surveys / research undertaken.

The evidence of this demand is presented in Annex 1 to this Topic Paper Addendum.

5.0.3 The findings set out in Annex 1 illustrate the level of interest and progressed development across a range of sites of various sizes within the County over the last twelve months. The findings provide the evidence that a broad range of sites are needed within Powys to accommodate this increasing demand. In terms of the size and typology of sites required across the B1, B2 and B8 Use Classes, it is clearly prudent to provide a mixture of appropriately sized sites and premises in locations across the County during the Plan period.

6.0 Distribution of Employment Allocations

6.0.1 Policy E1 of the revised Deposit Draft LDP relates to 'Employment Proposals on Allocated Employment Sites' and identified that 49ha of land has been allocated for employment development within the County (B1, B2 and B8 uses). This falls within the 40-56ha range identified within the original Powys Employment Needs Assessment. In addition Policy E3 allows for employment led mixed-use developments at appropriate identified sites which was included in the 49ha total.

6.0.2 Potential deliverability issues have been raised with regard to two of the sites in the Newtown area; the Llanidloes Road site and St. Giles Golf Course site. With regard to the former, classified as a high quality site, deliverability issues are associated with the proportion of the total area of the site identified on the proposals maps (4.14ha) which is located within a C2 floodzone. This issue resulted in the identifiable developable area being reduced to 2ha in Table E1 of the revised Deposit Draft LDP. The site promoters have agreed the necessity for a detailed topographical site survey, accompanied by a Flood Consequences Assessment in order to determine how much of the site beyond the currently identified developable area can be developed.

6.0.3 The St. Giles Golf Course site was allocated in the Powys UDP as a premium employment site; the revised Deposit Draft LDP identifies its suitability as a mixed use site. The golf course has been for sale; however whilst the site does not present constraints in terms of location factors (for example access or flooding), the current land use and necessary investment required to convert the golf course into suitable employment land may restrict its potential from a market viability perspective. Whilst there has been some recent interest in the site, this has been for retail use rather than employment development. Consultations with the landowners indicate that the site will not come forward for employment purposes during the lifetime of the Plan, and as a consequence it will be de-allocated.

6.0.4 Other (non-employment) developments granted consent have impacted upon the areas of developable land available for employment at other allocated sites (e.g. Churchstoke), and in support of the Position Statement, the Planning Authority has re-assessed and re-measured the available developable land at all allocated sites identified in the revised Deposit Draft LDP (2015). The updated version of Table E1 is presented in Annex 3.

6.0.5 The Powys Employment Needs Assessment identified three prestige, strategic employment sites; Heart of Wales at Llandrindod Wells, Buttington Cross and Offa's Dyke in Welshpool are geared to providing long term and high quality capacity beyond the current Plan period.

6.0.6 The combination of re-measuring and deliverability issues associated with the St. Giles Golf Course site is such that the overall quantity of employment land to be allocated within the LDP will be reduced to **45ha** (Annex 3). Whilst this still falls within the range identified as appropriate within the original Assessment (and which is supported by the 2015 Addendum), there is a potential shortfall of sites within the Newtown area, which is examined further in the following section.

7.0 Newtown Site Inventory

7.0.1 Newtown, the largest settlement in Powys, is identified as a primary key settlement in the Wales Spatial Plan and a Town and Area Retail Centre in the Draft Deposit LDP spatial strategy. In the Powys Unitary Development Plan Newtown was identified as one of the four Area Centres which are considered to be the main anchors of employment growth and inward investment in Powys (outside the National Park).

7.0.2 In order to identify whether or not the potential shortfall of sites in the Newtown area is likely to be significant, for the 2016 Position Statement a survey and review of other employment allocations, candidate sites, undeveloped areas within the development boundary and existing employment stock was undertaken within the Newtown area. In relation to existing employment stock, the survey has identified where there may currently be vacant units.

7.0.3 The review has shown that there is currently a range of sites and premises of both size and status available to potential developers/businesses, including the serviced but undeveloped site at Abermule. The review of the other (candidate) sites has confirmed that none of these sites are suitable for allocation within the draft LDP and that the constraints originally identified during the surveys to inform the Site Status Report remain. However, to offset the loss of the St Giles Golf Course site, a further 5-6ha of potentially developable land (white land) within the Newtown settlement boundary has been identified. It is not considered that it would be necessary to allocate this land for employment purposes. For these sites, proposals for development for employment purposes would be tested by criteria-based policies contained in the revised Deposit Draft LDP.

8.0 Other Considerations

8.1 Deliverability

8.1.1 Deliverability is a key element of meeting the tests of soundness, as set out in Planning Policy Wales (PPW) (Edition 8 January 2016), the Welsh Government LDP Manual (Edition 2, 2015) and examination guidance prepared by the Planning Inspectorate (PINS July 2014). The LDP Manual refers to deliverability issues, stating that 'it is important to be able to demonstrate that there are no fundamental impediments to the development of the sites allocated in the plan' and that the plan strategy is to take account of a range of matters, including a broad assessment of the deliverability and viability of strategic sites.

8.1.2 During the preparation of the 2016 Position Statement, an assessment of employment land was undertaken in combination with consultation with site owners. Neither the assessments nor the consultation identified significant constraint issues which would hinder deliverability. Furthermore, many of the allocated sites are existing, serviced sites which already have partial occupation indicating that delivery is possible.

8.2 Impact on Welsh Language and Culture

8.2.1 The Position Statement undertook an assessment of the impact of employment site allocations upon Welsh language and culture, noting that appropriate development can make communities in Welsh language strongholds more sustainable. Overall, the assessment identified no adverse impact and the allocation of sites within the strongholds were not considered to lead to excessive in-migration and dilution of the Welsh speaking communities.

8.3 Representations on the Revised Deposit Draft 2015

8.3.1 During the consultation on the revised Deposit Draft LDP in 2015, 25 representations on the *Employment and Economic Development* sub-theme were received within an overall total of 53 representations for the theme of "Economy: Employment, Retail and Tourism".

8.3.2 The representations were considered by the LPA and resulted in proposed focussed changes to the revised Deposit Draft LDP policies and supporting text. Full details and rationale are presented in the *Schedule of Focussed Changes* (January 2016). An abridged overview of the proposed changes to the Economic Development (employment) Policies is presented in Annex 3 of this Topic Paper Addendum.

8.4 Sustainability

8.4.1 Whilst the LDP does not directly provide jobs, a key role of the Plan is to provide a land-use policy framework to enable employment growth. The Employment

Objectives support a diverse, robust and vibrant economy including the need to strengthen and maintain key economic sectors in the County such as manufacturing, tourism and agriculture. Detailed policies and proposals enable economic development in a multitude of forms from self-employed individuals to multi-national firms within a wide range of sectors and located throughout the County.

8.4.2 The updated Sustainability Appraisal (SA), taking account of Focussed Changes, identified that the employment policies and site allocations in the LDP had an overall significant positive effect upon sustainable development throughout Powys.

9.0 Involvement

9.0.1 During the preparation of the Position Statement involvement was sought from a number of other individuals / organisations, including:

Organisation Contacted	Representative
Welsh Government	[REDACTED] Property Manager
AB Planning	[REDACTED], Agent
B.C.R Limited	[REDACTED], Agent
Border Hardcore Ltd	[REDACTED], Owner
Hughes Architects	[REDACTED], Agent
Ian Pryce Property Services	[REDACTED], Agent

10.0 Key Issues

10.0.1 In accordance with current guidance from Welsh Government and the Planning Inspectorate, the Local Planning Authority has updated the evidence base of the Economy: Employment and Sustainable Development sub-theme for the Powys Local Development Plan. This additional evidence is proportionate and relevant to the Economy theme. The key issues and outcomes identified are listed below:

- There does not appear to be a strong case for major cross-border working, when considering Powys as a whole in line with the 'larger than local' guidance set out in TAN23 and associated Practice Guidance. In the Powys context, due to the scale of the County and extent of existing economic flows and linkages outside of the area, it is not considered that this approach is necessary;
- There is currently evidence of strong demand from businesses, exhibited both by the level of enquiries processed in relation to specific sites and premises; planning applications submitted in relation to undeveloped plots; and surveys/research that has been undertaken;
- Considering the size of the County, the allocated employment land sites provide flexibility and range for established businesses and also for potential new businesses. Many of the sites are already serviced and three Prestige sites are anticipated to provide high quality capacity beyond the end of the Plan period;
- Newtown is one of the economic hubs of the County. There are currently a range of sites and premises of both size and status available to potential developers/businesses in addition to the allocated sites. Should there appear to be constraint at any stage during the Plan period in terms of employment land provision, appropriate monitoring will identify the requirement and it can be considered during review of the Plan;
- No adverse impact on Welsh language strongholds as a result of the updated employment land allocations has been identified. The range and flexibility of allocations are considered to provide appropriate opportunities within strongholds for people to access employment, and are not considered to lead to excessive in-migration and the dilution of the Welsh speaking community;
- In relation to site viability and deliverability, regeneration strategies or alternative measures may come forward during the Plan period. Many of the allocated sites are already serviced and in addition to the emerging interest, in most instances have premises in situ, indicating that deliverability is achievable;
- The Local Planning Authority have considered all the representations received during the consultation on the revised Deposit Draft LDP in 2015 and some focussed changes have resulted. The updated Sustainability Appraisal taking account of these changes has shown that they policies have

a significant positive impact on sustainable development and are thus in accordance with current national legislation and planning policies.

Annex 1: Summary of Recent Employment Site Enquiries and Planning Applications

Site	Comments
Broadaxe Business Park, Presteigne	Welsh Government has been granted conditional consent for a planning application (P/2015/0554) for the extension of infrastructure to service the site, in response to four strong enquiries from local businesses requiring plots of land to expand.
Broadaxe Business Park, Presteigne	Conditional consent granted in 2014 for two live/work units and a single storey workshop.
Broadaxe Business Park, Presteigne	Conditional consent granted in 2013 for the erection of a retail and warehouse storage building and associated yard.
Buttington Cross Enterprise Park, Welshpool	Two undeveloped plots at present – planning consent granted in 2015 to Penycoed Construction for the erection of a factory building and associated office (P/2014/1141). Planning application submitted by Adcock Associates in September 2015 (subsequently withdrawn) for the construction of a petrol filling station and associated works.
Buttington Cross Enterprise Park, Welshpool	Conditional consent granted in 2015 for the erection of a storage building in association with Wipack UK Ltd.
Buttington Cross Enterprise Park, Welshpool	Conditional consent granted in 2014 for the extension to an existing factory at Unit 5.
Buttington Quarry	Existing industrial employment site of c.5ha with an additional 6-7ha potentially available within the 'worked out' quarry void, suitable for B1, B2 and B8 use classes. The existing site is home to the quarry operators and a distribution company at present. Interest has recently been expressed in locating here from a haulage company (lease due to be completed shortly).
Offa's Dyke Business Park, Welshpool	Conditional consent granted in 2015 for the erection of a new manufacturing space (P/2015/0748).
Offa's Dyke Business Park, Welshpool	Extension to factory granted in 2015 (P/2015/0127).
Offa's Dyke Business Park	Current enquiries being processed from three businesses may result in 11.5 acres (4.65ha) being developed.
Abermule, Newtown	Powys County Council regeneration section is currently working in partnership with Welsh Government to provide units at this site.
Parc Hafren, Llanidloes	Consent granted 2012 (P/2012/0611) and 2013 (P/2013/0729) for highways salt dome and ancillary buildings and landscaping resulting in 0.5ha currently being developed.

Wyeside Enterprise Park, Builth Wells	Consent granted 2013 (P/2013/0703) for a transport depot and workshop. Consent granted 2013 (P/2013/0334) for extension to an existing business unit to increase production and storage.
Churchstoke	There is potential interest on this site (approximately half of the allocated site) from a local business looking to expand its operations (the business is currently growing at a rate of approximately 15% per year).
Gypsy Castle Lane, Hay-on-Wye	Mixed use site. Potential development of the site may be focused around incorporating a higher housing element within the existing site boundary.
Three Cocks, Hay-on-Wye	Mixed use site. The site includes the committed areas of existing employment/retail permissions on the Griffiths Trailers site and the old Laura Ashley site (both permissions have been implemented). Pre-application discussion taken place with regard to the potential for additional land to the right of the entrance of Hay Road and to the rear of the 'Laura Ashley' permission. The promoter contends this would provide better buffering of the site rear boundary and assist delivery of employment and housing growth on the site, with the site being developed in phases early in the Plan period.

Annex 2: Revised Distribution of Employment Land Allocations

Site Name	Location	Size of Development Area (ha.)	Category	Site Allocation Ref. No.
<u>Ystradgynlais</u>				
Woodlands Business Park	Ystradgynlais	2.31	High Quality	P58 EA1
		2.31 ha.		
<u>Central Powys</u>				
Wyeside Enterprise Park	Builth Wells	1.2	High Quality	P08 EA1 / P08 EC1
Gypsy Castle Lane	Hay-on-Wye	2.4	Mixed Use	P21 MUA1
Heart of Wales Business Park	Llandrindod Wells	3.9	Prestige	P28 EA1
Broadaxe Business Park	Presteigne	2.4	Local	P51 EA1
Brynberth Enterprise Park	Rhayader	3.7	Local	P52 EA1
Land adj. Gwernyfed Avenue	Three Cocks	3.4	Mixed Use	P53 MUA1
		17 ha.		
<u>Severn Valley & North</u>				
Great Oaks Business Park	Llanidloes	1.2	High Quality	P35 EA1
Parc Hafren	Llanidloes	1.7	Local	P35 EA2 / P35 EC1
Llanidloes Road	Newtown	2	High Quality	P48 EA1
Abermule Business Park	Abermule	2.6	High Quality / Local	P02 EC1 EA1
Churchstoke	Churchstoke	1.28	Local	P12 EA1
Buttington Cross Enterprise Park	Welshpool	1.5	Prestige	P57 EC1
Buttington Quarry	Trewern	6	Local	P59 EA1
Offa's Dyke Business Park	Welshpool	7.3	Prestige	P60 EC1
Four Crosses	Four Crosses	0.5	Local	P18 EC1
		24.08 ha.		
<u>Machynlleth</u>				
Treowain Enterprise Park	Machynlleth	1.7	High Quality	P42 EA1
		1.7 ha.		
Total		45.09 ha.		

Annex 3 Proposed Focussed Changes to Economic Development Policies

(Green highlights indicate added text. Red highlights with strikethrough indicate deleted text. Pink highlights indicate updated text).

To amend Paragraph 4.4.1 to include the following additional wording:

4.4.1 The following section deals primarily with traditional employment land uses (B1, B2 and B8 use classes). Other economic sectors such as tourism, energy and retail uses are included within separate sections of the Plan. **The LDP provides opportunity for all scales of employment uses. Employment development proposals on all sites should seek to reflect the character of the towns, villages and countryside settings in which they are located and will be considered against the relevant policies in the LDP.**

To amend Policy E1 as follows:

Policy E1 - Employment Proposals on Allocated Employment Sites [@ 34.36](#)

49 45 hectares of land have been allocated employment development, as identified on the Proposals / Inset Maps.

Proposals for B1, B2 and B8 employment development on these sites will be permitted where they comply with the category of the site and permitted uses of the site as identified in the Employment Site Allocation Table E1.

Where appropriate other employment uses may be permitted on allocated employment sites where the proposed development complements and enhances the site's role as identified in the Employment Site Allocation table.

4.4.2 Allocated employment sites will complement existing employment sites in providing a continuous supply of appropriate employment land across the Plan area to accommodate expansion in the economy, to replace and upgrade the existing supply of premises where needed, and to ensure choice and range across types, settings and locations.

4.4.3 Policy E1 also enables the provision of complementary ancillary employment uses that fall outside the B use classes where this improves site viability and enables new site development. Uses that might be complementary include day nurseries, training centres, waste recycling and vehicle repairs. Retail uses will be considered against the LDP's retail policies. [@ 34.37](#)

To amend paragraphs 4.4.4 and 4.4.5 as follows:

4.4.4 Given the dominance in the Plan area of micro and small businesses dispersed over a large geographic area it is evident that not all employment proposals will be appropriately accommodated on allocated employment sites. Policy E2 therefore supports the economy by enabling the provision of economic opportunities on non-allocated sites, **including the development of new small**

businesses and in so doing it will address any local need for neighbourhood employment accommodation.

4.4.5 In addition, the appropriate expansion or modernisation of existing businesses in-situ is supported to reduce the inconvenience and disruption of moving, whilst retaining the source of employment within the local community. The provision of new employment proposals within the open countryside is also supported where it can be demonstrated that such a location is justified by the nature of the proposal. Such employment proposals may include farm diversification proposals or the reuse of existing buildings.

To amend Table E1 as follows:

Table E1 - Employment Site Allocations [® 34.42](#)

Allocated employment sites have been grouped into categories that reflect the nature of the site and the potential future uses. These categories, which reflect best practice and current thinking in adjoining authorities, are:

- **Prestige Sites:** Strategically located sites in the regional context offering medium to large scale employment opportunities for primarily B1 Uses and characterised by a high quality environment.
- **High Quality Sites:** Smaller sites of regional significance offering small to medium sized employment opportunities for B1, B2 and B8 Uses in high quality surroundings that are well positioned in relation to the County's main road and transport infrastructure.
- **Local Sites:** Sites for B1, B2 and B8 Uses providing a varied industrial and / or employment setting with minimised visual impact (for example, screening) yet located within close proximity to the main road and transport infrastructure as well as centres of population. These sites primarily serve a local market and may include local office developments.
- **Mixed Use Sites:** Sites where employment led mixed use proposals are supported in order to stimulate private sector investment and development.

To amend wording of Policy E4 and paragraphs 4.4.10 & 4.4.11, and insert new text, as follows:

Policy E4 – Bronllys Health Park [® 34.43](#)

Proposals to develop the site of Bronllys Hospital as a Health & Wellbeing Park will be supported.

4.4.10 During the Plan period, it is expected that parts of the Bronllys Hospital site will become available for alternative uses. Considerable engagement has taken place to identify the future role for the site and its buildings, and the concept of a 'health & wellbeing park' is widely supported.

4.4.11 The LDP has not allocated land at the hospital for housing or employment, but where proposed as part of any future plans, these will be considered against relevant policies in the LDP. The site contains important built-heritage assets which should be protected in accordance with Policy DM16 including two listed buildings

and a registered historic park and garden. Any development proposal will need to refer to an agreed joint development brief with BBNPA prior to adoption as SPG, which may include limitations or conditions on permissible uses. Applications will need to take account of any potential wider impacts upon the settlements of Bronllys and Talgarth and the surrounding area including the transport network and the Brecon Beacons National Park.

4.4.12 Any potential development as well as taking account of the site heritage and its designation as a Historic Park and Garden, will need to take of any natural heritage and undertake ecological and Habitats Regulations Assessments

