



**Powys Replacement
Local Development Plan (LDP)
2022-2037**

Preferred Strategy

Consultation Draft

August 2024

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh



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Acknowledgement



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1. Introduction

This document sets out the Preferred Strategy for the Powys Replacement Local Development Plan (LDP) for the plan period 2022 – 2037. It is the first statutory stage in preparing the Replacement LDP for the Powys Local Planning Authority (LPA) area which covers all of Powys outside the Bannau Brycheiniog National Park (BBNP).

Once adopted, the Replacement LDP and its policies and proposals will succeed the earlier Adopted Powys LDP (2011-2026) and it will be used alongside Welsh Government's Future Wales: The National Plan 2040 for delivering sustainable development and making decisions on planning applications.

1.1 What is the Replacement LDP Preferred Strategy?

The Preferred Strategy is the first statutory stage in the preparation of a Replacement LDP and in accordance with the LDP Regulations is subject to a statutory minimum six-week period of public consultation.

It identifies Key Issues, a Vision and Objectives for the Replacement LDP plan period up to 2037.

It considers Strategic Growth Options for the level and amount of growth - housing, employment land and retail – and Strategic Spatial Options for where this growth should be distributed across the plan area.

Using the Growth and Spatial options and informed by an Initial Integrated Sustainability Appraisal (ISA), a Preferred Strategy is proposed. This is supported by a Key Diagram and a set of proposed Strategic Policies to deliver the Strategy.

1.2 How to comment on the Replacement LDP Preferred Strategy?

Having approved the Preferred Strategy for consultation, the Council welcomes comments (representations) on the Preferred Strategy.

Background papers and evidence used to inform the preparation of the Preferred Strategy have been published on the [Council's website](https://en.powys.gov.uk/LDP) (<https://en.powys.gov.uk/LDP>) and should be read alongside the Preferred Strategy.

A Candidate Site Register has also been published for consultation and representations on the sites will be used to inform the allocation of sites within the Deposit Plan (the next statutory stage). New candidate site submissions may also be made during the consultation period.

How to comment:

Comments on the published documents should be submitted in writing, preferably using the consultation portal [Powys County Council / Cyngor Sir Powys - Consultations](https://en.powys.gov.uk/visitus) (<https://ldp.powys.gov.uk/>).

Alternatively, standard representation forms are available from:

- Council Offices, County Hall, Llandrindod Wells, Powys. LD1 5LG. 9am to 5pm (Monday – Thursday), 9am to 4.30pm (Friday)
- The following Libraries during normal [opening hours](https://en.powys.gov.uk/visitus) (<https://en.powys.gov.uk/visitus>) Brecon, Builth Wells, Llandrindod Wells, Llanfyllin, Llanidloes, Llanwrtyd Wells, Machynlleth, Newtown, Presteigne, Rhayader, Welshpool and Ystradgynlais,

or by request from ldp@powys.gov.uk. Representation forms must be received by the closing date and can be emailed to ldp@powys.gov.uk or submitted (paper copy) to: **Planning Policy, Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG.**

Consultation Period: 19th August – 7th October 2024 (5pm).

Late Representations - Comments received after the close of the Consultation Period will not be accepted.

1.3 What Happens Next?

Following the close of the consultation period, the Council will analyse and consider the representations made on the Preferred Strategy. Where considered appropriate, the representations will be used to refine the LDP's Strategy and to prepare the Deposit Plan.

The Deposit Plan will include a Strategy and more detailed planning policies for development management purposes, site policies and allocations, and a monitoring framework. It will be published for a minimum statutory six-week period of public consultation. More information on the timetable and stages for preparing the Replacement LDP is set out in the approved Delivery Agreement available to view on the [Council's website](https://en.powys.gov.uk/LDP) (<https://en.powys.gov.uk/LDP>).

2. Powys Characteristics

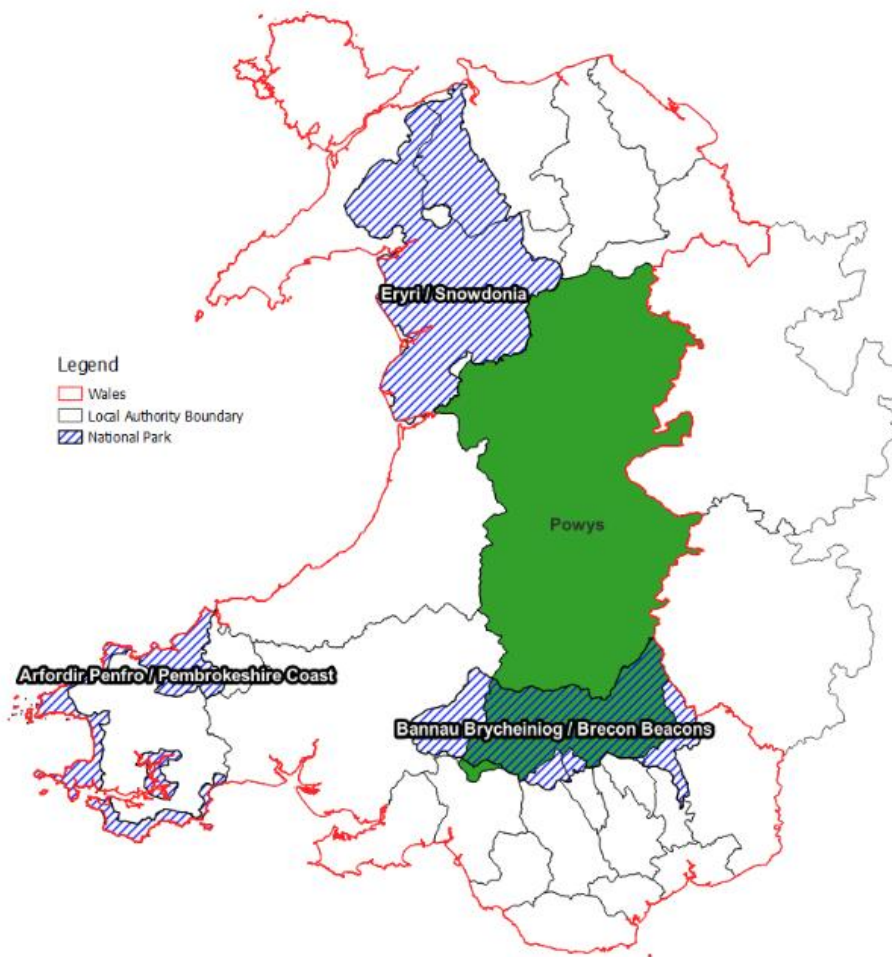
2.1 Introduction

This section provides a general introduction to Powys and its characteristics and sets the context for the Replacement LDP.

2.2 Location and Topography

Powys is located centrally in Mid Wales and is geographically the largest authority in Wales covering approximately one quarter of Wales. It adjoins ten other LPAs, including eight in Wales and the counties of Herefordshire and Shropshire in England, as shown in Figure 1.

Figure 1 - Map of Powys and Neighbouring Local Authorities

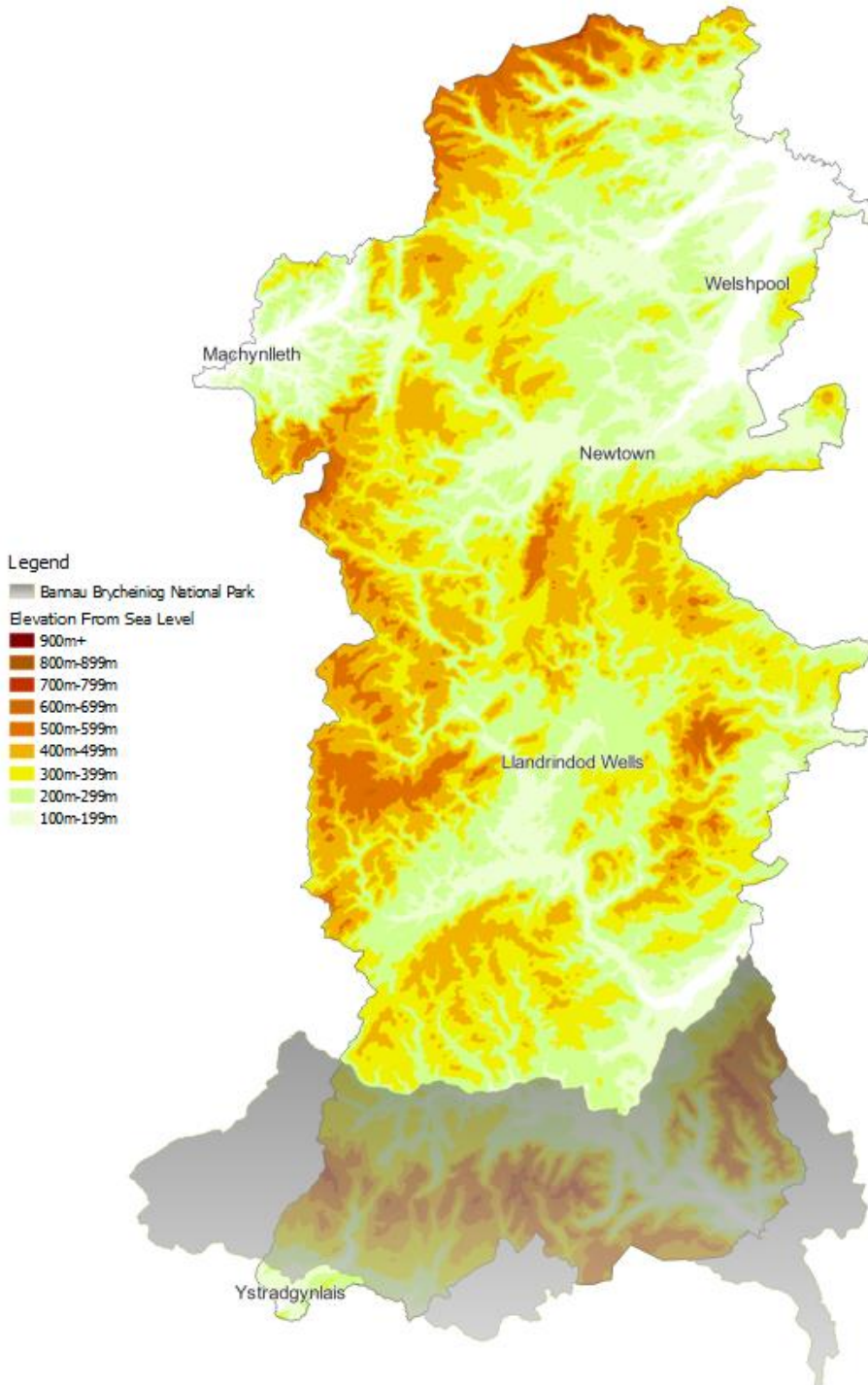


Powys is extensive in nature being a largely upland and very rural county covering over 5,000 square kilometres. In the south of the county is the BBNP, an LPA in its own right, which covers approximately 16% of the area of Powys. The Replacement LDP will need to take the BBNP and the Eryri National Park (to the north-west) into consideration as national landscape designations.

Figure 2 shows the topography of Powys and demonstrates how Powys is intersected with upland areas between the valleys. The upland areas include the Berwyns in the north, the Cambrian

Mountains in the west, the Radnor Hills in the east and the Epynt in the south. The rivers dissecting the valley floors include the Severn, Vyrnwy, Tanat, Wye, Usk, Irfon, Ithon, Dyfi, Teme, Tawe and the Lugg.

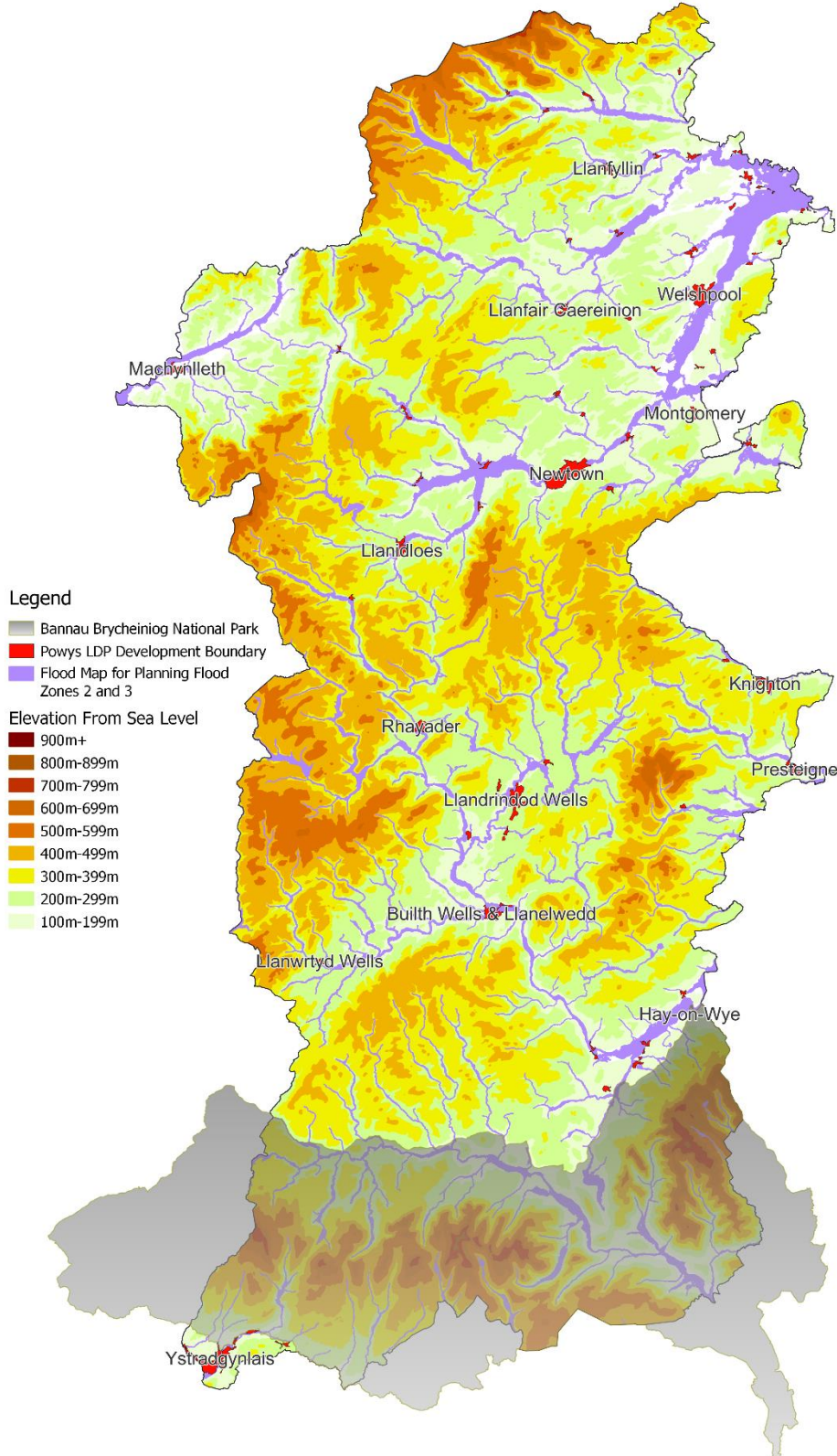
Figure 2 - Map Showing the Topography of Powys



2.3 Settlements and Places

Powys' topography has meant that historically a large number of settlements and main transport routes are located in valleys at important river crossings and as a result of this a number of settlements are constrained by flood risk as shown in Figure 3.

Figure 3 - Main Settlements and River and Sea Flood Risk



In total, the Powys LPA area has 14 towns, only one of which, Newtown, has a population of over 10,000 people. It also has a number of villages and rural settlements along with more isolated dwellings located in open countryside. Varying levels of social and economic interaction take place between the settlements and with settlements outside of the Powys LPA area boundaries.

2.4 Environment

The architecture of Powys is as varied as its landscape, with most towns and settlements having distinct characteristics in building forms or settlements that make them easily recognisable. The rich wealth of architectural history ranges through all periods and all building types.

The quality of the historic environment is reflected in the large number of historic environment designations within the Powys LPA area. This comprises a total of 55 conservation areas, 10 registered historic landscapes, 37 registered parks and gardens, 3,938 listed buildings and 723 scheduled monuments.¹

As a largely rural LPA, there is a wealth of biodiversity, geodiversity and conservation resources. A number of these are internationally and nationally recognised including 225 Sites of Special Scientific Interest, 13 Special Areas of Conservation, three Special Protection Areas, one RAMSAR site and nine National Nature Reserves. On a more local level, Powys has 105 Regionally Important Geodiversity Sites and 119 local wildlife sites.

2.5 Access and Transport

Powys has over 9,250 km of public rights of way. The main use of these rights of way is for recreation including walking, cycling and horse riding. In addition to this, Powys has 150,000 hectares (579 square miles) of open access land representing 29% of the land in Powys. Powys has two national trails, the Offa's Dyke Path and Glyndwr's Way. The Offa's Dyke path is 285 km (177 miles) long, of which 72 km (45 miles) falls within the county of Powys. In addition to the two national trails, Powys has several regionally important promoted trails including the Wye Valley Walk, Severn Way, Ann Griffiths Walk, Kerry Ridgeway, Pererindod Melangell and the Epynt Way.

Powys covers an area of around 5,195 km² and has a total road length of 5,511 km (15.7% of all roads in Wales).² As a predominately rural county, there is a high percentage of car ownership, although larger settlements have a lower proportion of car ownership, for example Welshpool.

Powys has the highest proportion of trunk roads in Wales, accounting for 27.3% of Wales' trunk roads.³ Due to the location of Powys, set in the heart of Wales, most traffic travelling to or from the coast generally needs to drive through Powys. Some of these roads run through main settlements like Welshpool, Rhayader and Builth Wells, causing traffic disruption, particularly during holiday periods.

The Cambrian rail main line and the Heart of Wales rail line run through Powys, travelling between Aberystwyth and Birmingham International (Cambrian Mainline) and Shrewsbury to Swansea (Heart of Wales). These rail lines provide connections to not only the coast but also to major cities.

For most parts of Powys, public transport services are either absent or of limited frequency, with bus services linking up main towns and villages within and outside of the county. The Powys Well-being Assessment indicates that around half of Powys areas are in the worst 20% in Wales in terms of

¹ [Annual Monitoring Report - Powys County Council](#)

² [Road lengths and conditions: April 2021 to March 2022 | GOV.WALES](#)

³ [Road lengths and conditions: April 2021 to March 2022 | GOV.WALES](#)

access to services.⁴ In 2013, Powys had the highest proportion of population (28%) in England and Wales living in rural hamlets and isolated dwellings.

2.6 Population / Demographics

According to the Census, the population of Powys rose by 0.1% from around 133,000 in 2011 to around 133,200 in 2021. Based on the assumption that 18% of Powys's population resides within the BBNP, it is estimated that the population of Powys LPA area (excluding the BBNP) is 109,224 persons.

Powys has the lowest population density of all the local authorities in Wales at 26 persons per square kilometre.⁵ A large proportion of the population lives in Towns (43%), as defined by the adopted LDP, 19% live in Large Villages, and 10% live in Small Villages and Rural Settlements. 28% of the population live in Open Countryside.

The components of change in the County's population over recent years have highlighted the fact that deaths have consistently exceeded births by a few hundred per annum. Migration both in and out, is the key determinant of change in the population size and structure. Recent trends in the population of the County over the last ten years have indicated an average net population gain. Despite this, Powys experiences a loss of young adults in their late teens through to their early 20s. Reasons for the loss of this element of the population generally include school leavers in search of further education, and young people looking for employment opportunities and affordable housing.

According to the 2021 Census, 15.5% of the Powys population were children aged 0 to 15, 56.6% were aged 15 to 64 and 27.8% were aged 65 or above. It is projected that the number of persons of working age will continue to decline. Meanwhile the number of persons over retirement age will increase. This means that the workforce will be a smaller proportion of the total population and that the old age dependency ratio (non-workers to workers) will increase.

2.7 Dwellings / Homes

The total number of households in Powys according to the 2021 census was 60,182 households, with an average household size of 2.19 people. It is estimated that 49,349 of these households were within the Powys LPA area, with around 10,833 living inside the BBNP.

Welsh Government higher variant household projections predict that the number of households in Powys (excluding the BBNP) will increase by 3.9% during the period of 2022 to 2037. This equates to an increase of 1,931 households during the Replacement LDP plan period.

In March 2022, it was estimated that there were 67,100 dwellings in Powys. 47,200 were owner-occupied, 11,300 were privately rented, 5,200 were owned by Powys County Council and 3,400 were owned by Registered Social Landlords.⁶

During the monitoring period of 1st April 2022 to 31st March 2023, a total of 339 dwellings were completed, which is a sustained improvement on the early years of the adopted Plan period.⁷

⁴ <https://en.powys.gov.uk/article/5794/Full-Well-being-assessment-analysis>

⁵ [Wellbeing Information Bank: View information about Powys population density - Powys County Council](#)

⁶ [Dwelling stock estimates by local authority and tenure \(gov.wales\)](#)

⁷ <https://en.powys.gov.uk/article/4910/Annual-Monitoring-Report>

During the monitoring period of 1st April 2022 to 31st March 2023, a total of 124 affordable dwellings were completed, which means that the adopted Powys LDP (2011-2026) is on track to deliver the Plan's affordable housing target.⁸

The Local Housing Market Assessment (LHMA) 2024 identifies the level of housing need for both open market and affordable dwellings for Powys and also for 13 Housing Market Areas at the local level. Based on the assessment, there is a need for 1,646 market dwellings and 1,036 affordable dwellings, totalling 2,682 dwellings over the plan period for the Powys LPA area. The greatest overall housing need is in the Welshpool and Montgomery Housing Market Area. In terms of social rented housing, the greatest need is for one and two-bedroom properties which reflects the trend towards smaller household sizes.

2.8 Welsh Language

According to the 2021 Census, there were 21,359 Welsh speakers in Powys, representing 16.4% of the whole population. At the time of the 2011 Census, the percentage of Welsh speakers was 18.6%. Therefore, there has been a decline in the Welsh speaking population in Powys. Powys remains ranked as the local authority in Wales with the eighth highest percentage of Welsh speakers aged three years and over. According to 2021 Census data, 25% of Powys residents have some combination of Welsh language skills. Notably, the highest densities of Welsh speakers are found in the north and south-west of the County.

2.9 Economy / Jobs

With its sparsely populated upland landscape and poor connectivity, Powys has very few large employers (i.e. businesses with 250+ employees) outside the public sector. 31.3% of those in employment in Powys are self-employed, whereas the average percentage of self-employed employees in Wales is 12.2%. Likewise, the percentage in part-time employment in Powys is 32.2% which is higher than the 26.4% in part-time employment in Wales.⁹

Tourism acts as a cornerstone in supporting the local economy, attracting visitors with the beauty, remoteness and tranquillity of the landscape together with the cultural, agricultural, heritage and outdoor leisure opportunities.

Aside from tourism, agriculture, which is predominantly through small family-run upland sheep farms, is also a key pillar of the local economy. Farming and forestry have shaped the landscape, culture and people of Powys for many generations. In 2020, there were 4,935 agricultural holdings in Powys which was a fifth of the holdings in Wales. There were 6,900 workers working in the industry of agriculture, forestry and fishing in 2022.¹⁰

The three largest employment sectors in Powys by percentage of jobs were public administration, education and health (31%), distribution, hotel and restaurant (17%), and banking, finance and insurance (13%).¹¹

⁸ <https://en.powys.gov.uk/article/4910/Annual-Monitoring-Report>

⁹ [Status of employed persons by Welsh local authority and measure \(gov.wales\)](https://gov.wales/status-of-employed-persons-by-welsh-local-authority-and-measure),

¹⁰ [Wellbeing Information Bank: View information about Employment by industry - Powys County Council, 22-47-farming-sector-in-wales.pdf \(senedd.wales\)](https://www.wales.gov.uk/docs/senedd-wales/2022-23/welbeing-information-bank-view-information-about-employment-by-industry-powys-county-council-22-47-farming-sector-in-wales.pdf)

¹¹ [Wellbeing Information Bank: View information about Employment by industry - Powys County Council](https://www.wales.gov.uk/docs/senedd-wales/2022-23/welbeing-information-bank-view-information-about-employment-by-industry-powys-county-council)

Drawing on data provided by the ONS, 2.3% of people aged 16 to 64 years in Powys were claiming unemployment-related benefits in March 2024. 22.1% of the population aged 16 to 64 were economically active in Powys compared to 23% across Wales.¹²

2.10 Retail, Recreation and Leisure

Within Powys the level and type of provision for recreational and leisure activities varies across the county. Formal, organised activities are mainly located within the main towns and larger settlements. There are currently 16 leisure centres across Powys including those in the BBNP.

Retail provision in Powys is focussed upon its historic towns. Newtown, as a sub-regional centre, has the largest and most varied shopping facilities of the Powys LPA area. The area has five primary towns, namely Welshpool, Llanidloes, Llandrindod Wells, Machynlleth and Builth Wells, serving large spatial areas and meeting the needs for shopping and local services not met within secondary and local towns. The secondary towns of Rhayader, Knighton, Ystradgynlais and Presteigne are of smaller scale and have smaller local catchments typically meeting local needs with some specialised provision. This hierarchy is supplemented by local towns which may provide essential items required to meet day to day needs, including Llanfyllin, Montgomery, Llanfair Caereinion and Llanwrtyd Wells.

For residents living in the rural areas of the County, their daily lives rely highly on local retail facilities such as village shops, sub-post offices, public houses and farm shops, which are important in supporting the vitality and viability of rural villages, providing easy access to basic provisions (especially for those with limited mobility).

¹² [Powys' employment, unemployment and economic inactivity - ONS](#)

3. National, Regional and Local Policy Context

3.1 National Context

Legislation

Planning (Wales) Act 2015

This Act set out a series of legislative changes to reform the planning system in Wales to ensure it is fair, resilient and enables development. A key objective of the Act was to strengthen the plan-led approach by introducing a legal basis for the preparation of a National Development Framework - published as Future Wales: The National Plan 2040 (published February 2021) and regional Strategic Development Plans (SDP). It confirmed the statutory purpose of the planning system in Wales stating that any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The Replacement LDP will be required to demonstrate compliance with this duty.

Well-being of Future Generations Act (Wales) 2015

This Act places a duty on public bodies to carry out sustainable development. The Act has established seven well-being goals: A Prosperous Wales; A Resilient Wales; A Healthier Wales; A More Equal Wales; A Wales of Cohesive Communities; A Wales of Vibrant Culture and Thriving Welsh Language; A Globally Responsible Wales.

Public bodies are also required to have regard to the five ways of working contained in the Act which are involvement, collaboration, integration, prevention, and long-term factors.

The Environment (Wales) Act 2016

This Act introduced new legislation for the environment and provides an iterative framework, which ensures that managing Wales' natural resources sustainably will be a core consideration in decision-making. It includes an enhanced biodiversity duty which requires public authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.

Active Travel (Wales) Act 2013

The Active Travel (Wales) Act aims to promote walking and cycling as an attractive mode of transport for purposeful journeys i.e. to access work, school or shops and services. It seeks to instil a lasting transformation of how developments are planned to incorporate walking and cycling infrastructure from the outset as well as encouraging long-term behaviour change.

The Act places a legal duty upon local authorities to plan for suitable routes for active travel, produce active travel maps, consider the needs of pedestrians and cyclists and to deliver improvements in active travel routes and facilities.

Socio-economic Duty (March 2021)

The Socio-economic Duty within the Equality Act 2010 came into force in Wales on 31st March 2021 and is aimed at encouraging better decision making and reducing inequalities resulting from socio-economic disadvantage. The Socio-economic Duty requires relevant public bodies when taking strategic decisions, for example associated with strategic policy development and development plans, to have due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage. Relevant public bodies should evidence a clear audit trail for all decisions made under the duty, using existing processes, such as impact assessment processes and systems

for engagement. The Welsh Government has published statutory guidance and resources to support public bodies in meeting the requirements of the Socio-economic Duty.

Public Health Wales (Act) 2017

This Act makes changes to the law in Wales to improve health and prevent avoidable health harms. It sets out provisions for making improvements to health including for the Welsh Ministers to publish a national strategy on tackling obesity and to make regulations about the carrying out of Health Impact Assessments (HIA) by public bodies. The Act defines a HIA as an assessment of the likely effect, both in the short term and in the long term, of a proposed action or decision on the physical and mental health of the people of Wales or of some of the people of Wales. Regulations are due to be published to specify when a HIA is required to be carried out by public bodies and how it should be undertaken. The LPA will have regard to any regulations and guidance in respect of HIA as part of the Impact Sustainability Appraisal process associated with the Replacement LDP.

Infrastructure (Wales) Bill 2023

The Infrastructure (Wales) Bill, which has passed through the Senedd, introduces a simplified process to consent major infrastructure projects in Wales and will replace the Development of National Significance (DNS) regime. The Bill establishes a new regime that adopts a 'one-stop shop approach' where consents and other permissions can be sought in one application and decision-making process. The new form of consent will be known as 'Infrastructure Consent' and will be required for Significant Infrastructure Projects, including energy, transport, waste and water projects.

Welsh Language Education Bill 2024

A Welsh Language Education Bill is expected to be passed in 2024. The Bill has arisen from the outcomes of the 2021 Census which indicated a need to tackle a two-fold challenge: firstly, to grow the numbers of people who can speak Welsh across Wales, and secondly to protect Welsh-speaking communities with higher percentages of Welsh speakers which have shown a decline. The Bill intends to introduce 'transformational changes to the way we think about the Welsh language and the role of education in this context', and would include the target for one million Welsh speakers by 2050.

Policy

Planning Policy Wales

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It comprises national planning policy. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties.

PPW is kept under review by Welsh Government and recent updates have promoted the concept of Placemaking, ensured alignment with Future Wales - the National Plan 2040. In February 2024, Edition 12 of PPW was published and incorporated changes to Chapter 6 on Distinctive and Natural Places, Chapter 4 regarding second homes and short-term lets, and support for community-led housing as a form of affordable housing.

Technical Advice Notes, Circulars and Policy Clarification Letters

The Replacement LDP will consider the requirements as set out within the series of Technical Advice Notes (TANs), Circulars and Policy Clarification Letters, which expand on a range of planning policy issues.

Future Wales – National Development Plan 2040

Future Wales – the National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of Wales' communities.

As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. It is a framework which will be built on by Strategic Development Plans (SDPs) at a regional level and LDPs at local authority level. SDPs and LDPs are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Future Wales sets out 18 national policies that apply across the whole of Wales and three policies that apply to the Mid Wales Region. Whilst all the policies will need to be addressed by the Replacement LDP, the following policies have particular importance.

Policy 1 - Where Wales will grow is supported by a spatial strategy diagram that identifies that the Powys LPA area is located within the Mid Wales Region. The policy introduces Regional Growth Areas and two of the five within the Mid Wales Region are wholly within the Powys LPA area. Policy 1 requires that the Regional Growth Areas will grow, develop and offer a variety of public and commercial services at regional scale. It also requires development in towns and villages in rural areas to be of appropriate scale and support local aspirations and needs.

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking sets out the key placemaking principles that should be considered when determining the location of new development. This includes creating a mix of uses and variety of house types and tenures, building places at a walkable scale with homes, local facilities, and public transport within walking distance and ensuring development is built at appropriate densities with green infrastructure incorporated.

Policy 4 - Supporting Rural Communities requires LDPs to identify their rural communities, assess their needs and set out policies to support them. It also requires policies to consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.

Policy 5 - Supporting the Rural Economy supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans. It requires plans to plan positively to meet the employment needs of rural areas.

Policy 6 - Town Centre First requires that significant new commercial, retail, education, health, leisure, and public service facilities must be located within town centres.

Policy 7 - Delivering Affordable Homes reflects Welsh Government's aim to increase the delivery of affordable homes. It requires planning authorities to explore all opportunities to increase the supply of affordable housing and to identify sites for affordable housing led developments.

Policy 8 - Flooding recognises that flood risk is a constraining factor to development and that there are parts of the Regional Growth Areas that are susceptible to flooding. Places that are not at risk of flooding should be prioritised within Regional Growth Areas.

Policy 9 - Resilient Ecological Networks and Green Infrastructure areas and opportunities are required to be identified and included in development plan strategies and policies, in order to promote and safeguard the functions and opportunities they provide.

Policy 12 - Regional Connectivity sets out that LPAs must maximise opportunities arising from the investment in public transport when planning for growth and regeneration. Planning authorities must integrate site allocations, new development, and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.

Policy 25 - Regional Growth Areas - Mid Wales identifies Regional Growth Areas in Mid Wales and requires development in these areas to meet the regional housing, employment and social needs of Mid Wales. It identifies two Regional Growth Areas wholly in the Replacement LDP area, Bro Hafren and The Heart of Wales, with Brecon and the Border providing important services to some settlements in the south of the plan area.

Policy 26 - Growing the Mid Wales Economy supports the growth and development of existing and new economic opportunities across the region based on traditional rural enterprises and modern, innovative and emerging technologies and sectors.

Policy 27 - Movement in Mid Wales requires LDPs to support improved transport links within the region and with other regions and England. LPAs should plan growth and regeneration to maximise the potential opportunities arising from better regional connectivity.

Guidance

Development Plans Manual Edition 3 (March 2020)

The Development Plans Manual was updated in March 2020 to take account of significant changes to planning legislation and national policy.

The Manual is not national policy but it provides guidance on the preparation and implementation of development plans. It should be read alongside PPW and other relevant legislation and guidance, and contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking.

Other related documents

Prosperity for All: A Low Carbon Wales (2019)

This Plan sets out the Welsh Government's approach to cut emissions and increase energy efficiency in a way that maximises wider benefits for Wales, ensuring a fairer and healthier society. It sets out policies and proposals that are intended to reduce emissions and support the growth of the low carbon economy.

Of particular relevance for planning are the targets and policies introduced for the following sectors: Power; Buildings; Transport; Industry; Land Use, Land Use Change and Forestry; Agriculture; and Waste Management.

Welsh National Marine Plan (2019)

The Welsh National Marine Plan was published in November 2019 to support the sustainable development of the seas around Wales, covering inshore and offshore areas for the next 20 years. It sets out the Welsh Government's ambitions for the future use of marine natural resources and how various users of the seas should interact and consider each other's activities and future plans.

The Marine and Coastal Access Act (2009) requires public authorities to take relevant authorisation or enforcement decisions in accordance with the Welsh National Marine Plan unless relevant considerations indicate otherwise. Public authorities are also required to have regard to the appropriate marine policy documents in making any decision which relates to the exercise of any function capable of affecting the whole or any part of the UK marine area.

Second State of Natural Resources Report (December 2020)

The Environment (Wales) Act 2016 requires LPAs to have regard to the State of Natural Resources Report (SoNaRR) published by Natural Resources Wales, and this provides an evidence base for LPAs when revising LDPs. The second report builds on the evidence base in the first SoNaRR, 2016 and illustrates some of the key challenges, priorities and opportunities for the sustainable management of natural resources. It is framed around the twin challenges of the nature and climate change emergencies that Wales faces. It also identifies three areas for transformative change – the food, energy and transport systems and sets out a range of opportunities for action to move towards a sustainable future.

Llwybr Newydd – A Transport Strategy for Wales (2021)

The Transport Strategy for Wales sets out the Welsh Government's vision for how the transport system can help deliver priorities for Wales. It sets out the short-term priorities for five years and long-term ambitions for 20 years, along with nine mini plans explaining how they will be delivered for different transport modes and sectors. The strategy requires governments, local authorities, transport providers (both commercial and third sector) and colleagues in other policy areas to work together to ensure that transport contributes to the current and future well-being of Wales. This national strategy sets the framework for the two tiers of transport plans in Wales – the National Transport Finance Plan and Joint Local Transport Plans. The strategy and policies of the Replacement LDP will need to be consistent with these plans and strategies.

Building Better Places: The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid-19 Recovery (July 2020)

Building Better Places sets out the planning policy priorities of the Welsh Government in the post Covid-19 recovery phases. The document outlines the need for good, high quality developments which are guided by placemaking principles. It acknowledges that delivery of good places at this time require Planners to be creative and dynamic.

Building Better Places identifies 8 key issues which bring individual policy areas together to ensure that action is the most effective:

- Staying local: creating neighbourhoods
- Active travel: exercise and rediscovered transport methods
- Revitalising our town centres
- Digital places - the lockdown lifeline
- Changing working practices: our future need for employment land
- Reawakening Wales' tourism and cultural sectors
- Green infrastructure, health and well-being and ecological resilience
- Improving air quality and soundscapes for better health and well-being

Each issue draws out important points within PPW and includes a commentary on specific aspects of the post potential Covid-19 pandemic situation.

3.2 Regional Context

Mid Wales Growth Deal

The Mid Wales region was invited by the UK Government and the Welsh Government in 2017 to develop a Growth Deal. The Deal aims to bring prosperity to the communities and businesses of the region alongside a range of other strategies and investments from public and private sectors.

The Growth Deal is being brought forward in the form of a Portfolio. In September 2021, the Growing Mid Wales Board approved the Portfolio Business Case. The Portfolio's framework for the Growth Deal and initial set of Programmes and Projects were reviewed by the UK and Welsh Government. This Portfolio provides a framework for the Growth Deal and has been scoped from the eight broad strategic growth priority areas identified by the 'Vision for Growing Mid Wales' published by the Growing Mid Wales Partnership in May 2020. It identifies three projects in Powys – eco-training at the Centre for Alternative Technology, Elan Valley Lakes project and restoration of the Montgomery Canal. Other regional programme and projects aim to boost the following Strategic Growth Priority areas:

- Applied Research and Innovation
- Agriculture, Food and Drink
- Strengthened Tourism Offer
- Digital
- Supporting Enterprise

In January 2022, the Final Deal Agreement of the Mid Wales Growth Deal was signed by the Welsh Government, UK Government, Powys County Council and Ceredigion County Council. It marks the commitment of all partners to deliver the Mid Wales Growth Deal, a ground-breaking partnership bringing a combined investment of £110 million from UK and Welsh Government, which is expected to lever in significant additional investment from other public and private sources maximising the impact in the Mid Wales region.

The proposals set out to Government demonstrate the potential outcomes that are achievable in Mid Wales through Growth Deal investment:

1. To create between 1,100 and 1,400 new jobs in Mid Wales through the Growth Deal by 2032.
2. To support a net additional Gross Value Added uplift of between £570 million and £700 million for the Mid Wales Economy through the Growth Deal by 2032.
3. To deliver a total investment of up to £400 million in the Mid Wales Economy through the Growth Deal by 2032.

Growing Mid Wales Partnership

Growing Mid Wales is a regional partnership that was established in 2015 to progress jobs, growth and the wider economy in Mid Wales. It comprises of representative bodies and key stakeholders from private, public and voluntary services across the region. The initiative seeks to represent the region's interest and priorities for improvement to the local economy.

In February 2019, Growing Mid Wales published "Strategic Economic Priorities for the Mid Wales Region", which aims to deliver growth across the region over the next 15 years. It outlines the priority programme required to deliver sustainable economic growth, more productive jobs and support prosperous communities in Mid Wales by 2033. It is intended as a living document that will be reviewed on a regular basis to guide future investment.

In May 2020, the Partnership published ‘A Vision for Growing Mid Wales Strategic Economic Plan and Growth Deal Roadmap’. This document is divided into two sections. The first section sets out the economic strategy for Mid Wales and outlines a vision of how the Partnership want to see Mid Wales’ economy grow as a place to live, work and visit over the next 15 years. It sets out regionally agreed priorities that will establish a framework and conditions for future investment, based on detailed evidence and understanding of the needs of businesses and residents within the region. The Plan will be delivered through a range of funding opportunities including the Mid Wales Growth Deal. The second section set out the intended roadmap to bring forward a Growth Deal for Mid Wales with both UK and Welsh Governments. The roadmap has been developed to ensure the right investments come forward that will deliver the Partnership’s vision and make a genuine difference to the Mid Wales’ economy.

Mid Wales Energy Strategy (2020)

In 2020, the Mid Wales Energy Strategy was developed by Growing Mid Wales Partnership, Powys County Council and Ceredigion County Council. The Strategy sets out a vision for Mid Wales to achieve a net zero-carbon energy system that delivers social and economic benefits, eliminates fuel poverty, better connects Mid Wales to the rest of the UK, and contributes to wider UK decarbonisation. The Strategy sets out six key priorities:

- Drive forward the decarbonisation of the region's housing and building stock.
- Work proactively to ensure that electricity and gas grids in the region are suitable for a 100% decarbonised future.
- Boost the use of renewable energy through new generation and storage.
- Accelerate the shift to zero carbon transport and improve connectivity.
- Develop and harness the potential of agriculture to contribute to zero carbon goals.
- Harness innovation to support decarbonisation and clean growth.

Mid Wales Area Statement (March 2020)

The Environment (Wales) Act 2016 required Natural Resources Wales (NRW) to prepare and publish regional statements, referred to as “Area Statements”, for the areas of Wales that it considers appropriate for the purpose of facilitating the implementation of the national Natural Resources Policy. Area Statements outline the key challenges facing the respective region, what collectively can be done to meet those challenges, and how natural resources can be better managed for the benefit of future generations.

The Powys LPA area is within the Mid Wales Area Statement region which also includes the LPA areas for Ceredigion and the BBNP. It sets the following five themes for the Mid Wales area:

- Improving biodiversity – responding to the nature emergency.
- Sustainable land, water and air.
- Reconnecting people and places – improving health, well-being and the economy.
- Forest resources – managing timber resources effectively.
- Climate emergency – adaptation and mitigation.

Area statements are a key piece of evidence for LPAs to consider in preparing their LDPs. They provide evidence of environmental and natural resources issues and should be used as part of the evidence base for the Replacement LDP and when fulfilling the LPA’s duty to maintain and enhance biodiversity in exercising its planning functions.

Mid Wales Corporate Joint Committee

The Local Government and Elections (Wales) Act 2021 (January 2021) created four mandatory Corporate Joint Committees (CJCs) covering the four regions of Wales. Each CJC has a statutory duty to prepare a Strategic Development Plan (SDP) and the Mid Wales CJC covers Ceredigion, Powys including the area of the BBNP within Powys.

The Town and Country Planning (Strategic Development Plan) (Wales) Regulations (SI 2021/360) came into force on 28 February 2022, which set out the procedure for the preparation of strategic development plans (SDPs).

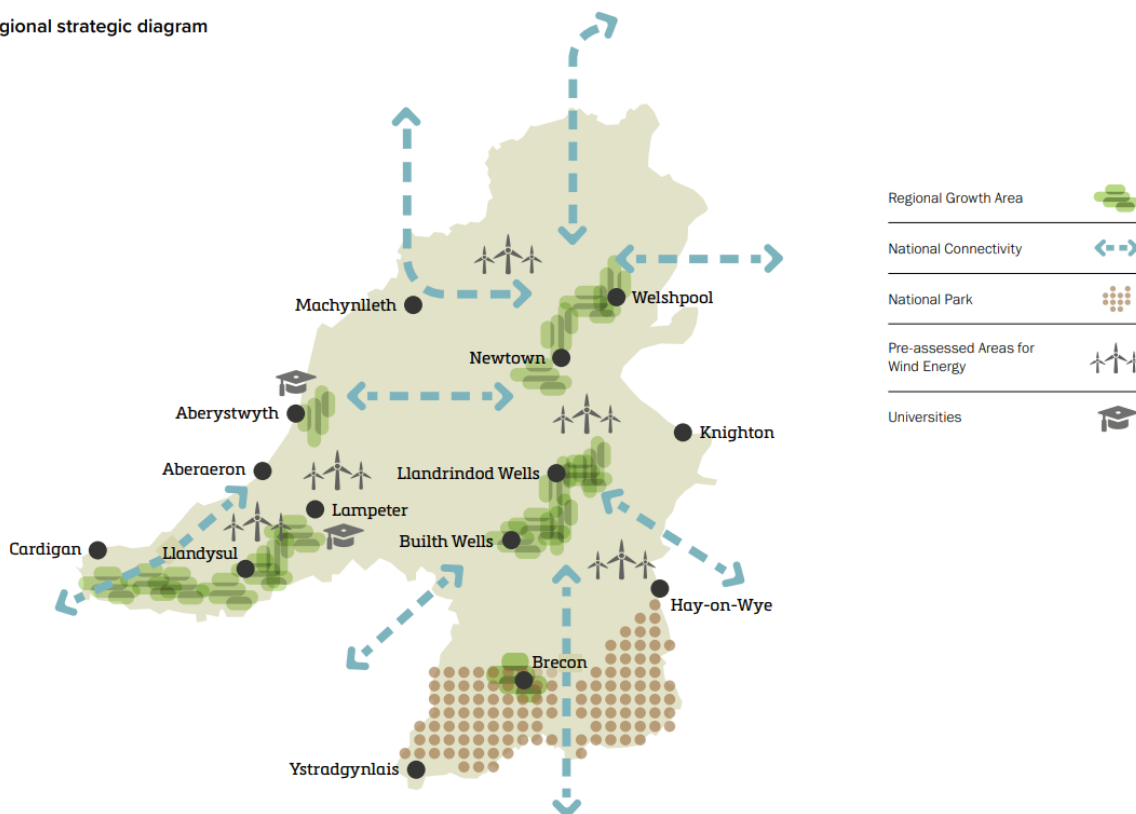
Regional collaboration

As a consequence of its location, 10 LPAs adjoin Powys. The majority of the population has links with towns and cities outside of Powys for a range of services including health, education, retail and job opportunities. Such links include those to Cardiff, Merthyr Tydfil, Swansea, Wrexham, Hereford, Shrewsbury, Telford and in some cases cities further away such as Birmingham and Manchester.

Figure 4 is taken from Future Wales and shows the key connections between settlements within the Mid Wales region and highlights the direction people travel for services outside of the area. It also identifies the Regional Growth Areas.¹³

Figure 4 – Mid Wales, Regional Strategic Diagram (Future Wales)

Regional strategic diagram



¹³ gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf

To date, the Powys LPA has worked with the other authorities in the Mid Wales Region and beyond on the following pieces of evidence:

- Regular meetings with planning, housing and research colleagues at BBNP Authority and Ceredigion Local Authority to discuss issues and progress with the new LHMA process.
- Working with authorities within the Mid and South-West Wales Region on the development of a development viability model for site-specific and high-level viability assessments.
- Powys LPA, Ceredigion LPA, BBNP Authority and Welsh Government jointly commissioned a Mid Wales Region Employment Sites and Premises Needs and Action Plan to inform the Mid Wales Growth Deal.
- Powys LPA, Ceredigion LPA and BBNP Authority jointly commissioned a Strategic Flood Consequences Assessment.

The Replacement LDP cluster analysis identified functional linkages between settlements in the south of the Powys LPA area and larger settlements within the BBNP, namely Brecon, Talgarth and Hay on Wye.

South Wales Regional Aggregates Working Party – Regional Technical Statement Second Review (December 2020)

Powys County Council is the Mineral Planning Authority for the county of Powys, excluding the area within the BBNP, and has endorsed the Regional Technical Statement (Aggregates) Second Review 2020 (RTS2). PPW requires that each Mineral Planning Authority prepares to meet local, regional and UK needs for the supply of minerals. For the purposes of commercial stability, the aggregates industry requires a proven and viable landbank.

RTS2 calculates that Powys has crushed rock reserves of 139.24 million tonnes which equates to a landbank of 39.6 years, which meets and exceeds the identified need for a 25-year landbank as specified by PPW and Minerals Technical Advice Note (MTAN) 1. The data demonstrated a surplus of crushed rock supply so there is no requirement for new allocations in the future. The Powys apportionment for land-won sand and gravel was identified as Nil in RTS2 so again there is currently no future requirement for sand and gravel aggregate allocations.

3.3 Local Context

Powys County Council Corporate Plan (February 2023)

The Corporate and Strategic Equality Plan 2023-2027 was approved by Full Council in February 2023. It sets out the following priorities:

- Stronger - We will become a county that succeeds together, with communities and people that are well connected socially, and are personally and economically resilient.
- Fairer - We will be an open, well-run Council where people's voices are heard and help to shape our work and priorities, with fairer, more equal, access to services and opportunities. We will work to tackle poverty and inequality to support the well-being of the people of Powys.
- Greener - We want to ensure a greener future for Powys, where our well-being is linked to that of the natural world, and our response to the climate and nature emergencies is at the heart of everything we do.

The objectives, detailed in the plan, focus on areas to improve or develop to make people's lives better, both as individuals and as communities. The core aims of the Plan are:

1. To improve people's awareness of services, and how to access them, so that they can make informed choices.
2. To support good quality, sustainable, employment, providing training opportunities, and pursuing real living wage employer accreditation.
3. To work to tackle poverty and inequality to support the well-being of the people of Powys.

The Public Service Board (PSB) Local Well-Being Plan (June 2023)

A Local Well-being Plan - 2040: A Fair, Sustainable and Healthy Powys - was approved by the Powys PSB in June 2023. It contains three local objectives and three well-being steps to achieve the objectives.

The three well-being objectives are:

- People in Powys will live happy, healthy, and safe lives.
- Powys is a county of sustainable places and communities.
- An increasingly effective Public Service for the people of Powys.

The three well-being steps are:

- Responding to the Climate Emergency.
- Taking a whole systems approach to healthy weight.
- Shaping the future by improving our understanding of what matters to the people of Powys through evidence and insight.

Climate Emergency (September 2020)

Powys County Council declared a climate emergency on 24th September 2020. This included an ambition to reduce its carbon emissions to net zero by 2030, in line with the Welsh public sector target. The Council is working to reduce carbon emissions as follows.

- As a partner on the Powys PSB, the Council is contributing towards the preparation of a county wide Carbon Positive Strategy.
- Funding work in the community on climate change and supporting the local economy through the Arwain Leader Programme.
- Coordinating the preparation of a Mid Wales Energy Strategy on behalf of the Growing Mid Wales Partnership.
- Improving waste and recycling services.
- Installing EV Charging points in communities.
- Installing solar panels on schools and buildings.
- Constructing energy-efficient homes and schools.
- Providing new infrastructure to encourage cycling and walking and the use of public transport.

A Strategy for Climate Change – Net Positive Powys 2021-2030

The Strategy for Climate Change sets out a framework of actions to enable Powys County Council to meet the challenges of climate change. It sets the vision for where Powys County Council wants to be in 2030 and how it aims to achieve the goal of being net carbon zero by 2030. By achieving this goal, Powys County Council will contribute to:

- Tackling the climate emergency.
- Cutting emissions by at least 95% in Wales by 2050.

- Making the public sector in Wales net carbon zero by 2030 as outlined in Welsh Governments Prosperity for All: A Low Carbon Wales delivery plan.

Nature Emergency (October 2022)

Powys County Council declared a Nature Emergency on 13th October 2022. It resolved to:

1. Declare a Nature Emergency as demonstration of the Council's commitment to protecting and rejuvenating Powys' natural environment for its inherent value, for the role nature plays in achieving a vibrant and viable economy and for the benefits nature provides to the wellbeing of our county's residents.
2. Establish meaningful supportive structures that embed nature in decision making including:
 - a) Establish a cross-party Nature Emergency Working Group within the Council to help embed biodiversity in Council decision making, its engagement in partnerships and its ambitions for county-wide nature recovery.
 - b) Appointment of a Council Member as a champion for nature as allowed for by this Council's constitution.
 - c) Actively seek to secure the funding from external new resources for a dedicated and permanent Nature Recovery County Council Officer, between them to help drive nature recovery within the Council and to animate action amongst stakeholders, seeking new external funds to help enable the delivery of nature recovery.
 - d) Reaffirm the Council's support for the Local Nature Partnership and to actively encourage and enable its development as an independent stakeholder group to represent those who manage nature alongside those who use and / or benefit from nature.
3. Take meaningful action to help achieve a net increase in nature county-wide including:
 - a) To draw up a response – outlining the Council's role – to the recently published Powys Nature Recovery Plan produced by Powys Local Nature Partnership and which sets out actions needed to protect and conserve existing systems and to restore nature at a scale and pace commensurate with the threats it faces.
 - b) To show meaningful leadership by reviewing how the Council's assets and services can be more fully harnessed for reversing our county's loss of nature. An immediate priority to be the County Farm Estates. To then extend this as resources allow to review all services the Council provides such as Planning (exploring opportunities afforded by the review of the adopted LDP to implement the motion for example), Procurement (a lot of nature's recovery can be aided by what and how we consume for example), Highways (further adoption of roadside verges as nature reserves), Education Services (skills development, school grounds), Countryside (parks management for example), etc.

Powys Nature Recovery Action Plan (March 2022)

The Powys Nature Recovery Action Plan (PNRAP), adopted by the Council in March 2022, is a 10-year aspirational plan that will assist the Council to deliver its obligations under the Environment (Wales) Act 2016 and Wellbeing of Future Generations (Wales) Act 2015. It builds on the Powys Local Biodiversity Action Plan, updating actions to reflect the current situation. It is primarily intended to guide the work of the Powys Nature Partnership, a group of organisations and individuals including Powys County Council committed to reversing the decline in biodiversity across Powys. The BBNP Authority has its own Local Nature Partnership and Nature Recovery Action Plan.

The PNRAP focuses on developing resilient ecological networks - also known as nature recovery networks - and takes an ecosystem approach, meaning that it is designed to delivery biodiversity action at a larger scale than a single species or habitat and takes account of the needs of people at the same time. Progress towards the delivery of the plan will be monitored through an annual high-level report by the Partnership.

Water Quality in Riverine Special Areas of Conservation (SAC)

On 17th December 2020, Natural Resources Wales (NRW) advised that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). This was followed by a further letter from NRW on 20th January 2021, following publication of the condition status report for other riverine SACs in Wales including the Usk, Dee and Towy, the catchments of which are partly within the Powys LDP area. The Usk and Wye catchments cover almost the entirety of the southern half of Powys.

NRW also issued Interim Planning Advice in December 2020 which has been updated since. New development within SAC catchments must achieve nutrient (phosphate) neutrality which acts as a constraint to development. Development is able to connect to a Waste-Water Treatment Works (WWTWs) with phosphorous reduction technology installed and where capacity exists within the limits of an Environmental Permit for a WWTWs.

This constraint is a significant consideration in the preparation of the Replacement LDP and its strategy.

Town Centre Investment Plans / Placemaking Plans

In 2022, Powys County Council commissioned consultants to prepare Town Centre Investment Plans for ten market towns in Powys as part of a regeneration programme for the county. The Town Centre Investment Plans have been prepared in conjunction with the local Town Councils and include a vision and priorities for each Town's future. The Investment Plans are used to help attract and shape investment and support the vitality of the town and its recovery from the Covid-19 pandemic. Each Plan has a town centre focus whilst taking into consideration the importance and influence of the opportunities found within the wider area. The Plans have identified and include priorities, actions and projects that will need to be taken into consideration in the Replacement LDP.

The ten towns with Town Centre Investment Plans are: Builth Wells, Knighton, Llandrindod Wells, Llanidloes, Llanwrtyd Wells, Machynlleth, Presteigne, Rhayader, Welshpool, Ystradgynlais.

Placemaking Plans which will serve a similar purpose are also being undertaken for: Montgomery, Llanfyllin.

Newtown already has a Place Plan in place, which was adopted as Supplementary Planning Guidance in July 2021, whilst Llanfair Caereinion has its own Town Plan.

Local Area Energy Plan

Powys County Council is currently developing a Local Area Energy Plan (LAEP) in collaboration with stakeholders from across Mid Wales. This is a data driven approach which sets out to improve the understanding of how a local area is likely to decarbonise its energy sector. LAEP modelling includes everything from energy supply and demand to transport, buildings and industry.

An output of the LAEP will be a spatial plan which will identify: *what* the solutions are, *where* they should be deployed, *how much* they will cost, *when* they should be pursued and *by whom*. The solutions are likely to be a mixture of:

- Grid infrastructure investment.
- Low-carbon technologies e.g. renewable electricity generation, heat pumps, electric vehicles.
- Solutions which reduce energy demand e.g. energy efficiency measures, active travel.

Vision for Developing Fully Bilingual Learners in Powys (December 2020)

In December of 2020, Powys County Council published its 'Vision for Developing Fully Bilingual Learners in Powys'. This document forms the basis of the Powys Welsh in Education Strategic Plan (WESP) 2022-2032. The WESP is a statutory plan for ensuring well planned provision for increasing the opportunities for a growing number of children and young people in Powys to become fully bilingual.

4. Key Issues, Challenges and Opportunities

4.1 Background

The Powys Replacement LDP (2022–2037) must provide for the future sustainable growth of the plan area by considering the social, economic, environmental, and cultural issues that face the area.

Key Issues for the Replacement LDP have been derived from various sources including:

- Internal engagement exercises held during 2022/2023 involving County Councillors and Services.
- A review of the Issues / Considerations and Objectives of the Powys Adopted LDP (2011-2026).
- The Review Report (February 2022) and Annual Monitoring Reports (2021, 2022 and 2023) for the Adopted Powys LDP (2011-2026).
- Current legislation and national policy, including Future Wales - the National Plan 2040 and Welsh Government's ambitions to, "decarbonise society, to be more prosperous, to grow the Welsh language and to improve health."
- Plans and strategies for Powys and Mid Wales including the Powys Well-being Plan, the Corporate Strategic and Equality Plan, and the Mid Wales Area Statement.
- Feedback from Town and Community Councils in October 2022 on a Settlement Audit of the Adopted LDP's 58 largest settlements.
- Feedback from a 3-week period of non-statutory public consultation in January 2024 on the Draft Key Issues, Vision and Objectives for the Replacement LDP.

4.2 List of the Key Issues

The Key Issues identified for the Replacement LDP are listed below and are considered to be the main land use and spatial planning issues facing the plan area for the period up to 2037.

1. **Responding to Climate Change** - Mitigation and Adaptation.
2. **Supporting Nature Recovery** - Protecting, Maintaining, and Enhancing Biodiversity.
3. **Caring for Resources** - In the Natural, Historic, and Built Environment.
4. **Promoting Sustainable Transport** - Moving Within and Between Places.
5. **Population** - Responding to Demographic Needs and Challenges.
6. **Planning for Well-being** - Happy, Healthy, and Safe Lives in Sustainable Communities
7. **Health** - Supporting Healthy Lifestyles and Promoting Healthier Places.
8. **Planning the Right Development in the Right Place** – Ensuring Sustainable Development.
9. **The Welsh Language** - Promotion and Protection.
10. **Planning for New Homes** - Quantity, Quality, and Affordability.
11. **Planning for a Vibrant Economy** - Long Term Economic Well-being.
12. **Planning for a Strong Farming and Rural Economy** - Including Developing Local Food Networks.
13. **Supporting the Mid Wales Growth Deal (MWGD)** - Supporting the Regional Economy.
14. **Supporting Sustainable Tourism.**
15. **Local Placemaking** - Good Design Making Better Places.

- 16. Planning for Infrastructure and Service Needs** - Including the Demands of a Digital Future.
- 17. Supporting Community Facilities and Community Assets.**
- 18. Supporting Powys High Streets** - Town Centre First.
- 19. Supporting Sustainable Energy** - Harnessing Green Power and Promoting Energy Efficiency.
- 20. Managing and Reducing Waste.**

4.3 Key Issues

This section describes each of the Key Issues in more detail. Please note that many of the Key Issues are interrelated.

Key Issue 1 (KI.1): Responding to Climate Change - Mitigation and Adaptation

Context: Climate change presents a hugely significant challenge to society and to address this there is a need for both climate change mitigation and climate change adaptation. The science of climate change is well understood with the need to limit the global temperature increase to 1.5 degrees above pre-industrial levels if catastrophic climate impacts are to be avoided (The Climate Crisis - A Guide for Local Authorities on Planning for Climate Change, TCPA, RTPi, Jan 2023).

Adverse impacts include extreme weather events, increased flooding, rising sea levels, and water scarcity. The Powys Well-being Plan (2023) identifies that climate action is essential stating that, “the window of opportunity to maintain a liveable planet for humans and nature as we know it is closing very rapidly”.

Climate change is a strategic priority for national policy across all parts of the UK. Powys County Council declared a climate emergency in September 2020 following the 2019 Welsh Government declaration (with its commitment to net zero by 2050). Climate change is recognised as an imperative issue in both the Council’s Corporate Strategic and Equality Plan 2023 and the Powys Well-being Plan.

The Council has a Climate Change Strategy (2021-2030) and, as a partner in the Powys Public Service Board (PSB), is involved in the county wide Carbon Positive Strategy.

Accepting the climate emergency as a priority integrates with the approach taken by Welsh Government in both PPW and Future Wales and by NRW in the Mid Wales Area Statement. This Key Issue is cross-cutting with a relationship to many of the other Key Issues.

The Replacement LDP will support actions, interventions and development proposals which enable climate change mitigation (avoiding and reducing greenhouse gas emissions and enabling carbon capture and storage) and adaptation. This includes flood resilience measures, managing stormwater drainage, and coping with the consequences of weather extremes. Nature-based solutions will be encouraged.

Key Issue 2 (KI.2): Supporting Nature Recovery - Protecting, Maintaining and Enhancing Biodiversity

Context: The planning system has an established role in the safeguarding and protection of designated sites of nature conservation value and in seeking to maintain and enhance biodiversity. However, the evidence indicates increasing environmental pressures with many ecosystems across the UK in decline.

The Council declared a nature emergency in October 2022. As part of the Powys Nature Partnership, the Council has published the Powys Nature Recovery Action Plan (NRAP) (2022-2032), which highlights how biodiversity is declining at an unprecedented rate due to a number of key pressures.

This Key Issue is related to KI.3, Caring for Resources. Welsh Government's Natural Resources Policy is a response to the Environment (Wales) Act 2016 which set out the requirement for the Sustainable Management of Natural Resources (SMNR) in Wales. It is recognised that everyone has a role to play in ensuring that natural resources are sustainably managed. One of the main challenges is the improvement of ecosystem resilience, including the improvement of air and water quality.

Public authorities are subject to the Section 6 'Biodiversity and Resilience of Ecosystems Duty' under the Environment (Wales) Act 2016, for maintaining and enhancing biodiversity in the exercise of their functions. This means development must work alongside nature, provide a net benefit for biodiversity, and improve the resilience of ecosystems.

Future Wales (Policy 9) highlights how resilient ecological networks are vital for nature recovery. Such networks are defined as, "networks of habitat in good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-being".

Future Wales identifies nine broad areas of National Natural Resources where nationally important ecological networks / green infrastructure exist, including the Cambrian Mountains, the Black Mountains and Brecon Beacons. The areas are seen as, "a basis for promoting action to protect and enhance biodiversity and improve the resilience of ecosystems connected to strategically important green infrastructure".

The Replacement LDP will need to support actions, interventions and development proposals which protect, restore, maintain, and enhance biodiversity, including facilitating the safeguarding and enhancement of strategically important green infrastructure.

Key Issue 3 (KI.3): Caring for Resources - In the Natural, Historic and Built Environment

Context: Powys contains a wealth of resources of international, national, regional, and local importance within its physical, social, and cultural environment.

Powys is known for its varied and beautiful landscapes, valued by residents, attracting tourists, and providing places where both people and nature can thrive. The plan area is connected to a UNESCO Biosphere Reserve (Dyfi) and has a Dark Sky Park (Elan Valley) and Dark Sky Community (Presteigne and Norton). There are numerous nationally and locally designated nature and geodiversity sites within the plan area and a notable historic environment.

PPW cites the need to protect and enhance the natural and historic environment as well as other components of the natural world, such as water resources and air quality. The planning system therefore must look to the long-term protection and enhancement of the special characteristics and intrinsic qualities of the natural, historic, and built environments. Given the breadth of relevant matters, the resources are divided into two categories:

i) Natural Environment Resources

Including:

- Land, air, water, and soil.
- Animals, plants, and other organisms.
- Designated (statutory and non-statutory) sites of nature conservation.
- Landscapes and landscape character, geological features, and dark skies.
- The countryside as a carbon sink and resource that provides for carbon sequestration.
- Peatland.
- Habitats, biodiversity hotspots, ecological networks and green infrastructure.
- Trees, woodlands, hedgerows (including ancient and semi-natural woodlands).
- Land designated for the Wales National Forest.
- The best and most versatile (BMV) agricultural land.
- Mineral deposits.
- River floodplains, river systems and the riparian environment.
- Common land.
- Adjoining National Parks and National Landscapes (Areas of Outstanding Natural Beauty).

Issues and current concerns relating to natural environment resources include: declining biodiversity and degraded ecosystems, damage and loss to peatland, inappropriate tree planting, and the future security of food and water supplies. Some of these resources are also adversely affected by Climate Change.

ii) Historic and Built Environment Resources

Including:

- The distinctive and special character of towns and villages and their rural settings.
- The historic environment and its settings, including: listed buildings, conservation areas, historic assets of special local interest, historic parks and gardens, townscapes, historic landscapes, and archaeological remains.
- Transport infrastructure including roads, railways, canals, waterways, active travel routes / networks, recreational trails and the public rights of way network.
- Disused rail infrastructure, existing public transport interchanges and identified future transport infrastructure and related services.
- Ministry of Defence Training Area(s).

Key Issue 4 (KI.4): Promoting Sustainable Transport - Moving Within and Between Places

Context: Sustainable transportation infrastructure connects people with jobs, housing and leisure facilities. The priorities set out in Llwybr Newydd: the Wales Transport Strategy and the emerging Regional Transport Plan for Mid Wales are important considerations for the Replacement LDP. These priorities include reducing the need to travel and the implementation of the Sustainable Transport Hierarchy. All new development must be planned in accordance with the hierarchy which prioritises active travel (walking and cycling), then Ultra Low Emissions Vehicles (ULEVs) which are promoted over other private motor vehicles. This approach supports decarbonisation, addresses the climate and nature emergencies, and tackles inequalities.

The planning system aims to support development which prioritises access and movement by active travel and sustainable transport. It is recognised that public transport and active travel opportunities are more limited within many rural communities. For rural areas, Future Wales prioritises the uptake of ULEVs together with diversifying and sustaining local bus services.

A well-connected and reliable bus service is important in a rural county such as Powys, as are rail services. For both passengers and freight, improvements to the strategic rail corridor are part of the Mid Wales Growth Deal and are expected to help meet decarbonisation targets (there are measures to support decarbonisation of public transport) whilst supporting the modal shift to public transport.

Promoting sustainable travel and connectivity may include creating access and improvements to local public rights of way and active travel routes, canal towpaths, green/blue corridors, etc which link to good health and well-being.

Key Issue 5 (KI.5): Population - Responding to Demographic Needs and Challenges

Context: Powys has an increasing ageing population and faces the issue of an imbalanced population between older and younger demographics. The increasing retired, non-working population relative to the working age population is a challenge facing Powys as recognised in both the Powys Well-being Plan and the Corporate Plan.

Some older residents have specialist housing and care requirements and need access to appropriate accommodation and services, identified by the LHMA and other relevant studies.

To support more age-balanced communities, the Replacement LDP will need to support and create jobs, homes and opportunities that retain and attract more people of working age. In 2021, 56.6% of the Powys population was aged 16-64 years, compared to 61.1% in Wales and 62.4 % in the UK (Employment Needs Assessment, 2023).

As Powys has a negative net natural change (deaths exceed births), the impact of migration is highly influential on population change. Bolstering the incoming workforce is considered essential to allow economic prosperity and re-balance the age profile across Powys.

In terms of attracting the economically active, Powys is seen as a place where sole traders and small businesses can flourish. Many already operate as part of the foundational economy and micro businesses (employing less than 10 people) are predominant and accounted for 93.1% of all business in 2022, compared to 89.5% Welsh average (Employment Needs Assessment, 2023). The growth of self-employment and micro businesses can be supported by home working.

The Replacement LDP will need to be flexible and adaptable towards meeting demographic needs and challenges.

Key Issue 6 (KI.6): Planning for Well-being – Happy, Healthy and Safe Lives in Sustainable Communities

Context: The Replacement LDP must support the seven national well-being goals set by The Well-being of Future Generations (Wales) Act, 2015 and deliver the objectives of the Powys Well-being Plan, which has the following priorities:

- People in Powys will live happy, healthy, and safe lives.
- Powys is a county of sustainable places and communities.
- An increasingly effective Public Service for the people of Powys.

The Replacement LDP is instrumental in: planning the right amount and type of new homes and jobs in the right places and ensuring there is local infrastructure to support them; controlling

inappropriate development; encouraging healthy, active lifestyles; creating, improving and safeguarding green / blue spaces and promoting green infrastructure, including play areas and sports provision, rights of way, active travel routes and common land.

The Replacement LDP will also need to support new models of intervention such as integrated services within new facilities e.g. the proposed North Powys Health and Well-being hub. These types of development project provide for the integration of care and well-being bringing together medical, health, community, social and other services.

Key Issue 7 (KI.7): Health - Supporting Healthy Lifestyles and Promoting Healthier Places

Context: A key planning principle is to facilitate accessible and healthy environments which means planning for and promoting physical and mental health and well-being. Health and well-being are closely interrelated. The way places work and operate can have an impact on the choices people make in their everyday lives, including their travel and recreational choices and how easy it may be to socialise with others.

The location and design of new development plays a significant role in supporting and encouraging active and healthy lifestyles. Healthier and more active lifestyles can be supported by locating development close to Active Travel routes, by providing access to green / blue infrastructure and by safeguarding and enhancing public open spaces such as play areas, allotments and other growing spaces. A good and improved public rights of way network and facilities for amenity, recreation, organised sports and coaching are examples of resources that promote exercise, health and social inclusion.

Good mental health should be promoted alongside physical health, meaning planning places that promote social interaction as well as spaces for quieter relaxation and more tranquil experiences, often in nature. The Powys Well-being Plan notes the concern of rising obesity, particularly childhood obesity. Planning is critical in protecting and securing sufficient outdoor play provision and accessible green space for the benefit of children and young people.

Key Issue 8 (KI.8): Planning the Right Development in the Right Place – Ensuring Sustainable Development

Context: Achieving the right development in the right place is a key planning principle of PPW.

The growth and spatial distribution of new development needs to be founded upon resilient location and design choices, having regard to many considerations including natural environment resources and health and well-being.

Sustainable growth planned by the Replacement LDP needs to be located in accordance with a spatial strategy that supports the Regional Growth Areas identified by Future Wales - The Heart of Wales and Bro Hafren - and in accordance with a Sustainable Settlement Hierarchy. The Regional Growth Areas are expected to accommodate the regional housing, employment, and social needs and outside of these areas, further growth will need to be planned in sustainable locations to meet local needs.

Key Issue 9 (KI.9): The Welsh Language - Promotion and Protection

Context: It is predicted that the Welsh speaking population in Wales will increase in line with the Welsh Government's target to reach one million Welsh speakers by 2050 (Cymraeg 2050: Welsh Language Strategy, Welsh Government).

The use of Welsh language varies considerably across Powys, with traditional Welsh Language Strongholds in the north-west and south-west communities. In these areas, Welsh language and Welsh culture is an integral part of the social fabric. However, the 2021 Census found that the number of Welsh speakers in Powys had decreased slightly over the ten year period 2011-2021.

The Council is committed to promoting the Welsh language and making it easier for residents to use. To facilitate this, the Council follows Welsh Language Standards, has a Welsh Language Promotion Strategy and a Welsh in Education Strategic Plan.

Growth will be distributed by the Replacement LDP to enable Welsh language use to thrive, and to sustain the strength of the language in areas of linguistic sensitivity and importance. Development proposals will be expected to contribute to initiatives which support and promote the Welsh language, and in so doing will complement the role of the education system in increasing the opportunities for children and young people to be bilingual.

Key Issue 10 (KI.10): Planning for New Homes - Quantity, Quality, and Affordability

Context: The Replacement LDP must plan to meet the housing needs of its communities. New homes are necessary to serve a growing population and the formation of smaller households. The latest Welsh Government Population and Household Projections are a key part of the evidence on planning the right number of new homes, as well as the Council's LHMA and waiting list information.

The Replacement LDP will identify a housing requirement figure for the number of new homes needed across the 15-year plan period.

An affordable dwelling target will be set, informed by the LHMA and up to date evidence on development viability. Powys has a primarily low-wage economy which impacts upon the affordability of new homes to local people with workplace earnings in Powys in 2022 ranked as the 16th lowest of the 23 Local Authorities in Wales (Employment Needs Assessment, 2023). Average house prices in Powys have increased at a higher rate than average incomes resulting in an increased need for affordable housing.

In addition, the Replacement LDP must address specialist housing needs such as independent living, sheltered or extra-care housing for older people, supported living accommodation, the needs of the gypsy and traveller communities, and the needs of rural enterprises. Bespoke schemes like community-led and co-operative housing and self-build can help to address some of these needs.

Key Issue 11 (KI.11): Planning for a Vibrant Economy - Long Term Economic Well-being

Context: Powys has a wide economic base founded on agriculture, tourism, manufacturing, the public sector and services, and supports a high number of small to medium sized enterprises.

There is a need to provide employment sites and supportive policies to meet the employment needs and demands of both existing and new businesses in Powys. This will help to deliver a prosperous local economy and stronger communities.

One challenge faced by Powys is the retention and attraction of a working-age population. Having a dynamic, vibrant, and diverse economy, which protects existing jobs and provides opportunities for new higher paid jobs and skills, is considered essential in helping to address this challenge.

The Replacement LDP will need to provide a sufficient supply of employment land, safeguard existing sites and provide support to the wider rural economy. New employment development should be sustainably located, reducing the need to travel.

Key Issue 12 (KI.12): Planning for a Strong Farming and Rural Economy - Including Developing Local Food Networks

Context: As a predominantly rural county, farming and forestry activities are important for supporting rural livelihoods and communities across Powys, and for providing food security for the nation. Agriculture has shaped the Powys landscape and supported market towns for generations and is responding and adapting to the challenges of climate change and nature recovery.

The Replacement LDP will need to support the agricultural and horticultural sectors whilst being careful to manage any adverse effects and promote nature recovery.

Future changes to the farming subsidy regime are expected to increase support for sustainable land management and environmentally responsible farming. This may result in further diversification of the economy as rural enterprises respond and adapt. Diversification of the rural economy creates opportunities for entrepreneurship, innovation and wealth creation which are vital both for a healthy economy and sustainable rural communities. The upland nature and quality of agricultural land in Powys might limit lead to further diversification in tourism and renewable energy.

Key Issue 13 (KI.13): Supporting the Mid Wales Growth Deal (MWGD)

Context: The regional vision of "[Growing Mid Wales](#)" states, by 2035, Mid Wales will be:

"An enterprising and distinctive region delivering economic growth driven by innovation, skills, connectivity and more productive jobs supporting prosperous and bilingual communities".

The Mid Wales Growth Deal (MWGD) is set within the broader vision for Growing Mid Wales and complements other strategies and investments from the public and private sector to bring prosperity to the communities and businesses of the region. The MWGD will play a key role in supporting economic recovery and growth in the Mid Wales economy, with the aim of supporting job creation and increasing productivity and wider societal and environmental ambitions.

The MWGD includes a set of programmes and projects covering a range of investment proposals across the themes of digital, tourism, agriculture, food and drink, research and innovation and supporting enterprise. The sites and premises work programme aims to stimulate property investment in the Mid Wales region to support varied industry sectors ensuring the right supply and location to meet business needs.

The MWGD is also looking to achieve strategic rail corridor improvements including supporting freight use as part of achieving environmental objectives. Key railway stations could be developed to provide for strategic hub interchanges. Rail improvements complement the required modal shift to public transport.

Working with the Welsh and UK Governments and other stakeholders, the Council already supports the aims and objectives of the MWGD and the Replacement LDP will be used as part of the solution towards ensuring the Deal is delivered successfully and achieves its desired outcomes.

Key Issue 14 (KI.14): Supporting Sustainable Tourism

Context: Tourism is an important part of the Powys economy. Visitors are drawn to the area for its outstanding scenery, cultural and heritage offerings and recreational opportunities which are often centred on the outdoors. Tourism is part of the foundational economy and there is potential for further sustainable tourism development especially in active, green and cultural tourism, as highlighted by Future Wales.

Future Wales describes the Mid Wales region as having, “a wealth of outstanding natural assets from harbours and waterways to mountains and designated landscapes, all of which contribute to an outstanding tourism offer”.

Attracting tourism is linked to the issue of caring for resources (KI.3) especially with regard to protecting and improving assets such as the landscape, public rights of way, the national forest, historic and cultural assets. Towns and their centres also need to be in good health to be welcoming and attractive to visitors.

Key Issue (KI.15): Local Placemaking - Good Design Making Better Places

Context: The Council’s Corporate Plan references how the Replacement LDP is important to developing prosperous towns and villages. A positive approach to local placemaking is regarded as key to the issue of delivering locally sustainable and prosperous places where people want to live.

Placemaking is defined in PPW as the creation of, “sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly.”

Placemaking for local places must follow the National Sustainable Placemaking Outcomes for:

- Growing our economy in a sustainable manner.
- Making best use of resources.
- Facilitating healthy and accessible environments.
- Creating and sustaining communities.
- Maximising environmental protection and limiting environmental impact.

Placemaking and good design are fundamentally interrelated. PPW sets out the objectives of good design which starts with site and context analysis and considers: Movement, Access, Character, Community Safety, and Environmental Sustainability.

Placemaking considers a wide range of factors and the Design Commission for Wales (DCfW) has devised a Placemaking Charter and published guidance on the principles for creating high quality places:

- People and community.
- Location.
- Movement.
- Mix of uses.
- Public realm.
- Identity.

The principle of identity, for example, includes the positive, distinctive qualities of an existing place such as its heritage, culture - including music, literature, sport and the arts - language and built and natural physical attributes.

Good design can enhance the safety of the built environment by adherence to Secured by Design principles.

It is important that the Replacement LDP complements and supports local Place Plans. Public realm improvements can help with the positive response to the climate and nature emergencies through careful planting of street trees and planters for example.

To create successful sustainable places, the Replacement LDP must have Placemaking and Good Design as a central tenet.

Key Issue 16 (KI.16): Planning for Infrastructure and Service Needs - Including the Demands of a Digital Future

Context: The Powys LDP area is the largest and the most sparsely populated plan area in Wales and its topography and rural nature provide challenges for infrastructure and service provision. However, these characteristics provide potential opportunities for appropriately located green infrastructure and renewable energy provision.

Most new development will need to be directed to locations that are best served by existing and planned infrastructure (public utilities, transport, etc) and services (health, education, leisure, etc). The Replacement LDP will define a Sustainable Settlement Hierarchy which has regard to infrastructure and service provision and supports the Regional Growth Areas identified by Future Wales as service hubs to, “retain and enhance the commercial and public service base that make them focal points in their areas.”

By meeting future housing and economic needs, the Replacement LDP has the potential to impact on the demand for services and infrastructure and will need to be taken into account by service providers when planning future investment plans. The Council is reviewing its service provision through the framework of “Sustainable Powys” and the PSB provides an opportunity to co-ordinate health and well-being.

Some utility infrastructure, such as public sewers, waste-water treatment works, mains water and mains gas supply, are either unavailable or operating at capacity in parts of the Replacement LDP area and act as a constraint to development.

The need for improved digital communications and better mobile coverage is also an important issue for the Replacement LDP given its social and economic significance. New development is required by PPW to provide ‘gigabit capable’ (fast connectivity) broadband infrastructure.

Key Issue 17 (KI.17): Supporting Community Facilities and Community Assets

Context: Community facilities underpin the economic, social, and cultural fabric of the towns, villages, and rural communities of Powys. As well as serving local needs, the presence of community facilities and assets increases the vibrancy of settlements, bolsters the local economy, minimises social isolation, protects well-being and reduces reliance on the private car by reducing the need to travel to reach alternative services and facilities.

Supporting the retention and provision of viable community facilities to meet local needs is a crucial component of successful placemaking (KI.15) and to contribute to prosperous towns and villages.

The Replacement LDP can assist in safeguarding the provision of community facilities through its spatial strategy and by enabling communities to acquire assets they consider essential for their ongoing vibrancy.

Key Issue 18 (KI.18): Supporting Powys High Streets – Town Centres First

Context: A mix of complementary uses is needed to make town centres attractive, vital and viable places, to respond positively to the challenges of the high street recovery brought about by the Covid-19 pandemic, on-line shopping and the changing nature of offices and the workplace.

Many towns in the Powys LDP area have either a Place Plan, a Town Centre Investment Plan, or a Placemaking Plan to support thriving and vibrant town centres. The aspirations of these Plans will need to be considered by the Replacement LDP to ensure a co-ordinated approach.

The Replacement LDP must apply the 'Town Centre First' policy in Future Wales which requires any significant new commercial, retail, education, health, leisure and public service facilities (i.e. major generators of travel demand) to be located within town centres, and for a sequential approach to be used when allocating these types of development. The 'Town Centre First' approach aims to ensure that town centres continue as important multi-functional places acting as focal points of communities. This includes enabling the re-purposing and alternative uses of redundant and vacant premises and promoting regeneration. Smaller developments in towns, or proposals in smaller local centres, can also benefit from the approach so that facilities which generate footfall are integrated within walkable, mixed-use neighbourhoods.

Key Issue 19 (KI.19): Supporting Sustainable Energy: Harnessing Green Power and Promoting Energy Efficiency

Context: It is considered that there is potential to carefully use the County's natural resources to support renewable energy generation and economic growth. There is a need to align renewable energy development with appropriate grid infrastructure.

The sustainable development of onshore wind, solar and energy storage projects and grid connections in appropriate locations will enable the generation and distribution of clean, green energy, contributing to addressing the climate emergency and meeting renewable energy and Net Zero targets for carbon.

Policies 17 and 18 of Future Wales enable the careful balancing of considerations within a principally positive framework for renewable and low-carbon energy projects. All proposals will need to demonstrate that they will not have an unacceptable adverse impact on the environment and the cumulative impacts of the proposal with existing, consented and other proposed renewable energy schemes will need to be considered.

Future Wales includes a commitment for new renewable energy projects to have an element of local ownership and to bring benefits to host communities.

The Mid Wales region is using a Local Area Energy Planning (LAEP) approach which will inform a new National Energy Plan for Wales. There will be the need to consider the relationship of LAEP's local actions to the Replacement LDP.

It is important that the Energy Hierarchy in PPW is followed in order that all new development is planned to mitigate the causes of climate change. This means that the energy requirements of new and existing development should be minimised and energy efficiency measures included.

Key Issue 20 (KI.20): Managing and Reducing Waste

Context: The sustainable management of waste, where waste is minimised, reused, recycled, and successfully diverted away from landfill sites is critical for achieving a sustainable economy. There is

a need to ensure the provision of a wide range and choice of different sites, in terms of character, size and location, across the county to accommodate the full range of different waste management facilities. The Replacement LDP will need to support the national waste hierarchy, and facilitate waste reduction, recycling and composting, and energy from waste.

5. Vision and Objectives

5.1 The Plan's Vision

In response to the Key Issues, the following Vision has been defined for the Powys Replacement LDP.

By 2037, the Powys plan area will be:

A place of vibrant, thriving and well-connected communities including prosperous towns and villages, accommodating the sustainable growth of both new homes and jobs, and providing good access to services and employment opportunities.

Part of a more productive, enterprising and distinctive region that supports existing businesses, an expanded economy, and better job prospects based on innovation allied to a skilled workforce. Foundational economic sectors, including farming, tourism, and recreation and leisure, will continue their key roles and the rural economy will be resilient and diverse.

Benefiting from a strategic approach to Green Infrastructure, ensuring it is promoted and protected for multiple benefits to both wildlife and people, and facilitating improved ecological networks.

By 2037,

Communities across the plan area will have developed in a way which enable and support:

- **Age-balanced communities living well in places which meet social, economic, Welsh language and cultural needs.**
- **Nature to flourish through net benefit for biodiversity and resilient ecosystems.**
- **Adaptation to climate change and the transition towards net zero.**

Residents will live safer, healthier, and greener lives through the provision of well-designed developments within an outstanding physical and cultural environment.

The wealth of resources within the natural, built, and historic environments, including iconic landscapes, will be maintained, protected, enhanced and valued, shaping a sustainable land-use legacy for the future.

5.2 Objective Setting

To meet and deliver the Vision, 22 Objectives are proposed for the Replacement LDP. The Objectives have been grouped under the following topic categories derived from the Key Issues and set out the broad intentions for managing development up to 2037.

- Climate Change.
- Nature Recovery and the Sustainable Management of Resources.
- Key Planning Principles, Placemaking, Health and Well-being.
- Sustainable Communities, Housing and Services.

- A Sustainable and Vibrant Economy.
- Infrastructure, Energy and Waste.

5.3 Replacement LDP Objectives and Outcomes

Climate Change

Key Issue:

- KI.1 Responding to Climate Change

Objective 1 – Climate Change

- To ensure new development and land uses are resilient to the effects of climate change, and to actively address the causes and impacts of a changing climate through minimisation, adaptation, and mitigation in support of the national ambition to reach net zero by 2050.
- To support actions, approaches, interventions and development proposals which align to Corporate and Strategic priorities and plans (e.g. Powys scale action plans) which address climate change adaptation and mitigation.

Nature Recovery and the Sustainable Management of Resources

Key Issues:

- KI.2 Supporting Nature Recovery
- KI.3 Caring for Resources

Objective 2 – Nature Recovery

- To support nature recovery and address biodiversity decline by protecting, maintaining, restoring, and enhancing the resilience of Powys's natural environment including habitats, biodiversity and geodiversity.
- To ensure new development, including farm proposals make a positive contribution to nature recovery by providing net benefit for biodiversity and green infrastructure (including strategic green infrastructure where relevant).
- To ensure new development facilitates the delivery of biodiversity and ecosystem resilience (including reversing degradation) by improving ecological networks through diversity, extent, condition and connectivity.
- To utilise a strategic green infrastructure framework in local development planning (e.g. mapping, safeguarding and identifying opportunities), designed in collaboration with other stakeholders, for the better integration, efficacy, and co-ordination of nature recovery efforts.

Objective 3 – Natural, Historic, and Built Environments

To sustainably manage Powys's natural resources and to protect, conserve, enhance and restore the natural, historic and built environment including:

- Environmental designations.
- Environmental qualities such as clean air, habitats and water quality.
- Historic environment designations including the Historic Environment Record (HER).
- The special landscape characteristics and qualities of the Plan area and those of adjoining areas including National Parks and National Landscapes.
- Recreational assets, including designated trails, cycling networks and public rights of way and other open space valued for sport, recreation and leisure (as typically included in an Open Space Assessment).
- Safeguarding (in accordance with national policy) active travel routes and networks, existing public transport interchanges, areas proposed for transport schemes (infrastructure and routes), minerals areas, coastal habitats, and common land.
- Other strategic assets in the Plan area, for example Ministry of Defence training grounds, the Montgomery Canal, and the best and most versatile agricultural land (grades 1, 2 and 3a).

Objective 4 – Mineral Resources

To safeguard mineral deposits from sterilisation and to provide positively for the sustainable working of mineral resources to meet society's needs now and in the future, ensuring an adequate supply of minerals is available long term.

Key Planning Principles, Placemaking, Health and Well-being

Key Issues:

- KI.4 Promoting Sustainable Transport
- KI.6 Planning for Well-being
- KI.7 Supporting Healthy Lifestyles
- KI.8 Right Development, Right Place
- KI.15 Local Placemaking

Objective 5 – Sustainable Travel

To ensure new development is compliant with the sustainable transport hierarchy meaning that, wherever possible, it is located and designed to reduce the need to travel and enable a choice of sustainable transport options for all. This includes providing active travel opportunities such as cycling and walking routes to encourage healthier lifestyles, improving public rights of way in connection with development, and using good design to ensure that routes connecting users to services and facilities are permeable, legible, direct, convenient, attractive, and safe. Given the rural nature of the Plan area, the development of ULEV charging infrastructure will be encouraged.

Objective 6 – Placemaking

To promote “right development, right place” through a placemaking focussed approach that shapes sustainable growth in resilient places across the Plan area. New development will need to meet key planning principles, address the climate and nature emergencies, satisfy the national sustainable placemaking outcomes and respond positively to the objectives of good design defined in national policy (context appraisal, access, movement, character, community safety and environmental sustainability).

Objective 7 – Sustainable Growth

To provide a framework for sustainable growth across Powys which safeguards resources and enables communities to thrive. Significance will be given to the Regional Growth Areas within a sustainable settlement hierarchy that balances the provision of homes, jobs, services, and facilities and promotes sustainable travel patterns.

Objective 8 – Health and Well-being

To support the health and well-being of Powys residents by ensuring that places change and develop to support physical and mental health and well-being. This means:

- Seeking opportunities that contribute towards more physical and active lifestyles including: the provision of active travel, sport, play, recreation, and amenity facilities; developing a network of green infrastructure for the benefit of people and wildlife; ensuring public rights of way are well-maintained for the enjoyment of users; and promoting ease of access for all within new developments.
- The Plan will use placemaking principles to deliver a better, well-designed public realm that promotes scope for social interactions alongside spaces for rest, relaxation, and quiet reflection. Green and blue spaces will be protected, restored and enhanced for their multi-functional benefits including the value they add to physical and mental well-being.
- Making connections between development planning and the goals of the Powys Well-being Plan in order to complement its aims for improving the well-being of future generations.
- Support for initiatives that connect buyers more directly to local produce, improving access to fresh, diverse and healthy food and drink.

Sustainable Communities, Housing and Services

Key Issues:

- KI.5 Responding to Demographic Challenges
- KI.9 Promoting and Protecting the Welsh Language
- KI.10 Planning for New Homes
- KI.17 Supporting Community Facilities and Community Assets

Objective 9 – Sustainable Settlements and Communities

To support stronger, safer, healthier, more connected and vibrant communities by considering the needs of all elements of society, including all age groups and the implications of an ageing population. New development will use placemaking principles to drive beneficial economic, social, cultural and environmental outcomes creating aged-balanced, sustainable and prosperous local places which optimise community health and well-being and address issues of deprivation and social exclusion as well as responding appropriately to the climate and nature emergencies.

New development will be sustainable in design and construction, creating energy efficient properties that minimise running costs and provide for flexibility and future-proofing.

Objective 10 – Meeting Future Needs

To build stronger, fairer and greener communities across Powys's towns, villages and rural areas by meeting the identified needs for homes and jobs whilst securing supporting infrastructure. To plan new growth in accordance with a sustainable settlement hierarchy, providing for new and improved opportunities for people to come to live and work in Powys.

Objective 11 – Welsh Language

To foster the Welsh language across Powys by protecting Welsh language Strongholds and supporting Welsh cultural, education and language initiatives.

Objective 12 – Housing Needs

To meet the Plan area's housing needs by ensuring the right number, range and mix of high quality sustainable new homes are provided during the Plan period in accordance with the sustainable settlement hierarchy. This includes the provision of:

- Sufficient homes to meet market and affordable housing needs.
- Homes which meet specialist housing needs arising from the population including homes for older people, accessible and adapted housing, housing with care and support.
- Homes which are affordable and accessible to local people in their own communities including facilitating community-led, co-operative, custom-build and self-build housing schemes.
- A suitable range of homes by location, type and design, to be attractive to different sectors of the population including first-time buyers, homes that serve smaller households and homes for key workers and incoming workers.
- Site(s) and pitches for Gypsy and Travellers to meet an identified need.

Objective 13 – Community Facilities and Assets

To support resilient and robust places and the well-being of communities by safeguarding public open spaces and sports facilities (e.g. play areas, amenity land, allotments), important community facilities (e.g. shops, pubs, village halls, youth centres, arts, education and cultural venues) and other local assets (e.g. public rights of way network, common land and active travel routes), whilst securing enhanced provision or improvement as part of new development.

A Sustainable and Vibrant Economy

Key Issues:

- KI.11 Planning for a Vibrant Economy
- KI.12 Planning for a Strong Farming and Rural Economy
- KI.13 Supporting the Mid Wales Growth Deal (MWGD)
- KI.14 Supporting Tourism
- KI.18 Supporting Powys High Streets

Objective 14 – Vibrant Economy

To support economic prosperity and meet employment needs, including safeguarding the range and supply of employment sites, by encouraging innovation and the upskilling of the workforce, helping Powys to deliver strong local communities and to retain and attract a more age-balanced and competitive workforce.

Objective 15 – Economic Development

To support new economic development aligned to a sustainable settlement hierarchy which meets the needs of local businesses including proposals which strengthen the foundational economy, such as agriculture, manufacturing, tourism, and construction, and development proposals that support sustainable rural diversification and add value to local produce.

Objective 16 – Mid Wales Growth Deal

To support economic growth by contributing to the aims of Growing Mid Wales and facilitating proposals arising from the Mid Wales Growth Deal.

Objective 17 - Tourism

To support sustainable tourism, including active, green and cultural tourism, whilst safeguarding (including the care, improvement and restoration) important tourism-related resources and assets, such as the natural, built and historic environment, national trails, public rights of ways, the national cycle network, dark skies, distinctive landscapes and open spaces.

Objective 18 – Town Centres

To promote vibrant, attractive and viable high streets and thriving town centres by ensuring new retail and commercial development is directed to town centres in the first instance, safeguarding existing frontages and encouraging a mix of complementary uses. Proposals outlined in Town Centre Investment Plans, Place and Placemaking Plans or other local initiatives will be supported in principle.

Infrastructure, Energy and Waste

Key Issues:

- KI.16 Planning Infrastructure and Service Needs
- KI.19 Supporting Sustainable Energy: Harnessing Green Power and Promoting Energy Efficiency
- KI.20 Managing and Reducing Waste

Objective 19 – Infrastructure, Utility and Service Provision Required for New Development

To ensure that appropriate physical and digital infrastructure, including utilities and services such as health and education are in place or can be provided by appropriate development contributions to accommodate the needs arising from new development. To support the efficient provision of these by locating the majority of growth in places that are best served by existing or planned infrastructure and services, including places identified within Regional Growth Areas.

Objective 20 – Provision of Infrastructure and Digital Connectivity Projects

To support the sustainable provision of new or upgraded infrastructure and services to meet the changing needs of society and communities in Powys. This includes the provision and upgrading of connections for digital and mobile phone operations for improved coverage of digital infrastructure across the Plan area.

Objective 21 – Energy and Decarbonisation

To reduce the energy demand of new development, promote energy efficiency and support renewable energy generation, whilst minimising the use of non-renewable resources, encouraging decarbonisation, and preventing the generation of waste and pollution. To help combat the climate emergency, the Replacement LDP will proactively contribute towards meeting national targets for renewable and low carbon energy.

Using the policy framework set by Future Wales, renewable and low carbon energy developments and associated infrastructure will be facilitated in appropriate locations where compatible with other Objectives including the protection of resources and supporting nature recovery. Other low-carbon infrastructure changes, such as the move to ULEV private vehicles will need to be accommodated in all developments.

Objective 22 - Waste

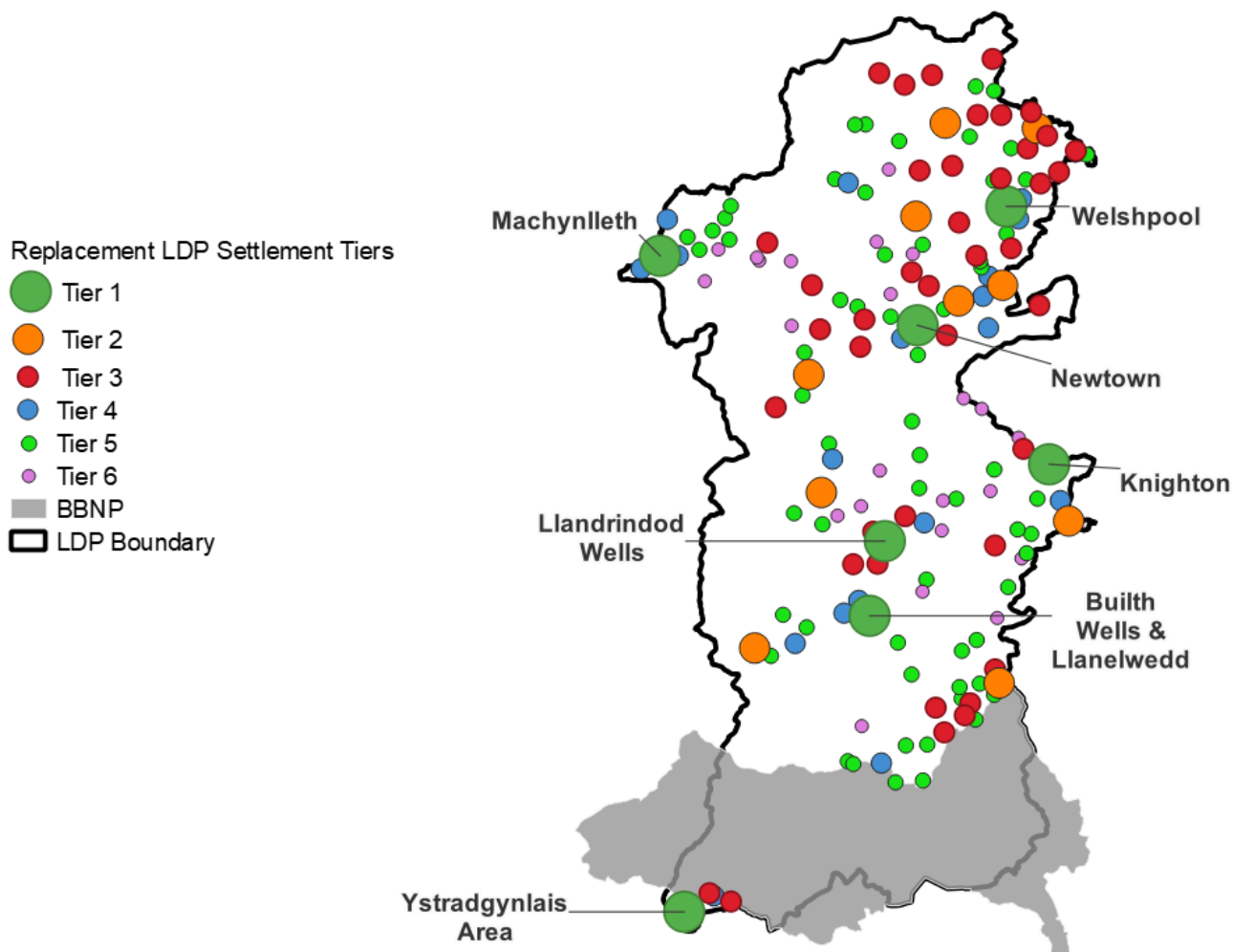
To provide a range of sites suitable for waste management facilities including those which increase the reuse and recycling of waste as an alternative to landfill, together with reducing the amount of waste generated from development during construction and use.

6. Sustainable Settlement Hierarchy

A key requirement for the Replacement LDP is to establish a Sustainable Settlement Hierarchy. The purpose of a Sustainable Settlement Hierarchy is to ensure that the right development takes place in the right locations with the best access to a wide range of services, facilities, and employment opportunities, whilst minimising car usage and the need to travel.

A settlement assessment has been undertaken to inform the Sustainable Settlement Hierarchy for the Replacement LDP. The assessment reviewed the sustainability, role and function of all the settlements identified in the Adopted Powys LDP (2011-2026) Settlement Hierarchy. In total 162 settlements were assessed and then categorised into six tiers, with the most sustainable Tier 1 settlements providing a wide range of services, employment and sustainable transport opportunities. The least sustainable settlements with limited access to services, employment and sustainable transport opportunities were categorised as Tier 6 settlements. Figure 5 shows the location and distribution of the Tier 1 to Tier 6 settlements across the Replacement LDP area.

Figure 5 - The Replacement LDP Sustainable Settlement Hierarchy



Considering the geographical clusters of settlements is an approach used to recognise the role, function and interaction between settlements at the plan level and local level.

A Cluster Analysis, available as a background paper, was undertaken to identify settlement clusters across the plan area. The analysis identified functional relationships between Tier 1 and Tier 2 settlements, which act as service centres, and smaller neighbouring settlements using criteria that

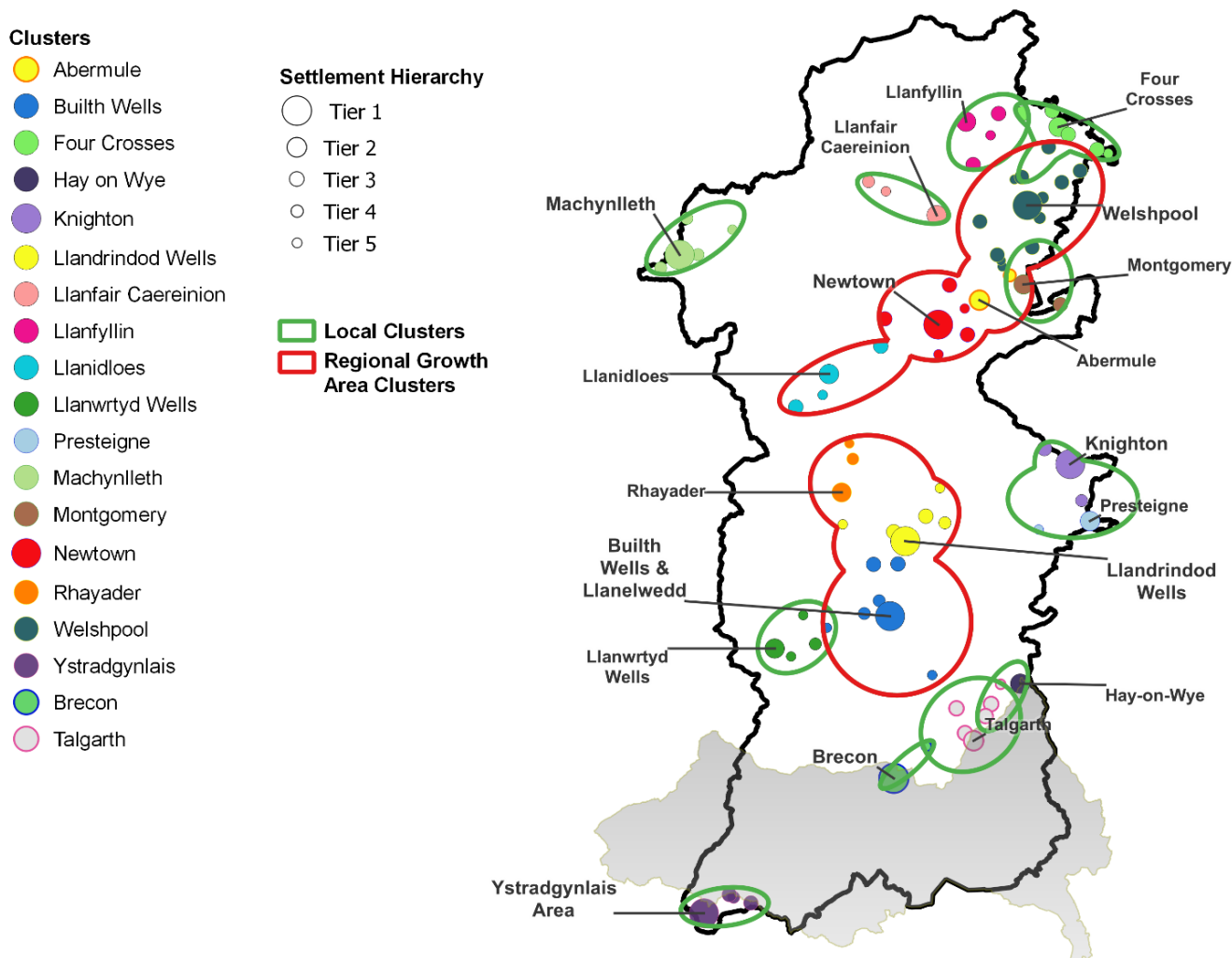
reflect the National Sustainable Placemaking Outcomes. In developing the cluster criteria, an emphasis was placed on promoting sustainable transport opportunities and the concept of ‘living locally’ in a rural authority.

The identified Settlement Clusters were further categorised as either ‘**Regional Growth Area Clusters**’ or ‘**Local Clusters**’ to reflect the policies of Future Wales.

Tier 6 settlements and any other settlements which do not have a functional relationship with a Tier 1 or 2 settlement (a service centre), are excluded from the clusters. Consideration was also given in the analysis to service centres located in neighbouring authority areas which have a functional relationship with lower tier settlements located in the LDP area. This found that there are several Tier 3 settlements and one Tier 5 settlement that cluster with service centres located in the BBNP (i.e. Talgarth and Brecon).

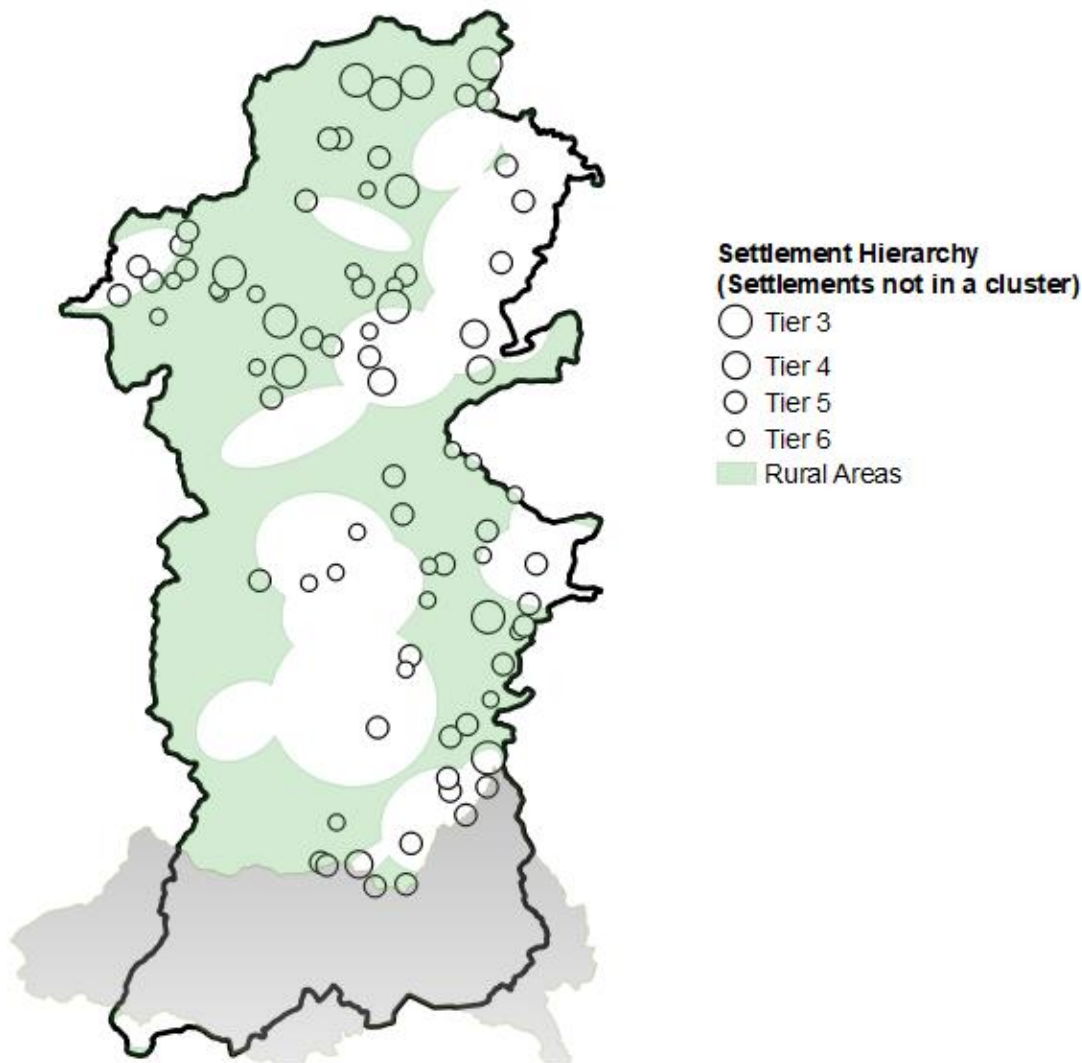
Figure 6 shows the distribution of the Clusters and the location of the settlements within them.

Figure 6 - Replacement LDP Settlement Clusters



Future Wales requires LDPs to identify their rural communities in order to assess their needs and set out policies to support them. A Rural Approach background paper considered the best way for identifying rural communities and concluded that all settlements that lie outside of a Settlement Cluster should be considered as ‘Rural’. Figure 7 shows the defined ‘**Rural Areas**’ and the ‘**Non-Cluster Settlements**’ to be treated as Rural by the Replacement LDP.

Figure 7 - Rural Areas and Non-Cluster Settlements



Powys' countryside is extensive and accommodates many isolated dwellings reflecting the County's agricultural and rural economy sector. The Replacement LDP area outside of the Tier 1 - Tier 6 settlements is defined as '**Open Countryside**' and will be protected from inappropriate development.

Within the Replacement LDP area is an area of tidal influence near the Dyfi estuary, south-west of Machynlleth. This area is considered in national policy to be 'undeveloped coast.' For the purposes of the Replacement LDP any references to Open Countryside also include the undeveloped coast and will be protected from inappropriate development.

The following tables identify the Sustainable Settlement Hierarchy for the Regional Growth Area Clusters (Table 1), the Local Clusters (Table 2) and the Rural Area / Non-Cluster settlements (Table 3). Tier 1, 2 and 3 settlements are the most sustainable places for accommodating growth (all these settlements were classified as either Towns or Large Villages in the settlement hierarchy of the Adopted Powys LDP (2011-2026)). Lower tier settlements within a Regional Growth Area Cluster or Local Cluster, which have a functional relationship with a Tier 1 or Tier 2 settlement, may be able to accommodate limited growth in support of the higher tier settlement and to meet a recognised need.

Table 1. Regional Growth Area Cluster Settlement Hierarchy

	Regional Growth Area Cluster Settlements
Tier 1	Builth Wells & Llanellwedd, Newtown, Llandrindod Wells, Welshpool
Tier 2	Abermule, Llanidloes, Rhayader
Tier 3	Arddleen, Berriew, Bettws Cedewain, Caersws, Castle Caereinion, Crossgates, Forden and Kingswood, Guilsfield, Howey, Kerry, Llandinam, Llangurig, Llanyre, Middletown, Newbridge on Wye, Trewern
Tier 4	Builth Road, Cilmeri, Leighton Pentre, Penybont, St Harmon, Welshpool Buttington
Tier 5	Aberbechan, Cwmbelan, Dolfor, Erwood, Felinfach, Garth, Garthmyl, Groes-lwyd, Llandewi Ystradenni, Llanwrthwl, Pant y dwr, Refail

Table 2. Local Cluster Settlement Hierarchy

	Local Cluster Settlements
Tier 1	Machynlleth, Knighton, Ystradgynlais Area
Tier 2	Hay-on-Wye, Four Crosses, Llanfair Caereinion, Llanfyllin, Llanwrtyd Wells, Montgomery, Presteigne
Tier 3	Abercrave, Boughrood & Llyswen, Bronllys, Churchstoke, Coelbren, Crew Green, Glasbury, Knucklas, Llandrinio, Llanfechain, Llansantffraid-ym-Mechain, Llanymynech, Meifod, Three Cocks
Tier 4	Caehopkin, Caerhowel, Derwenlas, Esgairgeiliog Ceinws, Llangadfan, Llangammarch Wells, Norton, Penegoes
Tier 5	Beulah, Bwlch-y-cibau, Cefn Gorwydd, Coedway, Glantwymyn, Kinnerton, Llanerfyl, Llowes

Table 3. Rural Area / Non-Cluster Settlement Hierarchy

	Rural / Non-Cluster Settlement
Tier 3	Carno, Clyro, Llanbryn-mair, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, New Radnor, Penybontfawr, Pontrobert, Trefeglwys, Tregynon
Tier 4	Llanddew, Llandyssil, Sarn, Stepside
Tier 5	Abercegir, Aberedw, Aberhafesp, Abertridwr, Adfa, Battle, Cemmaes, Clatter, Commins Coch, Cradoc, Cwm Linau, Cwmbach, Elan Village, Evenjobb, Ffynnon Gynydd, Foel, Forge, Frank's Bridge, Fron Bank, Gladestry, Groesffordd, Llanbadarn Fynydd, Llanbister, Llanfihangel, Llanfihangel Tal-y-llyn, Llanfilo, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwnog, Llanwrin, Manafon, Painscastle, Pen-y-bont, Llanerch Emrys, Pool Quay, Rhosgoch, Sarnau (Mont), Tanhouse, Velindre (Brecknock), Walton, Whitton, Y Fan
Tier 6	Abbeycwmhir, Beguildy, Bleddfa, Bwlch-y-ffridd, Cefn Coch, Darowen, Dolanog, Dolau, Felindre, Hundred House, Llan, Llandegley, Llawr-y-glyn, Lloyney, Lower Chapel, Nantglas, Nantmel, New Mills, Newchurch, Old Radnor, Talerddig

7. Growth and Spatial Options

A principal purpose of the Preferred Strategy is to set out clearly the level of growth and its spatial distribution to deliver the Vision and Objectives of the Replacement LDP.

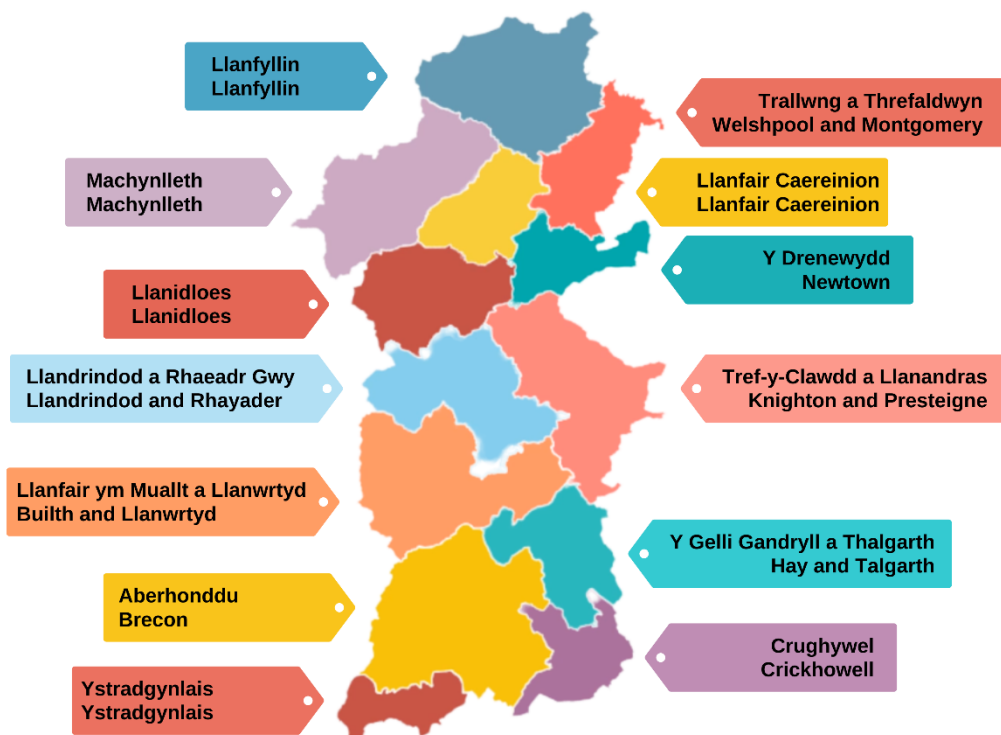
When preparing the Preferred Strategy, the LPA is required to undertake an analysis of different growth and spatial options. The options are set out below and have been informed by a range of supply and demand factors and key pieces of evidence, such as the settlement assessment, LHMA Employment Needs Assessment and an initial viability assessment.

7.1 Growth Options

Fundamental to preparing the Replacement LDP, is to determine the most suitable level of growth for the plan to deliver over its plan period. Primarily, the level of growth refers to the scale of housing and employment growth and is influenced by social, economic and demographic evidence, needs and aspirations.

The LHMA is an essential part of the evidence base for the Replacement LDP. It identifies the level of housing need (2022-2037) for both open market and affordable dwellings across Powys and for the Replacement LDP area. The LHMA also considers needs at the local level, splitting Powys into 13 Housing Market Areas (Figure 8). It is imperative that each of the growth options considered is able to meet the LHMA's identified need of 2,682 additional dwellings (with a vacancy rate of 10% applied), of which 1,036 are for affordable tenures.

Figure 8 - Housing Market Areas

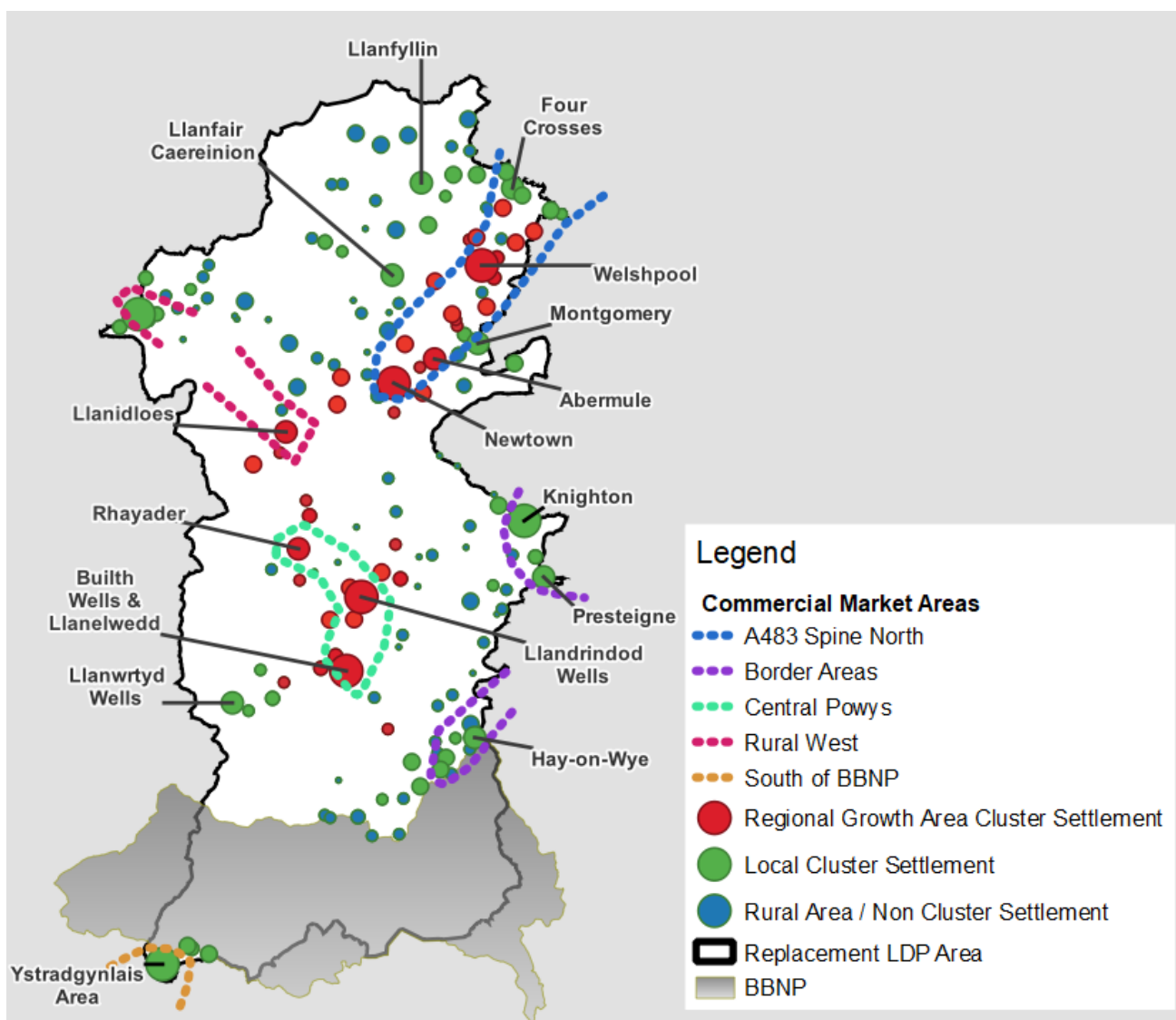


Powys County Council has prepared a Demographic Evidence Report to support the Replacement LDP. This included a demographic profile of the area with future projections of population, household, and employment growth. The report configured a range of growth scenarios for the plan

period 2022 – 2037 which were demographic and employment based. For each scenario, an associated range of dwelling and employment growth outcomes was identified.

To complement the Demographic Evidence Report, an Employment Needs Assessment (2024) has been undertaken to identify the employment land requirements for the Replacement LDP. In line with Welsh Government guidance, the assessment considered several trend-based scenarios to identify need over the lifetime of the plan and identified the employment land required for each option. The assessment recommended that the Replacement LDP should include an employment land provision based upon historic take up, indicating a provision of between 32 - 40 hectares, directed to Commercial Market Areas, as detailed in Figure 9.

Figure 9 - Commercial Market Areas shown with the Settlements in the Sustainable Settlement Hierarchy



A Growth Options background paper has been prepared which considers the needs identified in the LHMA, the number of dwellings in the housing land supply (built and with planning permission) and the evidence from the Employment Needs Assessment (2024). It sets out an analysis of the growth scenarios from the Demographic Evidence Report to determine which of the scenarios is most suitable for the Replacement LDP.

Some of the scenarios detailed in the Demographic Evidence Report were discounted in the Growth Options background paper as unrealistic as they would not enable the housing needs identified in the LHMA to be met. The Growth Strategy of the Adopted Powys LDP (2011-2026) was considered but found to be unachievable given that its annual build rate (300 dwellings) had not been achieved consistently.

7.2 Growth Options Considered

Table 4 identifies six growth scenarios which have been grouped as three growth options: Lower, Medium and Higher-level Growth Options. The Anticipated Average Annual Build Rate, Housing Requirement and Housing Provision Figure is shown for each scenario.

The LHMA used household projections to provide estimates of future numbers of households, by applying assumptions on household composition and size to the population projections. In addition, the LHMA also took into consideration the numbers of households on household waiting lists (the unmet need) and added them to the forecast housing need. Therefore, in the Growth Option scenarios, the Welsh Government 2018 household projections for the Higher Variant and 15-year Migration scenarios, are based on the forecast need from the LHMA rather than the projected need detailed in the Demographic Evidence Report.

Also shown in Table 4 are the growth options for total employment land provision, identified by the Employment Needs Assessment. All growth options reflect the past take up rate of employment land (1.6 ha per annum), with the Higher Option making provision for an additional 0.4 hectares per annum.

Table 4. Powys Replacement LDP (2022-2037) Growth Options and Scenarios.

Option	Scenario	Anticipated Annual Build Rate	Housing Requirement	Housing Provision Figure (+21%)	Employment Land Take Value (ha)	Total Employment Land (ha) Provision
Higher	Dwelling-led 5YR	288	4,320	5,227	1.6 +0.4	40
Higher	Dwelling-led 10YR	264	3,960	4,792	1.6 + 0.4	40
Medium	PG-Long Term	220	3,300	3,993	1.6	32
Medium	LHMA - 15 Year Migration	203	3,045	3,684	1.6	32
Lower	LHMA – Higher Variant	179	2,682	3,245	1.6	32
Lower	PG-Short Term	172	2,580	3,122	1.6	32

The Growth Options background paper considered the appropriateness of each of the options and scenarios by reviewing:

- Past build rates.
- Housing land supply.
- Demographics.
- Meeting the needs identified in the LHMA.
- Fit with Future Wales and the Mid Wales Region.
- Stakeholder feedback.

As explained in the Growth Options background paper, the Higher Growth Option received the most support from stakeholder participation and is considered to be the most appropriate option for the following reasons:

Comparison with Historic Build Rates – Over the 15-year period 2008 - 2024 (excluding 2014-2015), the average build rate was 240 dwellings per year, whilst over the five-year period 2018 - 2023 the average build rate was 288 dwellings per year. The Higher Growth Option falls within this range so is considered to be achievable and deliverable.

Comparison with Housing Land Supply – Taking into consideration dwellings already completed (since the start of the plan period in 2022), sites with planning permission and projected windfall development, the Higher Growth Option would give scope to allocate between 1,325 and 1,760 dwellings, to be delivered in the plan period.

Addressing the Demographic Challenges Facing Powys – The Demographic Evidence Report considered the size of the labour force and the level of employment growth that could be supported with the Higher Growth Option, using calculations derived through the application of economic activity rates, an unemployment rate, and a commuting ratio. The results forecast an annual increase of between 153 and 182 people in employment per year, equating to an increase of 2,295 – 2,730 people over the Plan period. The Demographic Evidence Report also noted that the higher growth scenarios facilitated higher levels of incoming migration which is needed to address the demographic challenges and increase the working age population.

Meeting the Needs identified in the LHMA - The Higher Growth Option enables the total housing need identified by the LHMA to be met, whilst providing sufficient flexibility to respond to changing housing needs over the plan period.

Regional Context and Future Wales - Future Wales states that under Welsh Government central estimates, 1,800 additional homes are needed in the Mid Wales Region up to 2039. It also states that when considering future housing needs, individual LDPs need to reflect on the low estimated need for housing in the Mid Wales Region and what this means for how places will change, where jobs and services will be located and the relationship between settlements. Given that the Lower and Medium Growth Options project lower levels of growth, it is inevitable that they are more closely aligned to the additional need identified in Future Wales than the Higher Growth Option.

However, the Higher Growth Option includes more flexibility to be able to deliver on other policies in Future Wales such as being able to prioritise focusing the greatest proportion of growth into Regional Growth Areas and to be able to meet local aspirations and changing needs in rural towns and villages. The Higher Growth Option has the most influence when it comes to, achieving age balanced communities and reversing depopulation. It also provides the most flexibility for responding to the needs of rural communities and will have the most impact in terms of delivering affordable homes.

The Powys LDP area typically contributes 240 (48%) of the 500 dwellings constructed per year across the Mid Wales Region, based on the average completion rate for the past 15-years. The

Higher Growth Option would require an annual average build rate ranging from 264 to 288 dwellings. In terms of impact on the Mid Wales Region, the lower end of this range would not be substantially different to the 240 dwellings 15-year average build rate. In terms of economic development, it is considered that the employment provision of 40 hectares, together with enabling employment policies, will provide sufficient flexibility and support the Mid Wales Growth Deal.

Integrated Sustainability Assessment (ISA) - Of the three growth options, the ISA found that the Higher Growth Option performed the most strongly, reflecting the opportunity to meet housing demands, reduce deprivation and potentially reinforce Welsh language and culture through enabling local households to find housing in their communities. In particular, the ISA found that growth levels could support the continued sustainability of smaller communities with limited-service provision and potentially falling populations.

Table 5 indicates the anticipated growth levels for each of the two scenarios included in the Higher Growth Option: the dwelling-led 10 year scenario and the dwelling-led 5 year scenario.

Table 5. Higher Growth Option Scenarios

	Dwelling-led 10 Year	Dwelling-led 5 Year
Summary	Models the population growth impact of average annual dwelling growth (259), based on a 10-year history of housing completions in (2012/13–2022/23).	Models the population growth impact of average annual dwelling growth (285), based on a 5-year history of housing completions in (2018/19–2022/23).
Anticipated Annual Build Rate	264	288
Housing Requirement *	3,960	4,320
Housing Provision Figure (+21%)	4,792	5,227
Employment Land Take Value (ha)	1.6 + 0.4	1.6 + 0.4
Total Employment Land (ha) Provision	40	40
Population Change (2022-2037)	6,297	7,096
Population Change % (2022-2037)	5.7%	6.5%

	Dwelling-led 10 Year	Dwelling-led 5 Year
Households Change (2022-2037)	3,578	3,906
Households Change % (2022-2037)	7.1%	7.8%
Average Annual Employment Change	153	182
Increase in the Size of the Labour Force	2,295	2,730

7.3 Preferred Growth Option

In order to deliver the Vision and Objectives to the Replacement LDP, particularly the Objectives on 'Meeting Future Needs', 'Housing Needs', a 'Vibrant Economy' and Economic Development', the evidence supports growth towards the lower end of the Higher Growth Option. This level of growth is considered to be realistic and deliverable and provides sufficient flexibility to meet the needs of communities, businesses and residents, whilst increasing the delivery of affordable housing and helping to address demographic challenges.

The **Preferred Growth Option** is the **Dwelling-led 10 Year scenario** which is based on an average annual build rate of 264 dwellings over the ten-year period 2012/2013 to 2022/2023. Employment growth is based on past take up rates at 1.6 hectares a year, plus an additional allowance of 0.4 ha per annum to better reflect an unconstrained market.

The anticipated average annual build rate has been rounded up to 265 dwellings, which results in a housing requirement of 3,975 dwellings (265 x 15 years) for the Replacement LDP. For employment growth, the Replacement LDP will provide 40 hectares of Class B employment land, which alongside other Replacement LDP policies supporting the foundational and rural economy, will serve an increase of 2,295 people into the labour force.

Overall, it is considered that the Higher Growth Option - Dwelling-led 10 Year scenario best reflects the levels of delivery achieved in recent years, and that it best supports the role of the Powys LDP area within the Mid Wales Region and the presence of its two Regional Growth Areas.

7.4 Spatial Options

In addition to determining the most appropriate or right level of growth level, the Preferred Strategy must identify the right places for locating growth.

Spatial Options have been identified as part of the development of the Preferred Strategy and these have been influenced by the policies of Future Wales and other national, regional and local plans and strategies.

It is important that the Preferred Strategy addresses the needs of communities, businesses and residents at the local level, including needs identified by the LHMA and the Employment Needs Assessment. The Strategy also needs to maximise opportunities for environmental enhancement and limit the environmental impacts of development.

Four Spatial Options were identified for consideration as follows:

- **Continuation of the Adopted Powys LDP (2011-2026) Strategy.**
- **Affordable Housing Led.**
- **Population Apportionment (Dispersed Growth).**
- **Regional Growth Area Led (Focussed Growth).**

The four spatial options are all considered to be realistic options but each would result in a different distribution of growth for housing and other forms of development. An analysis of the four options is contained in the Spatial Options Background Paper. This considered the advantages and disadvantages of each including the fit with Future Wales. Each option has also been considered as part of the initial ISA and are summarised below.

Continuation of the Adopted Powys LDP (2011-2026) Strategy

The Spatial Strategy of the Adopted Powys LDP (2011-2026) aimed to promote and reinforce proportionate growth across the network of market towns and villages in Powys. The strategy sought to distribute growth pro-rata according to a settlement's existing population / size and the services / facilities available. This approach enabled the highest proportion of growth to be distributed to what was considered to be the most sustainable locations, the Towns and Large Villages, whilst protecting important strategic resources and assets.

The Spatial Options Background paper concluded that the continuation of the Adopted LDP strategy would not be compatible with Future Wales policies as it would not enable growth to be focused in the Regional Growth Areas. It also found that it would restrict the needs identified in the LHMA and the Employment Needs Assessment from being met. However, it was considered that there were elements of the strategy that had worked well and should be carried forward into the Replacement LDP, such as the use of development boundaries for larger settlements and the policy approach used to enable development in smaller settlements.

Affordable Housing Led Spatial Option

The Affordable Housing Led Spatial Option is based on addressing the need for affordable dwellings in the 13 Housing Market Areas identified by the LHMA (2022-2037). Additionally, it takes into consideration calculations based on historic data regarding the number of people annually joining housing waiting lists for social housing. The calculations anticipated further needs for social housing, in addition to those identified in the LHMA, that may need to be addressed during the Replacement LDP plan period.

Whilst this option would address immediate affordable housing needs across the Plan area, it was considered that the option provided limited flexibility to respond to any further needs, including for specialist and open market housing up until 2037. The option received limited stakeholder support and would not enable the Replacement LDP to deliver some of the aspirations set out in the Vision and Objectives.

Population Apportionment (Dispersed Growth) Spatial Option

The Population Apportionment Spatial Option is a dispersed spatial option that would distribute growth across the 13 Housing Market Areas based on the total percentage of the population within each Housing Market Area.

This option would address the recognised needs for housing and employment identified in the evidence and would support sustainable rural communities. However, it would limit the impact that the Replacement LDP would have on focusing growth into Regional Growth Areas as required by Future Wales. Additionally, a dispersed growth option limits the opportunities available to deliver infrastructure improvements and to support services compared to a focussed growth option.

The Regional Growth Area Led (Focussed Growth) Spatial Option

The Regional Growth Area Spatial Option is a focussed growth spatial option that directs the majority of growth to the Regional Growth Areas. Lower levels of growth are enabled in other parts of the Plan area, in accordance with the sustainable settlement hierarchy, local aspirations and identified needs.

The analysis set out in the Spatial Options background paper considered this as the best option to meet the needs of the Plan area, whilst providing sufficient flexibility to avoid constrained areas and address any changing needs up to 2037. It is the option that best aligns with Future Wales, PPW, Llwybr Newydd, and reflects stakeholder feedback. It recognises the plan area's role in the Mid Wales region and would enable the delivery of the Vision and Objectives.

8. Preferred Strategy

The over-arching Preferred Strategy sets out to achieve and deliver the Vision and Objectives of the plan. It has emerged from the consideration and analysis of the growth and spatial options and other considerations, including but not limited to:

- Addressing and responding to the Key Issues.
- Alignment with Future Wales, national, regional and local policies and strategies.
- Meeting the needs identified by evidence, including the LHMA and Employment Needs Assessment.
- Findings from supporting evidence: Settlement Assessment, Small Settlement Assessment, Cluster Analysis, Rural Approach and Integrated Planning and Transport Strategy, Housing Land Supply, Second Homes and Short-Term Holiday Lets, Specialist Housing and Vacancy Rate background papers.
- The initial ISA.
- The Annual Monitoring Reports and the Review Report of the Adopted Powys LDP (2011-2026).
- Participation, engagement and stakeholder feedback.

The Preferred Strategy proposes the scale of growth for housing and employment that will be delivered over the plan period 2022-2037 to meet identified needs. Spatially, the strategy distributes this growth through the Sustainable Settlement Hierarchy, Regional Growth Area Clusters, Local Clusters and the Rural Areas including Non-Cluster Settlements.

The Preferred Strategy utilises the Higher Growth Option (Dwelling-led 10 Year scenario) and the Regional Growth Area Led (Focussed Growth) Spatial Option and is described by the following **Strategy Statement**:

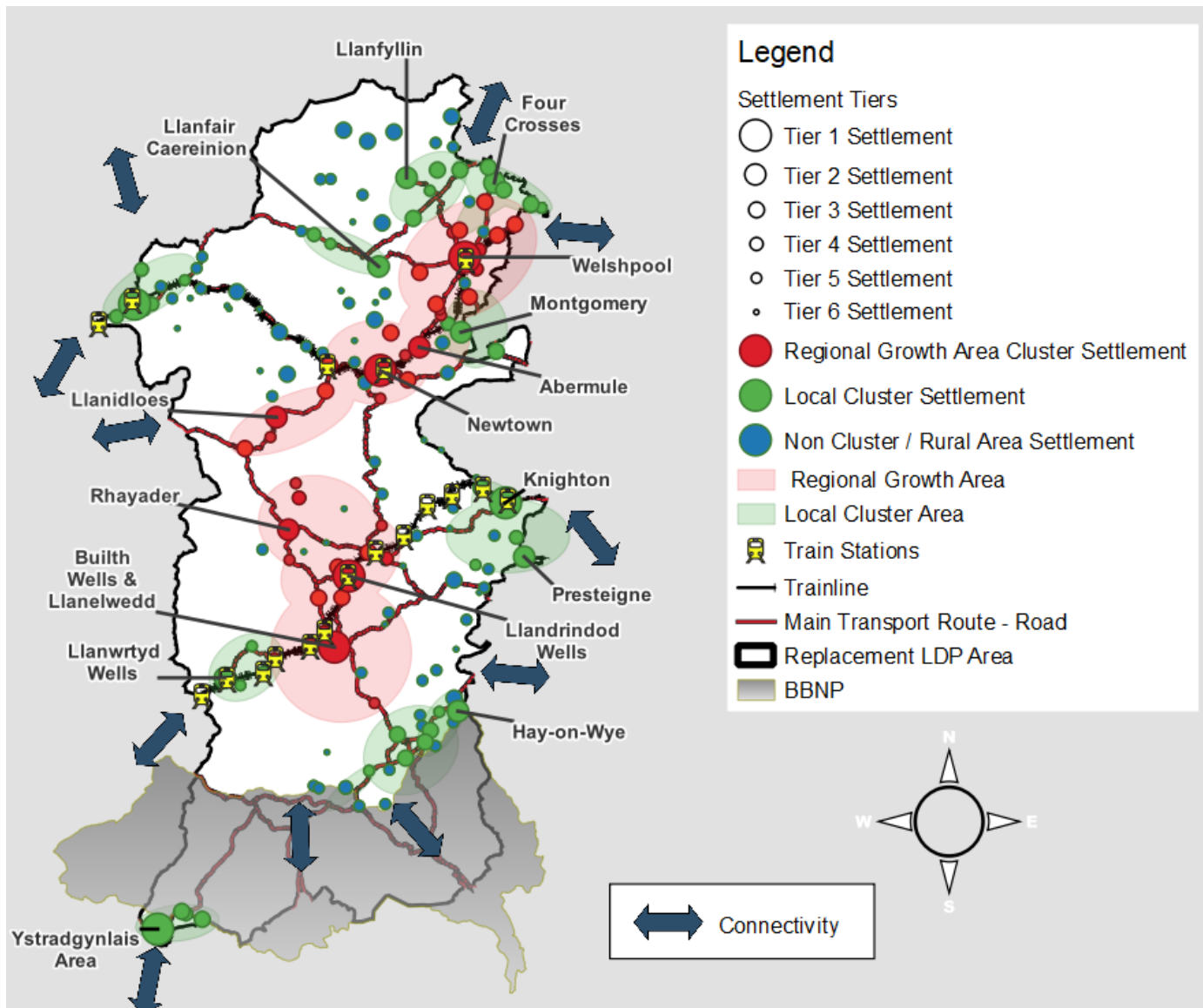
The Replacement LDP Strategy focuses the majority of growth to settlements in the Bro Hafren and the Heart of Wales Regional Growth Area Clusters, with lower levels of growth enabled within settlements in Local Clusters. In other parts of the Plan area, development will be proportionate and appropriate focused on achieving sustainable rural communities, meeting local aspirations and identified needs. Development across all areas will be directed to higher tiered settlements ensuring that development in the least sustainable areas is closely controlled.

The Strategy supports strong well-connected communities, reflects the role of Powys in the Mid Wales Region and recognises the importance of economic growth and the rural economy. The Strategy enables development management decisions to be made against a framework where the principles of sustainable development and placemaking, together with guardianship of the natural built and historic environment are fully embedded, whilst seeking to enable biodiversity to flourish and the challenges of climate change to be addressed.

8.1 The Key Diagram

The Key Diagram illustrates the Replacement LDP strategy showing the locations of the Regional Growth Area Clusters, Local Clusters and the Sustainable Settlement Hierarchy.

Figure 10 - Key Diagram



9. Strategic Framework and Policies

9.1 Growth Strategy – How much development is planned?

The Replacement LDP must plan for a sustainable level of growth over its plan period 2022-2037:

- To deliver on the aspirations contained in the Vision and Objectives;
- To meet the needs identified in the evidence base including the LHMA and the Employment Needs Assessment; and
- To ensure sufficient flexibility to respond to specialist and changing needs.

The Replacement LDP identifies a **Housing Requirement of 3,975 dwellings** of which 1,036 will be affordable homes. This equates to an annual average build rate of 265 dwellings, of which 69 will be affordable homes.

The level of housing growth proposed is based on an average housing completion rate of 264 dwellings per annum over the ten-year period 2012/2013 to 2022/2023. This timeframe is considered appropriate because it encompasses a period of low housing completions and a more recent upturn in housebuilding seen in Powys.

To deliver the Housing Requirement, the Replacement LDP makes provision for 4,810 dwellings, which includes an additional 21% flexibility allowance above the Housing Requirement. This is explained further in the Housing Land Supply paper.

The Replacement LDP identifies an **Employment Land Provision of 40 hectares** for B1/B2/B8 Use Classes, which will meet identified employment needs and serve some of the anticipated increase to the labour force, reducing the need for commuting.

Whilst the supporting evidence has not identified a strong relationship between population growth and employment land, it is considered that 40 hectares of employment land is needed to provide sufficient opportunity for businesses to expand and relocate within Powys and to facilitate the Mid Wales Growth Deal. Additionally, for the Replacement LDP to be able to support more age-balanced communities, it needs to facilitate the creation of jobs, homes and opportunities which retain and attract more people of working ages, providing opportunities for an anticipated increase of 2,295 people to the workforce.

Both the housing and employment levels of growth have been informed by evidence of past take-up rates to demonstrate they can be delivered. The growth levels are also considered to be sufficiently ambitious to meet the needs of the Plan area and to reflect Powys's role in the Mid Wales Region and its two Regional Growth Areas.

Strategic Policy SP1 – Scale of Growth

The Powys Replacement LDP will make provision for the following levels of sustainable growth in the period 2022-2037:

- **4,810 new homes to meet the identified housing requirement of 3,975 homes, including 1,036 affordable homes.**
- **40 hectares of land for Class B employment and economic development uses.**
- **The delivery of associated infrastructure necessary to support the growth.**

Strategic Policy SP1 sets out the levels of growth to be delivered within the plan period. Planning for sustainable growth will meet the identified future housing and employment needs and support the Council's ambitions to address a number of key issues such as increasing the working-age population to address demographic imbalance.

9.2 Spatial Strategy – Where is development planned?

Having identified the scale of growth and development needed for the plan period 2022-2037, the Replacement LDP must through its spatial strategy, guide and distribute development to sustainable locations whilst protecting important strategic resources and assets, facilitating the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure.

The Preferred Strategy is based on the Regional Growth Area (focussed growth) Spatial Option, which directs the majority of growth to the Regional Growth Area Clusters. Outside of the Regional Growth Area Clusters, lower levels of growth are planned for Local Cluster settlements.

The 'Clusters' promote the concept of 'Living Locally' and aim for new development to be located within walking / cycling distance, or have a short journey via public transport, to key everyday services. This will reduce the need to travel by private motor vehicles, whilst promoting physical activity and the health and well-being of residents. The strategy makes full use of bus services and the Heart of Wales and the Cambrian Line train services, which enable residents in smaller settlements to connect with Tier 1 and Tier 2 settlements acting as service centres via a sustainable transport route. A particular example is the Heart of Wales Regional Growth Area Cluster, where there are several small railway stations in lower tiered settlements, within a ten-minute journey of the Tier 1 settlements of Llandrindod Wells and Builth Wells.

Provision is made to ensure that the housing needs identified for each Housing Market Area in the LHMA and the employment needs across the Commercial Market Areas, identified in the Employment Needs Assessment, are addressed. This approach provides sufficient flexibility to plan for development in places which are not constrained by nutrient (phosphate) neutrality issues or flood risk. It also allows for development in the Welsh Language Strongholds in a way that will encourage the Welsh language to thrive and will enable newly arising and specialist housing needs to be addressed.

Settlements not included within the 'Clusters' are classified as being Non-Cluster / Rural Area Settlements. Lower levels of development will be planned in the Rural Area and distributed to higher tier settlements in the Sustainable Settlement Hierarchy.

To achieve sustainable rural communities, the focus will be on addressing identified needs, supporting the rural economy and promoting the development of sustainable linkages within and between rural settlements. Some development in these settlements will support the Welsh language by allowing local people to remain in their communities.

Table 6 shows the distribution of housing growth between the Regional Growth Area Clusters, Local Clusters and Rural Areas. All components of the housing supply are shown including completions, commitments, windfalls and allocated housing sites. It indicates that 65% of the allocated sites will be located within the Regional Growth Area Clusters. However, factoring all components of housing land supply means an anticipated 55% of the Replacement LDP's housing growth will take place within the Regional Growth Area Clusters.

Employment growth is to be distributed across the Commercial Market Areas, prioritising those that are within or overlap the Regional Growth Area Clusters to align with the distribution of housing and respond to the needs arising from the Mid Wales Growth Deal.

Table 6. Percentage Distribution of Housing Growth between Regional Growth Area Clusters, Local Clusters and Rural Areas.

	Regional Growth Area Clusters	Local Clusters	Rural Areas
Completions (2022 – 2024)	50%	22%	28%
Housing Commitments (Large Sites) - Units Not Started and Under Construction	58%	37%	5%
Projected units on Windfall Sites	45%	20%	35%
Dwellings on Allocated Housing Sites	65%	25%	10%
% Distribution of Total (Target)	>55%	>25%	<20%

Distributing the majority of growth to the Regional Growth Area Clusters and Local Clusters will increase the viability of services and provide a focus for infrastructure improvements. This will support the Objectives of the Replacement LDP in responding to the climate and nature emergencies by encouraging the uptake of previously developed land, reducing the need to travel, and safeguarding the Powys landscape and environment.

Strategic Policy SP2 sets out the overall Sustainable Growth Strategy.

Strategic Policy SP2 – Sustainable Growth Strategy

The broad distribution of development within the plan area will be shaped by the Sustainable Settlement Hierarchy and the identified Regional Growth Area Clusters, Local Clusters and Rural Area / Non-Cluster Settlements, reflecting the role and function of places.

Growth is prioritised to settlements within the Regional Growth Area Clusters, with lower levels of growth enabled in settlements within Local Clusters ensuring connectivity between new jobs and homes, access to services and sustainable transport opportunities.

In Rural Area / Non-Cluster settlements, the focus is on meeting identified needs, achieving sustainable rural communities and developing a prosperous rural economy.

The Sustainable Settlement Hierarchy is as follows:

A. Regional Growth Area Cluster Settlements

These areas are anticipated to take at least 55% of housing and employment growth and consist of the following settlements:

- Tier 1 - Builth Wells and Llanellwedd, Newtown, Llandrindod Wells, Welshpool
- Tier 2 - Abermule, Llanidloes, Rhayader
- Tier 3 - Arddleen, Berriew, Bettws Cedewain, Caersws, Castle Caereinion, Crossgates, Forden and Kingswood, Guilsfield, Howey, Kerry, Llandinam, Llangurig, Llanyre, Middletown, Newbridge on Wye, Trewern

- Tier 4 - Builth Road, Cilmerly, Leighton Pentre, Penybont, St Harmon, Welshpool Buttington
- Tier 5 - Aberbechan, Cwmbelan, Dolfor, Erwood, Felinfach, Garth, Garthmyl, Groeslwyd, Llandewi Ystradenni, Llanwrthwl, Pant y dwr, Refail

B. Local Cluster Settlements

These areas are anticipated to take approximately 25% of housing and employment growth and consist of the following settlements:

- Tier 1 - Machynlleth, Knighton, Ystradgynlais Area
- Tier 2 - Hay-on-Wye, Four Crosses, Llanfair Caereinion, Llanfyllin, Llanwrtyd Wells, Montgomery, Presteigne
- Tier 3 - Abercrave, Boughrood & Llyswen, Bronllys, Churchstoke, Coelbren, Crew Green, Glasbury, Knucklas, Llandrinio, Llanfechain, Llansantffraid-ym-Mechain, Llanymynech, Meifod, Three Cocks
- Tier 4 - Caehopkin, Caerhowel, Derwenlas, Esgairgeiliog Ceinws, Llangadfan, Llangammarch Wells, Norton, Penegoes
- Tier 5 - Beulah, Bwlch-y-cibau, Cefn Gorwydd, Coedway, Glantwymyn, Kinnerton, Llanerfyl, Llowes

C. Rural Area / Non-Cluster Settlements

Development permitted in these settlements will be smaller scale, focused on meeting identified needs and achieving sustainable rural communities, settlements include:

- Tier 3 - Carno, Clyro, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, New Radnor, Penybontfawr, Pontrobert, Trefeglwys, Tregynon
- Tier 4 - Llanddew, Llandyssil, Sarn, Stepside
- Tier 5 - Abercegir, Aberedw, Aberhafesp, Abertridwr, Adfa, Battle, Cemmaes, Clatter, Commins Coch, Cradoc, Cwm Linau, Cwmbach, Elan Village, Evenjobb, Ffynnon Gynydd, Foel, Forge, Frank's Bridge, Fron Bank, Gladestry, Groesffordd, Llanbadarn Fynydd, Llanbister, Llanfihangel, Llanfihangel Tal-y-llyn, Llanfilo, Llangedwyn, Llangunllo, Llanigon, Llanwddyn, Llanwnog, Llanwrin, Manafon, Painscastle, Pen-y-bont, Llanerch Emrys, Pool Quay, Rhosgoch, Sarnau (Mont), Tanhouse, Velindre (Brecknock), Walton, Whitton, Y Fan
- Tier 6 - Abbeycwmhir, Beguildy, Bleddfa, Bwlch-y-ffridd, Cefn Coch, Darowen, Dolanog, Dolau, Felindre, Hundred House, Llan, Llandegley, Llawr-y-glyn, Lloyney, Lower Chapel, Nantglas, Nantmel, New Mills, Newchurch, Old Radnor, Talerddig

D. Open Countryside (including the Undeveloped Coast)

The Open Countryside is defined as the plan area outside of the settlements listed above and includes the undeveloped coast associated with the Dyfi estuary.

Development in the Open Countryside will need to be justified and appropriate in scale and nature. All proposals will need to comply with National policy, particularly TAN 6: Planning for Sustainable Rural Communities and TAN 23: Economic Development and other policies contained in the Plan.

The sustainable growth strategy provides the framework for delivering growth. It reflects the different roles and functions of settlements within the Plan area. It will support and meet the needs of communities in a way that is sustainable, promoting sustainable transport choices and addressing demographic challenges.

Tier 1, 2 and 3 settlements are the most sustainable places to accommodate growth. Lower tier settlements (Tiers 4 and 5) within a Regional Growth Area Cluster or Local Cluster, which have a functional relationship with a Tier 1 or Tier 2 settlement may be able to accommodate limited growth to support the higher tier settlement and meet local needs. For settlements in the Rural Area / Non-Clusters, development will be supported to meet identified needs and achieve sustainable communities.

Strategic Policy SP3 – Distribution of Growth

Housing and employment development is distributed in accordance with the following settlement strategy based on a settlement's size, level of service provision, employment opportunities and access to sustainable transport.

A. Settlements in Regional Growth Area Clusters and Local Clusters:

- **Tier 1 and Tier 2 Settlements – A higher proportion of new development required will be directed to Tier 1 and Tier 2 settlements. This will be through allocations, commitments and on suitable windfall sites within a development boundary.**

Affordable housing led sites will be identified within development boundaries where required, affordable and community led housing will also be permitted on exception sites forming logical extensions to settlements.

- **Tier 3 Settlements – A significant proportion of new development required will be directed to Tier 3 settlements. This will be through allocations, commitments and on suitable windfall sites within a development boundary.**

Affordable housing led sites will be identified within development boundaries where required, affordable and community led housing will also be permitted on exception sites forming logical extensions to settlements.

- **Tier 4 Settlements – A limited amount of new development will be directed to Tier 4 settlements. This will be through commitments and development on suitable windfall sites within a development boundary. Allocations will be made where they support a Tier 1 or Tier 2 settlement and are required to address a recognised need.**

- **Tier 5 Settlements – The Replacement LDP does not identify development boundaries and there are no allocations for development within this tier.**

Housing – Open market housing will be restricted to small infill plots (capable of accommodating two dwellings maximum) or to mixed schemes on larger infill sites (capable of accommodating five dwellings maximum) provided the scheme is for no more than two open market houses plus affordable housing.

Additionally, up to five affordable or community led housing dwellings will be permitted on sites forming logical extensions to the settlement.

Employment proposals will need to be justified and comply with policy.

B. Rural Area / Non-Cluster Settlements:

- **Tier 3 Settlements – A lower proportion of new development required will be directed to Tier 3 Rural Area / Non-Cluster Settlements. This will be through commitments and on suitable windfall sites (limited to no more than ten open market dwellings) within a development boundary. Allocations will be made where there are recognised needs to be addressed.**

Affordable housing led sites will be identified within development boundaries where required, small scale affordable and community led housing developments will also be permitted on exception sites forming logical extensions to settlements.

- **Tier 4 Settlements – A limited amount of new development will be directed to Tier 4 Rural Area / Non-Cluster Settlements. This will be through commitments and development on suitable windfall sites within a development boundary.**
- **Tier 5 Settlements – The Replacement LDP does not identify development boundaries and there are no allocations for development within this tier.**

Housing – Open market housing will be restricted to small infill plots (capable of accommodating two dwellings maximum) or to mixed schemes on larger infill sites (capable of accommodating five dwellings maximum) provided the scheme is for no more than two open market houses plus affordable housing.

Additionally, developments of up to five affordable or community led housing dwellings will be permitted on sites forming logical extensions to the settlement.

Employment proposals need to be justified and comply with policy.

- **Tier 6 Settlements - The Replacement LDP does not identify development boundaries and there are no allocations for development within this tier, proposals for development will need to meet the exceptions policies as set out in national or local policy.**

Open market housing development will not be permitted in Tier 6 settlements. Single affordable homes to meet local need in perpetuity will be permitted on suitable sites where well-integrated into the settlement.

Employment proposals need to be justified and comply with policy.

C. Open Countryside (including the Undeveloped Coast)

Proposed rural enterprise dwellings for agriculture, horticulture and other rural enterprises, and One Planet dwellings, will be assessed against national policy and all relevant policies of the Plan. TAN 6 relates to planning for sustainable rural communities and includes agricultural and forestry development as well as rural diversification.

Policy SP3 sets out the distribution of housing and employment growth according to the Sustainable Settlement Hierarchy and the tiers of settlement defined by PolicySP2 - Sustainable Growth Strategy.

Tier 1 settlements - these are the larger towns in the plan area and are considered to be the most sustainable places for growth. They provide a wide range of services, bus / train services, active travel routes and electric vehicle charging facilities. It is estimated that the seven Tier 1 settlements will accommodate approximately 40% of growth.

Tier 2 settlements – these offer a narrower range of services and facilities compared to Tier 1 settlements but are important service hubs for their immediate and surrounding communities. They benefit from bus services and host a range of facilities which residents can access via active travel. It is estimated that the ten Tier 2 settlements will accommodate approximately 15% of growth.

Tier 3 settlements – these have more limited services and employment opportunities which can meet some needs of residents, but residents are likely to travel to a higher tier settlement to access some services such as supermarkets, high schools and health care provision. Tier 3 settlements in a recognised Regional Growth Area Cluster or Local Cluster have available sustainable transport choices for accessing such services. Where there are capacity constraints in Tier 1 and Tier 2 settlements, the Tier 3 settlements located within a Cluster are considered as suitable places to accommodate development. It is estimated that the 41 Tier 3 settlements will accommodate approximately 25% of growth.

Tier 4 settlements – these are smaller in size and host less services than Tier 3 settlements. However, many are located in close proximity, often in walking or cycling distance, to a Tier 1 settlement. Where the Tier 4 settlement is located in a Regional Growth Area Cluster or Local Cluster these close connections are well placed to accommodate development that cannot be provided within a Tier 1 or 2 settlement due to constraints and capacity issues. The Active Travel Network Maps show proposed routes for future investment in active travel routes and where connections are to be improved between some Tier 4 and Tier 1 settlements. It is estimated that the 18 Tier 4 settlements will accommodate approximately 5% of growth.

Tier 5 settlements – these have an important role in rural areas and are small in size with fewer services than settlements in higher tiers. Development in these settlements will be small-scale to meet local needs, with an emphasis on affordable housing and creating opportunities to retain the working age population. It is estimated that the 63 Tier 5 settlements will accommodate approximately 5% of growth.

Tier 6 settlements – these are the 23 smallest and least sustainable settlements in the Sustainable Settlement Hierarchy. Housing development will be restricted to meeting specific local needs by enabling proposals for single affordable homes.

Open countryside – this is a dynamic and multi-purpose resource which requires careful and well managed development. Whilst respecting the national policy principle of exercising strict control over development in the open countryside, given the nature of Powys and its rural economy it is important that the Plan supports development proposals which are appropriate to their location and which sustain and enhance the working countryside. All new development in the open countryside should respect the character of the surrounding area and be of an appropriate scale and design.

9.3 Housing Growth

The growth strategy identified a housing requirement of 3,975 dwellings to meet the identified housing needs and fulfil the aspirations of the Plan's Vision and Objectives.

To meet the housing requirement, the Replacement LDP makes provision for 4,810 dwellings (based on a 21% flexibility allowance). This equates to an annual average build rate of 265

dwellings a year. Strategic Policy SP4 summarises the components that make up the housing provision.

Strategic Policy SP4 – Housing Growth

Over the Plan period 2022-2037, the plan makes provision for 4,810 homes to deliver a housing requirement of 3,975 homes, of which 1,036 are affordable homes. This will be delivered through:

- **Completions – 603 dwellings (since 2022)**
- **Housing Commitments (sites of 5 or more dwellings) - 1,410 dwellings**
- **Dwellings on Windfall Sites – 1,454 dwellings**
- **New Allocated Sites – 1,343 dwellings**

Note: 4,810 – 3,975 = Flexibility Allowance (21%)

Housing delivery across Powys occurs mostly through the development of medium to small size development sites, reflecting the large geographic area, distribution of settlements and house building industry. Once commenced, slow build out rates can in some instances mean that sites are not completed for several years. This can be attributed to both the make-up of the housebuilding industry in Powys, with limited major volume housebuilders present, and wider housing market factors.

It is recognised that not all sites identified for housing development by the Replacement LDP are likely to be constructed during the Plan period. To account for this, a 21% flexibility allowance has been added to the housing requirement to give a housing provision figure of 4,810. The flexibility allowance is based on the housing delivery rate of the Adopted Powys LDP (2011-2026) and is explained in the Housing Land Supply background paper.

The housing provision figure is met through the components of housing land supply, as shown in Table 7. This indicates that since the start of the plan period 603 dwellings have been completed (row A). Dwellings under construction (row B) and housing commitments (row D) are expected to deliver a further 1,410 dwellings.

Windfall sites are sites not allocated for development and are expected to contribute 1,454 dwellings (rows F and G). Analysis of the delivery of housing completions over the thirteen years since the adoption of the Powys LDP (2011-2026) indicates that on average small windfall sites (sites of less than five dwellings) provided 78 dwelling completions per year, and large windfall sites (five dwellings or greater) contributed 40 dwellings per year. After further analysis, as set out in the Housing Land Supply (2024) background paper, it is projected that windfall sites will potentially contribute a further 1,454 dwellings over the remainder of the plan period.

The remaining 1,343 dwellings (row E) are the housing allocation for the Replacement LDP. Supporting evidence has not identified a requirement to allocate a regional-scale Strategic Housing Site(s) in the Preferred Strategy, and the housing site allocations will be identified at the Deposit Plan stage.

It should be noted that the components of housing land supply are subject to change and will be reviewed for the Deposit Plan.

Table 7. Summary of LDP Housing Provision and the Spatial Distribution of Housing April 2024

	Components of Housing Supply	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6 / Open Countryside	Totals
A	Total completions (2022-2024) (small and large sites*)	141	98	179	28	57	100	603
B	Housing Commitment Large Sites* – Under Construction	395	42	119	73	18	9	656
C	Housing Commitment Large Sites* – Not Started	585	245	443	16	53	5	1,347
D**	Housing Commitment Large Sites* – Not Started (row C minus non-delivery allowance)	327	137	248	9	30	3	754
E	New Housing Allocations	700	200	400	43	0	0	1,343
F	Projected units on large* windfall sites (13 years remaining)	157	90	115	28	27	23	440
G	Projected units on small windfall sites (13 years remaining)	238	71	140	30	101	434	1,014
H	Total Housing Provision (Rows A, B, D, E, F and G)	1,958	638	1201	211	233	569	4,810
	% Distribution of Total	41%	13%	25%	4%	5%	12%	100%

*A large site equals five residential units or more.

**Not every site with planning permission is developed or developed in full, and as a result not all dwellings permitted become new housing completions. To account for this a 44% non-delivery allowance has been applied to Row C, with the results presented in Row D. The 44% is based on the take up rate of dwellings on Housing Commitments included in the Adopted LDP (2011-2026).

9.4 Affordable and Specialist Housing

Meeting affordable and specialist housing needs are Objectives of the Replacement LDP.

The LHMA (2024) identifies that for the period 2022-2037, there is a need for 1,036 new affordable homes, 69 homes per annum. This comprises:

- 700 units of social rented accommodation.
- 336 units of intermediate rented housing.

To address this need, it is anticipated that the current housing land supply identified in Strategic Policy SP4 – Housing Growth, together with new allocations will deliver a minimum of 1,036 affordable dwellings through the planning system over the Plan period. Details on the affordable housing contributions from the existing housing land supply and those arising from the projected windfalls are included in Housing Land Supply Background Paper.

Policy SP5 sets out the strategic policy to deliver affordable and specialist housing.

Strategic Policy SP5 – Affordable and Specialist Homes

Over the Plan period 2022-2037, the Replacement LDP will optimise the delivery of 1,036 new affordable dwellings, through the following measures:

- **Setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with viability evidence.**
- **Making provision for affordable housing led sites where required.**
- **Providing a framework for enabling affordable housing that meets local needs, including on exception sites.**

Development proposals for specialist needs accommodation (such as care and support or older persons accommodation) will be supported.

All residential schemes will be expected to follow placemaking principles to provide for a suitable mix of housing tenures, types, sizes and of suitable design. Additionally, the Plan will seek to secure a proportion of Lifetime Homes on market housing developments to assist in addressing the needs of the Plan area's ageing population and to serve those with disabilities.

Detailed policies and proposals will be provided in the Deposit Plan setting out thresholds, targets and site allocations and will be based on the outcome of the emerging evidence on development viability work.

To contribute to the Affordable Homes target, affordable housing led sites will be included within the Replacement LDP where needed. Affordable housing led sites are defined as those where at least 50% of homes on a site are affordable.

Affordable homes will be delivered at scale by Registered Social Landlords and the County Council and smaller projects such as community-led, co-operative and self-build homes will be supported providing the homes are secured in perpetuity for those who cannot afford market housing.

Open-market housing schemes will generally be expected to provide an element of affordable homes which will be based on the evidence of needs in a housing market area, taking account of development viability.

Specialist accommodation to meet, for instance, the needs associated with an ageing population or supported accommodation as identified by the LHMA (2024) are supported by the Replacement

LDP. Powys County Council is also working with Registered Social Landlords and Welsh Government to address the housing needs of homeless persons, and this includes a programme of new build social housing schemes. Homelessness levels will be monitored through the Monitoring Framework which will be included in the Deposit Plan.

9.5 Gypsy and Traveller Site Provision

Strategic Policy SP6 – Gypsy and Traveller Accommodation

The Replacement LDP will make provision for 12 additional Gypsy and Traveller pitches in the Welshpool area.

Proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans, to meet a proven, unmet local need, will be supported where sites are situated in sustainable locations.

Land will be made available to accommodate unmet short-term needs for Gypsy and Traveller accommodation as identified in the latest Gypsy and Traveller Accommodation Assessment, 2021 (GTAA). Provision will be made for 12 additional residential pitches to serve needs in the Welshpool area within the first 5 years of the Plan period. The Deposit Plan will include a site allocation to meet the assessed need.

The GTAA 2021 has been submitted to Welsh Government for approval. The findings from the GTAA were further informed and updated by more recent evidence arising from the Council's Housing Service who engaged directly with the families in 2023 to discuss the results of the GTAA and how these should be interpreted and implemented. The figure for imminent unmet needs in the Plan area (12 pitches) has been agreed in principle through correspondence with Welsh Government. Longer term and unforeseen needs will be supported by a positive policy approach.

9.6 Employment and the Economy

Strategic Policy SP7 – Employment Growth

To meet employment needs over the Plan period 2022-2037, and to maximise the opportunities presented by the Mid Wales Growth Deal and other regeneration initiatives, the Plan will identify 40 hectares of employment land for B1 (Office and Light Industry), B2 (General Industries) and B8 (Distribution and Storage) employment uses.

The 40 hectares of employment land will be distributed across the following commercial market areas, in accordance with the Sustainable Settlement Hierarchy:

- **A483 Spine North**
- **Border Areas**
- **Central Powys**
- **Rural West**
- **South of BBNP**

The 40 hectares will be delivered through 8.16 hectares in the committed supply and 32 hectares of new employment sites.

An Employment Needs Assessment (2024) was undertaken to provide an assessment of the supply and demand for employment land in the Plan area. It looked at the available employment sites and existing employment areas to understand the supply side and reviewed the property market, whilst consulting with local stakeholders and forecasting employment growth, to understand the demand side. PPW requires LDPs to provide well connected employment sites which reduce the need to travel and support sustainable economic development. Informed by this national policy, the Employment Needs Assessment identified five commercial market areas which are presented in Figure 9.

The Employment Needs Assessment recommended that the five commercial market areas, which are focussed on Tier 1 and some Tier 2 settlements, should be the focus for the provision of new allocated employment land to support uses within Use Classes B1, B2 and B8.

Based on past take up rates, with an additional allowance for constrained supply, the Employment Needs Assessment indicated that to meet employment needs between 2022 and 2037, the Plan should make provision for 40 hectares of land for employment purposes in Use Classes B1, B2 and B8. It also considered that the provision of 40 hectares of employment land would provide sufficient flexibility to be able to maximise opportunities presented by the Mid Wales Growth Deal and any other regeneration initiatives.

The Demographic Evidence Report forecast that the size of the labour force could increase by 153 people per year, 2,295 for the period 2022–2037, based on the preferred growth strategy. The provision of 40 hectares of employment land for B-Class industries will support some of this increase, although growth will occur in other sectors.

Table 8 shows how the provision of 40 hectares of land will be delivered across the Commercial Market Areas.

Table 8. Summary of Replacement LDP Employment Provision and the Spatial Distribution across the Commercial Market Areas

Commercial Market Areas	Committed Supply (ha)	New Employment Allocations (ha)	Total Employment Provision
A483 Spine North	1.84	13	14.84
Border Areas	0.23	6	6.23
Central Powys	3.72	3	6.72
Rural West	0.45	5	5.45
South of BBNP	1.28	5	6.28
Other	0.64	0	0.64
Total	8.16	32	40.16

Detailed policies, employment safeguarding areas and site allocations will follow in the Deposit Plan. This will include measures that recognise the dynamic nature of employment proposals and business growth, both in Commercial Market Areas and where needed to support the rural economy.

To support the rural economy and sustainable rural communities, small scale employment opportunities will be facilitated, including farming, growing and rural enterprises in the countryside where justified.

9.7 Retail and Town Centres

Strategic Policy SP8 – Retail Growth

The quantitative and qualitative retail needs assessment for the Plan area identified no requirement to allocate new sites for retail development. Any additional need for convenience and comparison floorspace should be accommodated in existing vacant premises. If there are no suitable premises available, then applications for new retail development must demonstrate compliance with the sequential and impact tests set out in national planning policy.

Redevelopment opportunities within town centres are encouraged where commercial uses can be provided in a way that will not prejudice future town centre uses.

A Retail Needs Assessment (2024) has been undertaken to inform the Replacement LDP. The Assessment considered the capacity for retail development in the Plan area for the period 2022-2037. It concluded that although there may be a requirement for a small amount of additional comparison floorspace towards the end of the Plan period, it would be unlikely to be sufficient to generate a requirement for new sites to be allocated, instead offering the potential for vacant floorspace to be brought back into retail use.

Strategic Policy SP9 – Town Centre Hierarchy

The Town Centre Hierarchy for the Replacement LDP is:

- **Sub Regional Centre - Newtown**
- **Primary Towns - Welshpool, Llanidloes, Llandrindod Wells, Machynlleth and Builth Wells**
- **Secondary Towns - Rhayader, Knighton, Ystradgynlais and Presteigne**
- **Local Towns - Llanfyllin, Montgomery, Llanfair Caereinion and Llanwrtyd Wells**

Proposals for new or enhanced retail development or other uses complementary to retail and commercial centres, such as those relating to leisure, cultural and entertainment, should be focused within the defined Town Centres.

Developments should be consistent in scale and nature with the size and character of the Town Centre and its role in the hierarchy. Proposals that would undermine the town centre hierarchy will not be permitted.

Proposals must maintain or enhance the vibrancy, vitality and attractiveness of the Town Centre.

The strategy supports the Plan area's existing Town Centres through the protection and encouragement of retail provision and other complementary uses such as those relating to leisure,

culture and entertainment in appropriate and sustainable locations. All of the Town Centres are found in Tier 1 or Tier 2 settlements and benefit from a range of sustainable transport opportunities.

To inform the Replacement LDP, a Retail Review (2023) for the Plan area was undertaken. It reviewed the Adopted Powys LDP (2011-2026) Retail Hierarchy, considering the latest planning policy and guidance and the scale and diversity of the retail centres. This included undertaking a comprehensive 'health check' that considered the type and quantity of retail offerings for each of the centres. Although the Adopted LDP (2011-2026) hierarchy was considered to be generally robust it was found that it would benefit from an update particularly to reflect a regional approach.

The Retail Review found that Newtown had distinctive characteristics and would be more appropriately categorised as a Sub-Regional Centre in alignment with Aberystwyth in Ceredigion. In addition, the study identified that Powys has five Primary Towns - Welshpool, Llanidloes, Llandrindod Wells, Machynlleth and Builth Wells - serving large spatial areas and meeting the needs for shopping and local services not met within other smaller towns. The Secondary Towns identified included Rhayader, Knighton, Ystradgynlais and Presteigne. The Secondary Towns were noted to be of a smaller scale with smaller local catchments than the Primary Towns, typically meeting local needs with some specialised provision. The Review recommended that the hierarchy should also be supplemented with Local Towns that provide essential items required to meet day to day needs, these towns were identified as Llanfyllin, Montgomery, Llanfair Caereinion and Llanwrtyd Wells.

Future Wales recognises the need for the health and vibrancy of town centres to reflect their multi-functional nature and to be the focus for growth and regeneration. The Deposit Plan will include maps showing the Town Centre boundaries.

The types of other uses considered to be complementary to retail and therefore appropriate in retail and commercial centres include:

- Financial and professional services (A2).
- Food and drink (A3).
- Offices (B1).
- Hotels (C1).
- Educational and other non-residential establishments (D1).
- Leisure (D2).
- Other uses such as launderettes and theatres.

Town centres can face development pressures, whether from edge and out of centre developments or the change of use and loss of activity from the high street. Centres of different scale and function in the hierarchy also have different scales of opportunity with the potential to support their regeneration, growth and the 'town centre first' approach. The most important areas within the Sub-Regional Centre and Primary Towns will be protected with primary and secondary shopping frontage areas policies which will be detailed in the Deposit Plan. Opportunities will be sought to regenerate and improve the retail environment and improve access to and within Town Centres by all modes of transport, prioritising walking, cycling (active travel) and public transport.

9.8 Sustainable Tourism

Strategic Policy SP10 – Sustainable Tourism

The Replacement LDP supports development proposals that provide and / or enhance sustainable forms of tourism where they:

- Are sustainably and appropriately located.
- Demonstrate high quality design and placemaking principles.
- Provide and are serviced by adequate infrastructure so as not to have an unacceptable adverse impact on existing communities.
- Contribute to the protection and enhancement of the natural environment.
- Have no unacceptable adverse impacts on the Powys landscape.
- Enhance the visitor economy.
- Provide local employment opportunities or contribute to rural diversification.

Development proposals that would have an unacceptable adverse impact on existing tourism features or their settings will not be permitted.

The high quality, beauty and variety of the Powys landscape, combined with its history and culture, create an area of great attractiveness which has huge potential for high value tourism. The Replacement LDP seeks to support sustainable tourism, whilst ensuring the safeguarding (including the care, improvement and restoration) of important tourism-related resources and assets, such as the natural, built and historic environment, national trails, public rights of ways, the national cycle network, dark skies, distinctive landscapes and open spaces.

The Deposit Plan will provide a detailed policy framework that supports appropriate tourism, leisure and recreational development, whilst seeking to protect and enhance existing facilities, for the benefit of residents, visitors and the local economy.

The presence of second homes and short-term holiday lets in Powys tends to be more prevalent in a small number of rural communities, rather than being a county-wide issue. The Second Homes and Short-Term Holiday Lets background paper identified potential hotspots, where the proportion of properties being used as second homes or short-term holiday lets exceeded a threshold of 10%. The Deposit Plan will include a policy restricting the use of new dwellings to use as primary residences by using planning conditions.

10. The Wider Strategic Framework

The wider strategic framework provides the strategic policies which support and enable the implementation and delivery of the Preferred Strategy and the Replacement LDP as a whole. The following Strategic Policies respond to the Vision and Objectives and will be relevant for determination of all development proposals made to the LPA up to 2037.

10.1 Infrastructure to Serve New Development

Strategic Policy SP11 – Infrastructure

Development proposals must be supported by sufficient existing or new infrastructure.

Where development proposals are unable to demonstrate that there is sufficient capacity in existing infrastructure to deliver and support the proposed development, proposals will need to demonstrate that suitable arrangements and funding are in place to provide the infrastructure capacity considered necessary to facilitate the development in a timely manner.

Where necessary to ensure that the impacts of development proposals are fully addressed and to make development proposals acceptable, contributions for infrastructure will be secured by Planning Condition or Planning Obligation. In cases where on-site provision or mitigation is not appropriate, off-site provision or a financial contribution may be sought.

The provision of appropriate infrastructure, services, and facilities is vital to ensure the delivery of the Plan's policies and proposals. Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands arising from the development and sustainable communities.

A range of infrastructure may be required and will vary according to the nature, type, scale, and location of development and the capacity of existing infrastructure provision. In considering the needs of development proposals contributions towards the following infrastructure, services and facilities may be required:

- Highways and other transport facilities including sustainable transport, public transport, Active Travel and other walking and cycling routes.
- Affordable Housing.
- Public Open Spaces, green and blue infrastructure.
- Utility services, including upgrades and improvements to Waste-Water Treatment Works and Water Supply infrastructure.
- Welsh language mitigation.
- Schools and other educational and training facilities.
- Biodiversity and environmental protection and enhancement.
- Community facilities.
- Digital Infrastructure.
- Other facilities and services considered necessary.

The Replacement LDP has been informed by an Infrastructure Plan that will be updated to include the infrastructure needed to facilitate the delivery of allocated sites.

Further details regarding planning contributions will be included in the Deposit Plan, taking development viability into consideration and the cost of measures that are necessary to physically deliver a development to ensure that it is acceptable in planning terms. The Replacement LDP will be supported by a development viability appraisal underpinned by relevant and robust assumptions.

This should negate the need for further viability assessments at the planning application stage, meaning that viability negotiations will only be undertaken in exceptional circumstances. The assumptions underpinning the viability appraisal include an appropriate contingency for infrastructure contributions in accordance with this policy.

10.2 Climate Change

Strategic Policy SP12 – Climate Change

All development proposals must respond positively to the challenges of climate change by demonstrating both mitigation to its causes and adaptation to its impacts.

The causes of climate change will be mitigated by ensuring new development proposals:

- A. Contribute to decarbonisation in their siting, design, construction, mixture of uses and, by following placemaking principles.**
- B. Follow the Sustainable Transport Hierarchy including the provision, where relevant, of ULEV charging infrastructure.**
- C. Promote the principles of a circular economy by prioritising the reuse of existing buildings and the construction of more adaptable and durable buildings.**
- D. Maximise resource efficiency and sustainable construction techniques, including re-use of building materials and sourcing materials locally.**
- E. Include sustainable building design principles, incorporating passive building techniques where possible.**
- F. Explore construction and design standards higher than those set through building regulations so that environmental sustainability is optimised, and operational running costs may be reduced.**
- G. Maximise the opportunities for carbon sequestration from green infrastructure.**
- H. Promote the optimisation of energy supply and distribution options, including consideration of local networks and the provision of district heat networks.**

New development proposals will adapt to the impacts of climate change by:

- Being compatible with the risk-based approach to flooding, avoiding, managing, and mitigating flood risk from all sources (including surface water and ordinary watercourses) and incorporating measures as appropriate (such as sustainable drainage and flood resilient design) with a preference for nature-based solutions.**
- Incorporating water efficiency measures and minimising adverse impacts on water resources and quality.**
- Being designed to respond to a changing climate.**
- Being designed for climate resilience using green infrastructure solutions (e.g. which enhance biodiversity and resilient ecosystems, provide greenspace and connectivity, promote urban shading and cooling, or contribute to better water resource management).**

Major Developments will be required to be accompanied by Energy Reports to display compliance with criterion E. Where it is proposed to demolish an existing building instead of reusing it, Whole Life Carbon Assessments will be required to ensure compliance with criterion C.

Policy SP12 seeks to ensure that all new development responds to climate change through:

- Mitigation: ensuring design and construction minimises carbon emissions, including measures to reduce energy consumption; and
- Adaptation: ensuring resilience to projected changes of weather patterns, including more extreme weather events, such as flooding and overheating.

Resource efficiency of energy, heat and water is an essential element of good design (see Policy SP16) and reducing resource demand will assist in meeting UK targets to tackle climate change, avoid the retrofit of new homes, lessen pressure on local resources such as water supply and reduce the long-term running costs of buildings.

New development will have to consider whether there are opportunities for achieving higher sustainable building standards, including zero carbon and more detailed policies on efficiency measures, including the requirements of Energy Reports, will be set out in the Deposit Plan.

To ensure that finite resources are used in a sustainable manner, developments should wherever possible use secondary and recycled aggregates as part of the construction process. Wherever possible, this should be done without taking materials off site. A detailed policy for Whole Life Carbon Assessments, will be set out in the Deposit Plan, for circumstances where it may be appropriate to replace a building based on supporting evidence that less carbon may be emitted by the replacement building than by retaining and adapting the original structure.

Nature-based solutions will be supported and measures such as green roofs and buffer strips offer multiple benefits by for instance supporting net benefit for biodiversity and green infrastructure.

10.3 Sustainable Transport

Strategic Policy SP13 - Sustainable Transport in Regional Growth Area Cluster and Local Cluster Settlements

Development proposals in a settlement in a Regional Growth Area Cluster or Local Cluster must be designed and located in a way that minimises the need to travel, reduces dependency on the private vehicle and enables sustainable access to employment, local services and community facilities.

Development must be supported by appropriate transport measures and infrastructure, and depending on the nature, scale and siting of the proposal will be required to:

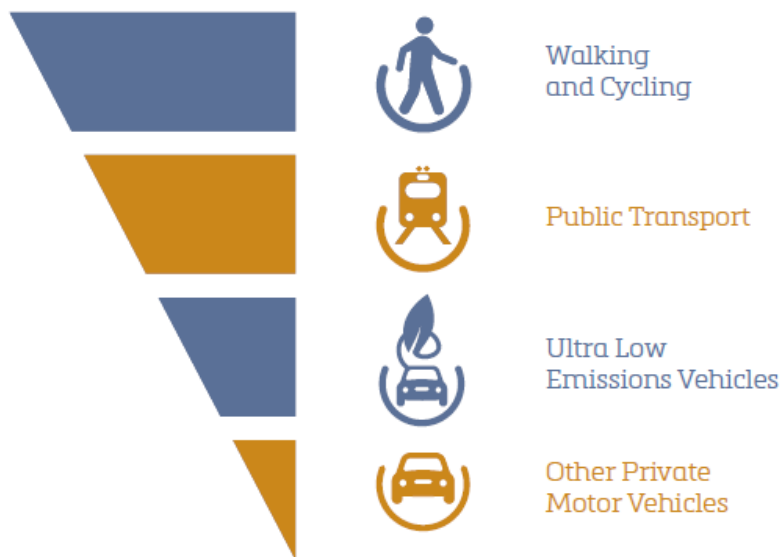
- **Accord with the sustainable transport hierarchy for planning.**
- **Be designed to provide safe and efficient access to the transport network, which includes Active Travel, public transport and street networks.**
- **Safeguard, enhance and expand the Active Travel networks identified in the Council's Existing and Proposed Active Travel Network Maps, including links to those networks as a means to improving connectivity.**
- **Prioritise the delivery of any key transport measures and schemes identified in regional and local plans and strategies.**
- **Reduce reliance on private vehicle use by maximising the potential of movement to / from the development by public transport. Development in Tier 1 and Tier 2 settlements shall be served by a walking route to public transport networks.**
- **Adopt a placemaking approach in the identification, design and delivery of all transport measures in order to maximise their contribution to sustainable development.**

- Provide new transport infrastructure and improvement measures to mitigate the impact of the development and demonstrate the level and acceptability of impacts on the surrounding road network.
- Help to reduce transport related airborne pollution by enabling more sustainable travel choices and reducing travel by private motor vehicle.
- Ensure that developments are served by appropriate parking provision, include infrastructure which caters for future technological developments such as electric vehicle charging points, circulation areas and adequate road widths to allow access for service vehicles.

Development that would have a negative impact on the safe and efficient operation of the transport network will not be permitted.

PPW clearly states that the Sustainable Transport Hierarchy (Figure 11) must be a key principle in the preparation of development plans. The transport hierarchy prioritises walking, cycling and the use of public transport ahead of the use of private motor vehicles. However, it also recognises that ULEVs have an important role to play in the decarbonisation of transport, particularly in rural areas with limited public transport services.

Figure 11 - Welsh Government's Sustainable Transport Hierarchy for Planning



The Integrated Planning and Transport background paper supporting the Replacement LDP considers sustainable transport opportunities across the Plan area. Additionally, the Settlement Assessment and Cluster Analysis methodologies have been designed to give priority to promoting settlements with the highest range of sustainable transport opportunities in accordance with the Sustainable Transport Hierarchy and to reducing the need to travel.

The Replacement LDP focusses the majority of growth to higher tiered settlements in either Regional Growth Area Clusters or Local Clusters. The strategy promotes the concept of 'Living Locally', where the majority of new development is within walking / cycling distance or a short journey by public transport of key everyday services, which in turn will promote physical activity and the health and well-being of residents.

Active Travel is a term used in the Active Travel Act guidance to describe walking, wheeling and cycling for purposeful everyday journeys, such as to and from a workplace or education establishment, or in order to access health, leisure or other services or facilities.

The Active Travel Network includes both existing and future Active Travel Routes which should be incorporated within new developments where possible. Development proposals likely to generate significant levels of movement may need to make provision for Active Travel infrastructure that will be secured by planning condition or Planning Obligation. This may include elements of the infrastructure needed to facilitate Active Travel from a development via a Future Active Travel Route, as identified on the Active Travel Network Maps.

Strategic Policy SP14 - Sustainable Transport in Non-Cluster / Rural Settlements and the Open Countryside

Development in a Non-Cluster / Rural Settlement and the Open Countryside where access to public transport is limited, must be supported by appropriate transport measures and infrastructure, and depending on the nature, scale and siting of the proposal will be required to accord with the Sustainable Transport Hierarchy for planning by:

- **Incorporating design and access solutions within developments that promote accessibility.**
- **Providing walking, wheeling and cycling routes, that link residential properties to services and green infrastructure networks including public rights of way.**
- **Supporting the uptake of ULEVs, including the installation of vehicle charging points.**
- **Reducing the need to travel by enhancing digital connectivity.**
- **Promoting measures that reduce private car usage, such as car sharing.**
- **Facilitation of parking facilities near public transport hubs that will enable parts of a journey to be made via train or bus.**
- **Providing new or enhanced transport infrastructure to mitigate the impact of the development and demonstrate the level and acceptability of impacts on the surrounding road network.**
- **Ensure that developments are served by appropriate parking provision, include circulation areas and adequate road widths to allow access for service vehicles.**

Development that would have a negative impact on the safe and efficient operation of the transport network will not be permitted.

Given the rural nature of the Plan area, it is recognised that applying some elements of the Sustainable Transport Hierarchy could be challenging to some development proposals. The strategy directs the majority of development to settlements with a range of sustainable transport opportunities. However, in order to address local needs, achieve sustainable rural communities and to support the rural economy, some developments is required in areas with limited-service provision with regards to active travel and public transport.

In these areas, development proposals will be required to apply an alternative approach to meeting the sustainable transport hierarchy, in accordance with Strategic Policy SP14. Applicants will need to provide a clear justification within Design and Access Statements to demonstrate measures included to reduce travel and dependency on private motor vehicles.

The Deposit Plan will provide a detailed policy framework for sustainable transport that will include policies for transport improvements, highway standards and active travel.

10.4 Flood Risk

Strategic Policy SP15 – Flood Risk

Development must be directed away from flood risk areas and must avoid increasing the risk of flooding elsewhere. Development proposals will be considered against national guidance including the need to account for climate changes. In justifying development proposals, a detailed technical assessment may be required to ensure that the development is designed to cope with the threat and alleviate the consequences of flooding over its lifetime. Nature-based solutions to manage flood risk should be prioritised.

Flood risk is an issue for many of Powys's communities where settlements and major communication routes are located in river valleys. In addition to fluvial flood risk, development proposals must consider impacts associated with surface water and groundwater flooding.

In accordance with PPW and TAN15, development and highly vulnerable development in particular must be directed away from flood risk areas identified on NRW's Flood Map for Planning <https://flood-map-for-planning.naturalresources.wales>

Proposals must demonstrate that any impacts and consequences from development are acceptable and will not exacerbate flood risk elsewhere through reductions in floodplain storage, increasing runoff or impeding flood flows.

Where required, development proposals will need to incorporate appropriate sustainable drainage systems (SuDS) which comply with national standards. These are subject to approval by the Council's Sustainable Drainage Approval Body (SAB).

10.5 Placemaking and Good Design

Strategic Policy SP16 – Good Design

Development proposals will be required to demonstrate consistency with placemaking principles by designing and achieving high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense, by:

- **Locating development appropriately where homes, local services and facilities are accessible and well connected.**
- **Ensuring high quality sustainable design that reflects local distinctiveness, character, and cultural identity.**
- **Protecting and where appropriate enhancing the natural, historic and built environments, showing an understanding of how these function together to contribute towards the quality of places.**
- **Increasing connectivity via welcoming, safe and inclusive walking, cycling and short public transport routes to reach key everyday services.**
- **Creating a diverse mix of uses and multi-functional spaces including housing schemes which offer a range of housing types and tenure.**
- **Developing high densities where appropriate, making the most efficient use of land and supporting mixed uses.**
- **Integrating green infrastructure into development for the benefit of both wildlife and people.**

Development proposals that result in the unjustified loss of community and social facilities, including open space and sports provision, community buildings, pubs, local shops and key retail frontages in larger centres, will not be permitted.

Good design and place-making are important considerations for all development proposals. Proposals must be designed to meet the sustainable placemaking outcomes defined in PPW to ensure development positively contributes to creating prosperous and sustainable places that meet the needs of residents and visitors. Further guidance is provided by the Design Commission for Wales and further policy will be provided in the Deposit Plan and as SPG following adoption of the Replacement LDP.

Design and Access Statements submitted with planning applications should incorporate a Placemaking Statement which should be proportionate to the nature and scale of the development, setting out how the proposal accords with the criteria set out in policy.

Strategic Policy SP17 – Creating Healthy Places

All development shall seek to create healthy and inclusive places that reduce health inequalities and improve social cohesion. This will be achieved by:

- **Ensuring development proposals are designed to facilitate accessible healthy environments.**
- **Planning developments with the concept of “living locally”.**

- **Ensuring that all places and developments are as inclusive as possible, capable of adapting to a broad range of changing needs and delivering a high quality of life, where no one is excluded.**
- **Enabling opportunities for access to healthy food choices.**
- **Protecting existing and supporting the provision of new and enhanced community and healthcare facilities.**

Proposals that provide or enhance community, leisure and recreation facilities will be supported in principle (subject to detailed planning considerations) as they underpin physical and mental health and well-being and contribute to community cohesion. A Town Centre First sequential approach will be applied to such proposals.

Development proposals that result in the unjustified loss of community, leisure and recreation facilities will not be permitted.

Major developments will be required to be accompanied by Health Impact Assessments to fully consider their health implications.

The planning system and development can contribute positively to health and well-being in a variety of ways. For instance, by incorporating the “Living locally” concept, places can be made more inclusive and attractive with active travel opportunities to a range of services enabling people to enjoy active and healthy lifestyles.

A Health Impact Assessment (HIA) will be required with applications proposing major developments (10 or more dwellings, etc.) in order to demonstrate how the development has considered and addressed health implications. Guidance on completing a HIA has been prepared by the Welsh Health Impact Assessment Unit.

Proposals for new community, leisure and recreation facilities are supported in principle and town centre locations are preferred for large scale developments, in line with the Town Centre First policy in Future Wales. The loss of such facilities will only be acceptable where justified and further detailed policy will be provided in the Deposit LDP.

10.6 Green Infrastructure, Nature Recovery and the Natural Environment

Strategic Policy SP18 – Nature Recovery

To maintain and enhance biodiversity, development proposals will be required to demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including the restoration of ecosystems and improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

To achieve this, all developments must:

- **Demonstrate that there has been an overall net benefit for biodiversity proportionate to the nature and scale of the development.**
- **Ensure that UK / European protected species and habitats are protected in accordance with statutory requirements.**
- **Protect the integrity of statutory and non-statutory designated sites ensuring that they are properly protected and managed.**

- **Be directed away from areas of high ecological value including areas identified as Biodiversity Hotspots in Future Wales.**
- **Incorporate green infrastructure at the early stages of design, that protects and enhances existing site features and improves the connectivity of the ecological network.**
- **Incorporate nature-based solutions within development to support biodiversity and build ecosystem resilience within the site and the wider area.**

Development on or adversely affecting other (non-designated) sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that appropriate net biodiversity benefit measures can be provided.

The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty - Section 6 Duty – to public authorities. This duty requires that in the exercise of their functions, public authorities in Wales must seek to maintain and enhance biodiversity by ensuring development does not cause any significant loss of habitats or populations of species and must provide a net benefit for biodiversity.

Future Wales recognises that Powys includes biodiversity hotspots and important ecological corridors, including some at a landscape scale, and development should be directed away from these areas. Green infrastructure corridors (see Policy SP20) provide opportunities for species to migrate and disperse and enable genetic exchange to improve species resilience within the wider environment, and such networks should be protected from inappropriate development.

All development proposals will be required to demonstrate that a net benefit for biodiversity can be achieved. Actions which provide net benefit for biodiversity include new habitat creation, long term management of existing degraded habitat, creating connectivity corridors linking isolated habitats, all of which contribute to improving the resilience of ecosystems and support nature recovery. Benefits must be long term, measurable, demonstrable, and primarily on site.

Geodiversity includes assets such as important rock faces, quarries and geomorphological landforms and important soils including peat. Development proposals must avoid damaging such assets, which may have scientific or environmental significance, particularly if they have been identified as having regional importance.

Strategic Policy SP19 – Natural Environment

Development proposals must protect and enhance the natural environment and will not be permitted where they will have an unacceptable adverse impact upon:

- **Land designated at international, national and local level for environmental protection.**
- **The character and quality of the Powys landscape.**
- **The plan area’s biodiversity and habitats.**
- **The quality of the area’s natural resources including water, air and soil, including peat.**
- **The character and quality of the area’s countryside and rural resources including trees, woodlands and hedgerows.**

Powys has a rich and varied biodiversity with a broad range of species, habitats and unique, rich landscapes with internationally and nationally important sites and other regionally and locally important areas as identified in Table 9.

Table 9. Natural Environment Designations in the Replacement LDP Plan Area

Designation	Type / Source	Number in or Intersecting the Plan Area
Special Area of Conservation	Statutory	13
Special Protection Area	Statutory	3
Ramsar sites	Statutory	1
Site of Special Scientific Interest	Statutory	225
National Nature Reserve	Statutory	9
UNESCO Biosphere Reserve	Non-Statutory	1 – Dyfi Biosphere
UNESCO Geoparks	Non-Statutory	0 (Forest Fawr Geopark is in the BBNP)
Sites of Importance for Nature Conservation & Local Wildlife Sites	Non-Statutory	122 (2 SINC, 119 LWS, 1 other)
Local Nature Reserve	Non-Statutory	1
Regionally Important Geodiversity Sites (RIGS)	Non-Statutory	105
Potential National Natural Resources Areas (Future Wales)	Development Plan	Cambrian Mountains Black Mountains Brecon Beacons
Resilient Ecological Networks (RENs) / Nature Network Maps (NRW)	Area Statements / Green Infrastructure Assessments	Emerging policy / ongoing work as part of Deposit Plan / In progress

In addition to the natural environment designations, the landscape of Powys encompasses large areas of farmland with traditional field boundaries, river valleys, open upland hill and plateaux, upland peat bog, woodlands and areas of open water. Powys has published a Landscape Character Assessment (LCA) which provides guidance on how the landscape character should be considered when designing developments and to inform planning decisions. The LCA takes account of what is valued or characteristic and so provides distinctiveness in a particular landscape character area and highlights sensitivities and qualities which may be affected by development. Guidelines seek to

ensure that future change respects local character. The LCA is supported by 61 Landscape Character Area profiles.

Eleven of the 58 Registered Landscapes of Historic Interest in Wales are either wholly or partially located within Powys. The impact of development affecting these landscapes may require assessment under the ‘Assessment of the Impact of Development on Historic Landscapes’ (ASIDOHL2) process.

Development proposals will also be considered against the impacts they may have on the special qualities or purposes of adjoining National Parks or National Landscape Areas (AONB). The Council has a duty under Section 62 (2) of the Environment Act 1995 to conserve and enhance the wildlife, natural beauty and cultural heritage of National Parks.

Surface and groundwaters should be maintained to ensure that they achieve overall “good status by 2027, in accordance with the Water Environment (Water Framework Directive) Regulations 2017. Surface water should be protected from discharges which have negative impacts on water quality including suspended solids and nutrients.

Whilst air quality across Powys is generally good, development can cause increases in gaseous and particulate air pollution during construction and from the end users of the development. New development should seek to identify the means by which the potential for air pollution can be mitigated, including exploring renewable energy technologies for space heating.

Best and Most Versatile Agriculture land is found across Powys, development should be directed away from this land to safeguard it for food production. Soils which are rich in carbon, including peat, are important carbon sinks and contribute to climate mitigation strategies. Disturbing such soils can result in drying out and the release of carbon dioxide. Development proposals should avoid areas of peat and opportunities which increase peat cover should be investigated.

Trees, woodlands and hedgerows offer multiple benefits, including visual amenity, defining a sense of place, providing places for relaxation and recreation, habitats for wildlife, ecological corridors and assist in mitigating the effects of climate change. Trees, woodlands and hedgerows of significant public amenity or biodiversity value, including defined ancient woodlands, shall be protected.

Strategic Policy SP20 – Green Infrastructure

Development proposals must integrate, protect and maintain existing and safeguarded green infrastructure assets and embrace opportunities to enhance the extent, quality, connectivity and multifunctionality of the green infrastructure network. Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required.

All developments must maximise:

- **The amount of green infrastructure on the site.**
- **The interconnectedness of green infrastructure assets within and around the site and to the wider green infrastructure network.**
- **Opportunities to achieve multi-functionality and nature-based solutions by bringing green infrastructure functions together, although the safeguarding and enhancement of biodiversity and the connectivity of priority habitats and species should be the overriding consideration.**

All development proposals should demonstrate from the outset how green infrastructure has been considered and integrated by being accompanied by a Green Infrastructure Statement. This should be proportionate to the scale and nature of the development

proposed, describing how green infrastructure has been incorporated into the proposals. Potential conflicts between different elements of green infrastructure should be reconciled as part of the Green Infrastructure Statement. Where relevant the Statement must set out how the layout and design of the scheme will contribute to, or be compatible with, any published local or regional Green Infrastructure Strategy.

Green infrastructure is defined by PPW as, “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. At the landscape scale green infrastructure can comprise of entire ecosystems (e.g. wetlands, waterways, peatlands and mountain ranges) or be connected networks of mosaic habitats, including grasslands. At the local scale, it might comprise parks, fields, trees and woodlands, ponds, natural green spaces, public rights of way, allotments, cemeteries and gardens, or managed features (e.g. sustainable drainage schemes) and, at the individual scale, could be street trees, roundabout islands, hedgerows, verges and green roofs/walls”.

A Green Infrastructure Audit and Assessment should be undertaken to inform development proposals. This will identify areas for protection and opportunities for enhancement. The Audit and Assessment should utilise map-based evidence, including the Green Infrastructure Assessment informing the Replacement LDP (see Appendix 7). Planning applications must be accompanied by a Green Infrastructure Statement setting out and justifying the approach proposed and how proposals support the aims of the Powys Nature Recovery Action Plan (NRAP) and NRW’s Mid Wales Area Statement.

Further policy will be included in the Deposit LDP and SPG will be prepared following the adoption of the LDP. Further information and guidance is provided by the Building with Nature standards.

10.7 Built and Historic Environment

Strategic Policy SP21 – Built and Historic Environment

New development will respect the local identity, heritage and distinctiveness of the plan area including its cultural, townscape and landscape setting assets.

Development proposals must protect, conserve, and enhance the significance of historic assets and their settings including:

- **Listed Buildings and their curtilages.**
- **Conservation Areas.**
- **Registered Historic Landscapes.**
- **Registered Historic Parks and Gardens.**
- **Nationally Important Archaeological Remains including Scheduled Monuments, and Other Archaeological Remains.**
- **Listings in the Historic Environment Records (HER).**

All development proposals will be expected to promote high quality design that reinforces local character and respects and enhances the cultural and historic qualities of the plan area.

This policy provides protection for Powys’s historic environment as required by legislation, PPW and TAN 24: The Historic Environment. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Powys. An

understanding of the historic and cultural significance of Powys can provide a context for managing change.

There are currently 3,938 Listed Buildings in the Plan area designated by Cadw on behalf of the Welsh Government. National planning policy seeks to safeguard the character of historic buildings and manage change to that their special architectural and historic interest is preserved.

There are currently 55 Conservation Areas in the Plan area. National planning policy seeks to preserve or enhance the character of appearance of Conservation Areas, whilst at the same time helping them remain vibrant and prosperous.

There are currently 10 Registered Historic Landscapes either within or partly within the Plan area. National planning policy seeks to protect areas on the Register of Historic Landscapes in Wales.

There are currently 37 Registered Parks and Gardens in the Plan area. National planning policy seeks to preserve the special interest of sites on the Register of Historic Parks and Gardens.

There are currently 723 Scheduled Monuments in the Plan area along with other non-designated archaeological remains. National Planning Policy seeks to conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy.

The statutory Historic Environment Record for the Plan area is managed and kept up-to-date by Clwyd-Powys Archaeological Trust on behalf of the Welsh Ministers. National statutory guidance requires these records to be used as a key source of information in making planning decisions affecting the historic environment. Advice on their use in decision making should be sought from the Clwyd-Powys Archaeological Trust.

Applications for listed building consent and conservation area consent are required to be accompanied by a Heritage Impact Statement to assess the impact of works on the significance of the building or area.

SPG on the Historic Environment, Archaeology and Conservation Areas will be prepared following the adoption of the Replacement LDP. Best-practice guidance is also published by Cadw for different types of historic assets, including guidance on renewable energy and historic buildings.

10.8 Protecting Strategic Resources

Strategic Policy SP22 – Protecting Strategic Resources

To protect and safeguard a broad range of strategic land use resources (not otherwise included in SP19 – Natural Environment, SP20 – Green Infrastructure or SP21 – Built and Historic Environment), development proposals must not have an unacceptable adverse impact on the Strategic Resource and its operation.

This policy will apply to the following strategic resources identified for Powys:

- 1. Recreational Assets, including:**
 - i. National Trails.**
 - ii. Public Rights of Way Network.**
 - iii. Recreational Trails.**
 - iv. National Cycle Network.**

- 2. Other significant outdoor recreational and tourism resources or receptors important for the multi-functional benefits they provide (such as economic, environmental, leisure and amenity and value to physical/mental health and well-being).**
- 3. Landscapes and landscape character, geological features, and dark skies throughout Powys together with designated landscapes within or adjoining the Plan area.**
- 4. Sennybridge (Ministry of Defence) Training Area.**
- 5. Best and Most Versatile Agricultural Land (Grade 1, 2 and 3a).**
- 6. Mineral Resource Areas.**
- 7. Proposed Strategic Infrastructure including Transport Routes (if and when identified) and Employment or other Sites (if and when identified) connected to and supported by the Mid Wales Growth Deal.**

This policy provides protection to a range of strategically important resources and assets to ensure that they and their operation, including use and enjoyment, are not unacceptably adversely affected by inappropriate development.

Only development proposals that will not have an unacceptable impact on the resource or asset will be permitted. For example, it may not be appropriate to permit development in close proximity to the Ministry of Defence (MOD) training area where low flying aircraft need to operate and military hardware is in use, as such developments can create pressure to limit the activities and use of the MOD land.

The potential cumulative impacts of existing and proposed developments should be carefully considered as resources and assets may offer multiple benefits. The Offa' Dyke Path National Trail, for example, contributes historic, recreational, tourism and visual / landscape assets, as well as Offa's Dyke itself and its setting being a nationally important Scheduled Monument in much of Powys.

As well as having regard to adjoining National Parks and National Landscapes (Areas of Outstanding Natural Beauty), development should have regard to other designations such as Dark Skies and the Register of Historic Landscapes. The Council has published a Landscape Character Assessment to indicate how development can be accommodated within a landscape character area.

10.9 Welsh Language and Culture

Strategic Policy SP23 – Welsh Language and Culture

Development proposals must safeguard and promote the Welsh language and culture across the County.

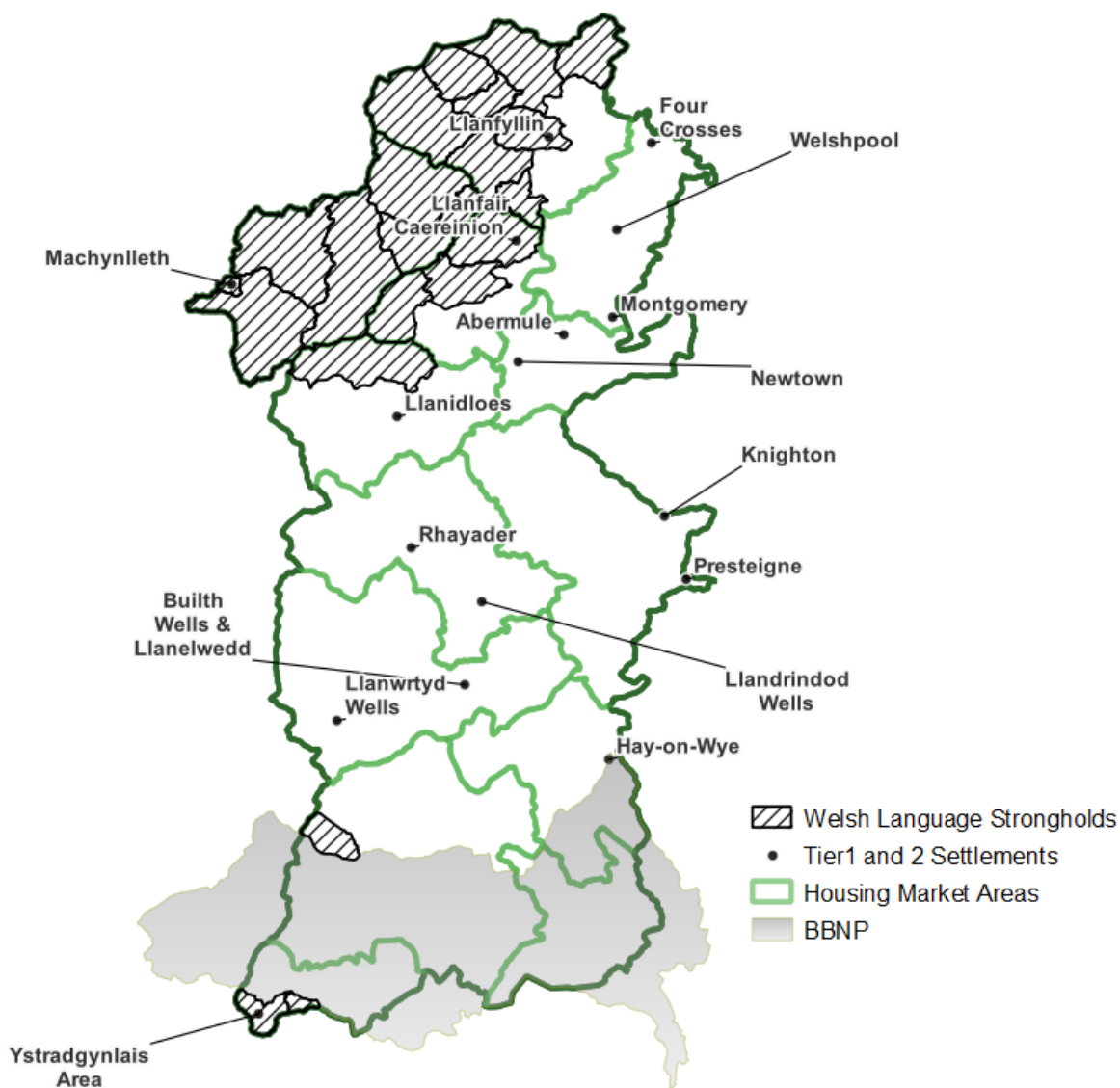
In identified Welsh Language Strongholds, the provision of residential and employment development, together with other facilities, must be commensurate with the needs of local communities.

Development proposals which have a detrimental impact on the vibrancy of Welsh language and culture, or adversely impact social and community facilities will not be permitted unless the impact can be satisfactorily mitigated.

The 2021 Census identified significant variation in the percentage of Welsh speakers across Powys, ranging from 54% of residents able to speak Welsh in the Glantwymyn Ward to 4% in the Churchstoke Ward. The Welsh language is a significant part of the social fabric of communities in the north-west, west and south-west of Powys, providing a strong sense of place and identity.

In Welsh Language Strongholds where Welsh is the everyday language of the community, development must be managed to ensure there are jobs and homes to enable the language to remain central to those communities. Development must be of an appropriate scale, type and character to meet the needs of these communities and should occur at a rate which can be absorbed and assimilated without damaging the character of the community.

Figure 12 - Welsh Language Strongholds



Elsewhere, development should be considered as a positive force for encouraging the creation of education and social infrastructure, community activities and a sound economic base to enable the language to develop as a natural, thriving part of sustainable communities.

Further policies will be included in the Deposit Plan to set out the circumstances where: mitigation measures may be required according to the Welsh language sensitivity of the area in which a proposed development is located; and where planning applications must be informed by a Welsh Language Impact Assessment.

10.10 Social and Community Facilities

Strategic Policy SP24 – Social and Community Facilities

To maintain and improve the quality of life for all residents, social and community uses and/or facilities will be retained or enhanced.

All development proposals for new or replacement social and community facilities must demonstrate that every reasonable attempt has been made to consider the co-location with another social and community facility before a stand-alone facility is considered.

In the interests of sustainable communities and social cohesion, the total loss or closure of a social and community facility will not be supported unless fully justified.

Social and community facilities are defined as facilities used by local communities for leisure, social, health, education and cultural purposes and include village halls and shops, schools, GP surgeries, health centres, public houses, places of worship, cemeteries, leisure centres, allotments, open space, community growing areas and libraries. These facilities provide valuable services, generate employment and attract people to live in an area. They can be owned by public bodies, private individuals or community groups.

The Council supports the protection and enhancement of social and community facilities which contribute to meeting the needs of residents in towns, villages and rural communities. Providing a range of community facilities which are as accessible to as many people as possible is essential in the development of sustainable, resilient and inclusive communities.

New facilities should be located where users can easily walk, cycle or use public transport to access them.

Recreation facilities include formal sport, recreation and leisure pursuits such as team game pitches, children’s play facilities, public parks and other recreational spaces where informal activities such as walking can take place. Further details on such spaces will be provided through the Open Space Assessment.

The Deposit Plan will include further policy on the loss of a social or community facility. This will include details on where a period of marketing and consultation with the community, together with an investigation of alternative community uses or community purchase to maintain the facility, must be undertaken before an alternative use can be justified.

10.11 Renewable and Low Carbon Energy Generation

Strategic Policy SP25 – Renewable and Low Carbon Energy Generation

Renewable and low carbon development proposals, from all technologies and at all scales, will be encouraged in appropriate locations where it can be:

- **Demonstrated that there will be no unacceptable adverse impacts on international or national, regional or local statutory and non-statutory designated sites for nature conservation (and the features for which they have been designated), protected habitats and species.**
- **Demonstrated that there will be no unacceptable adverse impacts on the surrounding landscape (including designated landscapes), carbon-rich soils and peat, groundwater, the historic environment including statutorily protected heritage assets, local communities and individual dwellings (such as noise and air pollution).**
- **Demonstrated that no other unacceptable individual or cumulative impacts will arise, including with existing and consented renewable energy schemes.**
- **Described, by means of a Planning Statement, the net benefits of the scheme (social, economic, environmental, cultural) including the benefits to local communities.**
- **Demonstrated that landscape and visual impacts are minimised. Designs and micro-siting should be based on a clear understanding of the site context including the proximity and sensitivity of nearby homes and recreation / tourism receptors.**
- **Evidenced, where relevant, that the proposal can facilitate a connection to the grid network and how any needs for new or reinforced grid infrastructure are being addressed.**
- **Demonstrated there are no unacceptable adverse impacts by way of shadow flicker, noise, reflected light, air quality or electromagnetic disturbance.**
- **Demonstrated there are no unacceptable impacts on the wider operations of defence facilities (including aviation and radar) or the Mid Wales Low Flying Tactical Training Area.**
- **Evidenced there are acceptable provisions relating to the decommissioning of the development at the end of its lifetime, including the removal of infrastructure and effective restoration.**

Proposals for other development within a Pre-Assessed Area for Wind Energy identified in Future Wales should not prejudice the ability for large scale wind developments (10MW or more) to come forward. In these areas, development that may prejudice future large scale wind developments will be refused.

Policies 17 and 18 of Future Wales provide the national planning policies for the development of Renewable Energy. Policy 17: Renewable and Low Carbon Energy and Associated Infrastructure identifies Pre-Assessed Areas for large scale on-shore wind developments. Policy 18 states that outside these areas, renewable energy proposals which qualify as Developments of National Significance (DNS) must not have an unacceptable adverse impact on the surrounding landscape. Policy 17 also supports associated reinforcement of the grid infrastructure related to the transmission and distribution of energy.

A Renewable and Low Carbon Energy Assessment (RLCEA) is being prepared for the Replacement LDP. Initial results indicate that an additional 232MW of renewable and low carbon energy technologies could be potentially delivered by the most common technologies during the Plan period, including DNS projects, as shown in Table 10.

Table 10. Potential additional renewable and low carbon energy generation 2022-2037

Technology	Existing Installed Capacity (MW)	Potential new Installed Capacity during Plan Period (MW)
Onshore Wind	298.4	140
Ground mounted solar PV	35.1	65
Building integrated renewables (roof mounted PV, etc)	19.2	27
Total	352.7	232

In addition, the RLCEA recognises that heat pumps installed in domestic and non-domestic new buildings could contribute an additional 39.5MW installed capacity of low carbon technology. Other technologies such as Combined Heat and Power, hydro-electric, district heating and anaerobic digestion (AD) will also play a role in contributing to low carbon energy generation, but potential growth is considered more limited.

For all renewable energy proposals and associated infrastructure, proposals which unacceptably impact upon designated sites will be resisted. Furthermore, care will be taken in assessing impacts on non-designated but rare habitats, heritage and recreational/tourism assets including their settings, and areas of high landscape quality. Proposals which unacceptably impact other strategically important land uses, such as the operation and function of military training areas, will not be supported. Areas which offer opportunities to sequester carbon, such as peat and ancient woodland, should also be avoided.

All renewable energy proposals and associated infrastructure, such as distribution lines or energy storage facilities, must address issues of cumulative impacts and respect the existence and amenity of neighbouring residential and other sensitive development, including approved but unbuilt development.

Further guidance to support the implementation of this policy will be developed in the Deposit Plan.

10.12 Minerals and Waste Planning

Strategic Policy SP26 – Mineral Resource Management

To facilitate the sustainable management of minerals resources and provide for a continuous supply for local and regional need, provision will be made to:

- **Safeguard known / potential land won sand and gravel and crushed rock resources for future possible use (protecting them from permanent development that would unnecessarily sterilise them or hinder their future extraction).**
- **Maintain an adequate landbank of permitted aggregate reserves throughout the Plan period.**
- **Use buffer zones to reduce the conflict between mineral development and sensitive development.**
- **Secure appropriate restoration which can deliver specific environmental and community benefits.**
- **Encourage the efficient and appropriate use of high-quality minerals and maximise the potential for the use of secondary and recycled aggregates as an alternative to primary land won resources.**

Powys has a wide variety of mineral resources which are safeguarded to prevent unnecessary sterilisation in accordance with national guidance.

The South Wales Regional Technical Statement (RTS) Second Review (2020) sets out the contribution each constituent local authority (Mineral Planning Authority) should make towards meeting the regional demand for aggregates (both hard rock and sand and gravel).

The RTS confirms there is no requirement for Powys to contribute to the regional land-worked sand and gravel supply. The RTS and ongoing monitoring have established that extensive reserves remain at the consented crushed rock quarries within Powys and that the landbank figures for crushed rock supply are in excess of the minimum requirements of MTAN 1: Aggregates. Consequently, there is no requirement to allocate any new sites for minerals development.

Buffer zones help minimise conflict between sensitive development and quarrying operations. Buffer zones vary in extent due to the proximity of existing sensitive receptors and depend on a number of factors including the size, type and location of quarry workings, topography and existing and anticipated levels of noise and dust, and vibration from blasting operations.

Strategic Policy SP27 – Waste Management

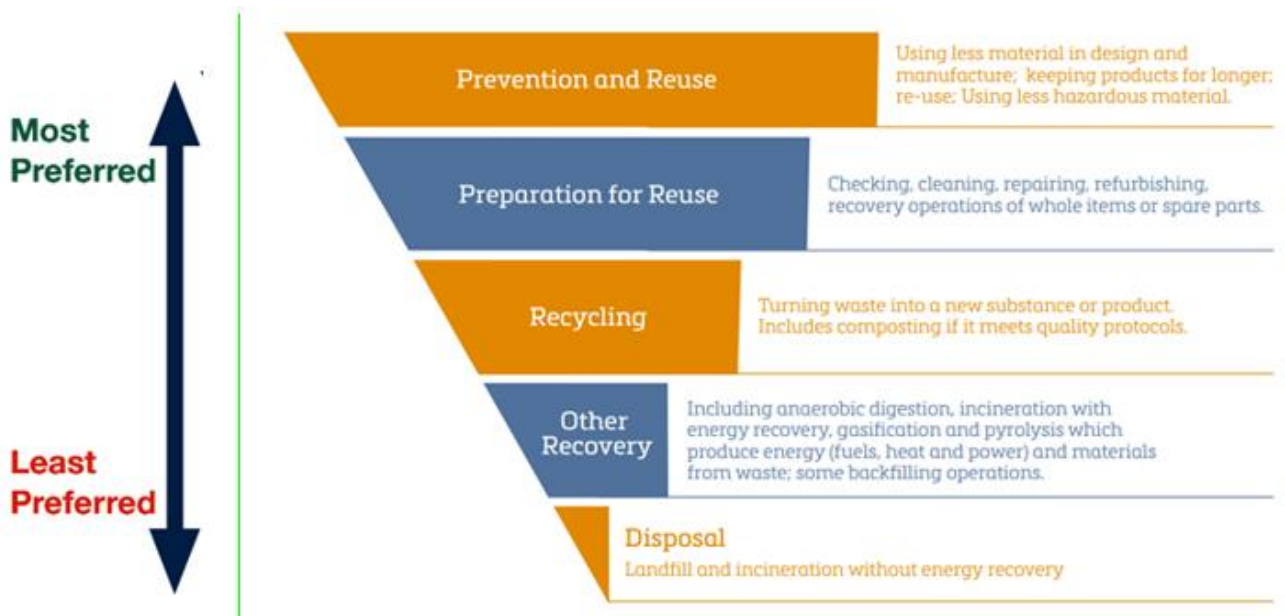
To facilitate the delivery of sustainable management of waste, provision will be made to:

- **Ensure that proposals conform to the principles of the waste hierarchy supporting those that move waste up the hierarchy.**
- **Support an integrated and adequate network of waste management facilities on land appropriate for waste management facilities.**
- **Support the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction and demolition stages of development.**

- **Ensure that provision is made for the sustainable management, sorting, storage and collection of waste in all new development, including securing opportunities to minimise waste production.**

The system of waste management and waste planning continues to evolve and in accordance with Towards Zero Waste strategy document and PPW, local authorities are required to develop a sustainable approach to the management of waste, including support for waste operations, which moves the management of waste up the waste hierarchy. New facilities will be required to support waste minimisation and recycling and to meet the targets set for these.

Figure 13 - Waste Hierarchy



The sustainable waste management approach includes the identification of land appropriate to facilitate an integrated network of waste facilities. With technological advances and changes in legislation, policy and practices, in-building waste management facilities have external appearances and internal methods of waste management no different from other industrial processes. Thus, the in-principle suitability of Class B2 industrial sites has become accepted.

During the preparation of all development proposals, consideration should be given to the implications for waste. The location and scale of developments should have regard to storage of waste, and the availability and capacity of waste management facilities in the area. Development proposals should not result in unnecessary journey generation to dispose of waste.

11. Review of Development Management Policies

This section initially provides a review of the Development Management Policies in the Adopted Powys LDP (2011-2026) and recommends how the policies should be carried forward into the Replacement LDP. Following this, additional and new policy areas for inclusion in the Deposit Replacement LDP have been proposed.

Carry forward with minimal changes to policy wording
More detailed updates to policy required before being carried forward
Policy review required
Policy not carried forward

11.1 Development Management Policies

Policy Reference	Title	Overview	Recommendation
DM1	Planning Obligations	This policy is functioning effectively.	Carry forward with minimal changes.
DM2	Natural Environment	Reconsider policy to reflect change from European Sites to National Site Network, changes to the national legislative and policy objectives, and in the context of Green Infrastructure Assessment.	Update policy to reflect change from European Sites to National Site Network, changes to the national legislative and policy objectives, and in the context of Planning Policy Wales changes (Net Benefit for Biodiversity, Stepwise approach, Green Infrastructure Assessment, etc).
DM3	Public Open Space	Reconsider policy with Development Management input to provide clarity, together with Green Infrastructure requirements.	Update required to provide clarity regarding identification and implementation of policy, together with Green Infrastructure requirements.
DM4	Landscape	Revise the policy in order to reflect evidence within the Local Landscape Character Assessment and national planning policy/guidance.	Update policy to reflect Local Landscape Character Assessment evidence along with most recent national planning policy/guidance.
DM5	Development and Flood Risk	Reconsider policy in light of new TAN 15 and Flood Map for Planning.	Update policy to take into consideration the forthcoming

Policy Reference	Title	Overview	Recommendation
			replacement TAN 15 and FMfP.
DM6	Flood Prevention Measures and Land Drainage	Reconsider policy in light of new TAN 15 and Flood Map for Planning, along with SuDS requirements.	Update policy to take into consideration the forthcoming replacement TAN 15 and FMfP, along with SuDS requirements.
DM7	Dark Skies and External Lighting	This policy is being used mainly in support of planning conditions relating to external lighting schemes to avoid impact on nocturnal wildlife, rather than to assess the impact on light pollution and visibility of the night sky. Reconsider policy in light of national planning policy/guidance and related evidence.	Reconsider policy in light of national planning policy/guidance and related evidence.
DM8	Minerals Safeguarding	This policy supports requirements in national planning policy/guidance but is not being used consistently. Further officer training and constraints mapping will assist, together with revised wording	Carry forward with minimal changes further to officer training and constraints mapping being provided.
DM9	Existing Mineral Workings	This policy is functioning effectively, however additional wording to be added to reflect updated national policies and guidance.	Update with amendments to reflect changes to national policies and guidance.
DM10	Contaminated and Unstable Land	This policy is functioning effectively.	Review policy wording to reflect considerations relating to coal mining features and resources and provide clarity of required survey work at application submission stage.
DM11	Protection of Existing Community Facilities and Services	Reconsider policy to clarify its application, and its relationship with other related policies (e.g. policies R3 and C1) and the marketing requirements.	Review and clarify the scope and wording of the policy, and to provide clearer definitions of community facilities and services.
DM12	Development in Welsh Speaking Strongholds	Reconsider policy in light of updated evidence alongside the Welsh Language Impact Assessment to be undertaken as	Update policy to reflect Welsh Language Impact Assessment and updated evidence.

Policy Reference	Title	Overview	Recommendation
		part of the LDP's Sustainability Appraisal.	
DM13	Design and Resources	Reconsider policy and elements within it in light of national planning policy/guidance, particularly in respect of sustainability and placemaking principles.	Review of policy required particularly in respect of sustainability and placemaking principles.
DM14	Air Quality Management	This policy is functioning effectively, however additional wording to be added.	Update policy to take into consideration latest legislation in regard to sustainable design principles and air quality advice.
DM15	Waste Within Developments	This policy is not being applied as widely as intended. This will be addressed through discussion with Development Management.	Update required to provide clarity regarding implementation of policy.
DM16	Protection of Existing Employment Sites	This policy is functioning effectively, however the wording will be reviewed to ensure clarity and consistency with the suite of Employment Policies. See also Policy E4.	Review policy wording to ensure clarity and consistency with Employment policies, in particular, E4.

11.2 Topic Based Policies

Policy Reference	Title	Overview	Recommendation
E1	Employment Proposals on Allocated Employment Sites	This policy is functioning effectively. It will need to be re-assessed in the light of any revisions to the Growth and Spatial Strategy. The wording will be reviewed to ensure clarity and consistency with the suite of Employment Policies.	Re-assess policy in light of revisions to the Growth and Spatial Strategy and review wording to ensure clarity and consistency with Employment policies.
E2	Employment Proposals on Non-allocated Employment Sites	This policy is functioning effectively. It will need to be re-assessed in the light of any revisions to the Growth and Spatial Strategy. The wording will be reviewed to ensure clarity and consistency with the suite of Employment Policies.	Re-assess policy in light of revisions to the Growth and Spatial Strategy and review wording to ensure clarity and consistency with Employment policies.
E3	Employment Proposals on Allocated Mixed Use Employment Sites	This policy is functioning effectively. It will need to be re-assessed in the light of any revisions to the Growth and Spatial Strategy. The wording will be reviewed to ensure clarity and consistency with the suite of Employment Policies.	Re-assess policy in light of revisions to the Growth and Spatial Strategy and review wording to ensure clarity and consistency with Employment policies.
E4	Safeguarded Employment Sites	This policy is functioning effectively. It will be subject to updating to ensure the list of safeguarded sites is current and correct and that the policy remains compliant with national policy and updated evidence. See also Policy DM16.	Update policy to ensure list of safeguarded sites is current and correct and that the policy remains compliant with national policy. See also Policy DM16.
E5	Bronllys Health Park	Reconsideration of policy required in light of issues identified in its application, as well as the need to review its relevance going forward.	Reconsider if policy is appropriate or if alternative approach is necessary.
E6	Farm Diversification	Reconsideration of policy to consider diversification within agriculture alongside diversification away from agriculture, alongside any changes in national policy.	Reconsider policy against national policies and consider improving clarity of the policy wording, particularly with regards to diversification within agriculture alongside

Policy Reference	Title	Overview	Recommendation
			diversification away from agriculture.
E7	Home Working	The policy is expected to continue to be supportive and flexible to home working, the wording will be reviewed and updated as necessary including with reference to the change in working practices post-Covid-19.	Carry forward with minor amendments.
T1	Travel, Traffic and Transport Infrastructure	Reconsider policy following emphasis in PPW and Future Wales on sustainable travel.	Reconsider policy following emphasis in PPW and Future Wales on sustainable travel.
T2	Safeguarding of Disused Transport Infrastructure	Policy not used. Research should be undertaken to identify the disused railways and disused or unused rail sidings and other transport infrastructure, in the Plan area, as part of the review process. This research will enable an understanding of the policy approach to be taken going forward and may lead to the identification of Green Infrastructure opportunities.	Reconsider if policy is appropriate or if alternative approach is necessary. Research is required to identify the disused railways and disused or unused rail sidings and other transport infrastructure to enable an understanding of the policy approach to be taken going forward and may lead to the identification of Green Infrastructure opportunities.
T3	Newtown Bypass	Policy no longer required. The Newtown Bypass has been constructed and is operational.	Policy to be deleted.
H1	Housing Development Proposals	Revise policy to reflect reconsideration of spatial and growth strategy.	Update policy to reflect revisions to the Growth and Spatial Strategy.
H2	Housing Sites	Revise policy to reflect reconsideration of spatial and growth strategy.	Update policy to reflect revisions to the Growth and Spatial Strategy.
H3	Housing Delivery	This policy is functioning effectively; however it will be reconsidered to reflect any changes in approach towards housing delivery and addressing housing need.	Reconsider policy to reflect any changes in approach towards housing delivery and addressing housing need.
H4	Housing Density	Reconsider policy in light of national planning policy/guidance and further	Reconsider policy in light of national planning policy/guidance and undertake

Policy Reference	Title	Overview	Recommendation
		research to inform the approach towards housing density across settlement tiers and development types.	further research to inform the approach towards housing density across settlement tiers and development types.
H5	Affordable Housing Contributions	Reconsider policy, including site specific targets, in light of updated evidence of housing need and viability, along with national planning policy/guidance.	Reconsider policy, including site specific targets to reflect High-Level Viability Assessment evidence along with most recent national planning policy/guidance.
H6	Affordable Housing Exception Sites	Reconsider policy in light of national planning policy/guidance. Revisions to the strategy, RSL/SHA programmes, and evidence of affordability and local need, will need to be reflected in the approach towards exception sites.	Reconsider policy in light of national planning policy/guidance. Revisions to the strategy, RSL/SHA programmes, and evidence of affordability and local need, will need to be reflected in the approach towards exception sites.
H7	Householder Development	Policy is generally considered to be working effectively, particularly in respect of ancillary development. Additional wording may be required to reflect further considerations.	Consider additional wording to provide clarity for extensions and annexes i.e. general scale allowances.
H8	Renovation of Abandoned Dwellings	This policy is being used effectively alongside TAN 24 guidance to ensure sympathetic renovation of abandoned dwellings and archaeological assessment or building recording.	Carry forward with minor amendments.
H9	Replaceable Dwellings	Issues identified with the interpretation of this policy, particularly around identifying and assessing buildings of local vernacular character. Further policy clarification may be needed to reflect archaeological assessment requirements.	Update policy to provide clarity to reflect archaeological assessment requirements.
H10	Gypsy and Traveller Sites and Caravans	The policy is expected to continue to be supportive and flexible to the provision of sites	Carry forward with minor amendments.

Policy Reference	Title	Overview	Recommendation
		where required. The wording will be reviewed to ensure it remains up to date and relevant to current policy requirements and arising needs.	
H11	Gypsy and Traveller Site Provision	Current policy will become outdated as needs are met. A new policy will be necessary to reflect updated evidence.	New policy required to reflect the revised GTTA.
R1	New Retail Development	Review Policy in line with findings from updated Retail Study.	Update policy to reflect revisions to the Spatial Strategy and Retail Study
R2	Retail Allocations	Review Policy following findings from the Annual Monitoring Reports.	Policy to be deleted further to recommendations from the Retail evidence that there is no requirement for a retail allocation in the Replacement LDP.
R3	Development Within Town Centres	Review Policy to clarify its application, and its relationship with other related policies, also in light of Covid -19 recovery and the impact upon the high street. The Retail hierarchy and shopping frontages will be reviewed in alignment with the revised spatial strategy and updated evidence.	Review policy to provide clarity on its relationship with other related policies, DM11 and C1.
R4	Neighbourhood and Village Shops and Services	Reconsider policy so that it continues to be supportive, up to date and relevant to sustainable place-making in line with the reconsideration of the growth and spatial strategy. Links to Policies C1 and DM11 should be further explored to ensure a cohesive approach to supporting sustainable communities.	Review policy to provide clarity on its relationship with other related policies, DM11 and C1.
TD1	Tourism Development	Review Policy following findings from the Annual Monitoring Reports. Revision to wording also required to provide clarity.	Review policy wording to provide clarity. Consider new policies to provide clarification regarding appropriate visitor accommodation.

Policy Reference	Title	Overview	Recommendation
TD2	Alternative Uses of existing Tourism Development	This policy is functioning effectively, however consider if the definition of a rural area needs to be clarified.	Review policy wording to provide clarity.
TD3	Montgomery Canal and Associated Development	Reconsider policy given the role of the Montgomery Canal across several LDP topic areas and within the context of the SAC designation, Green Infrastructure and placemaking.	Reconsider policy as to whether this should sit in the tourism policy framework or if an area policy is more appropriate.
W1	Location of Waste Development	This policy is functioning effectively.	Carry forward with minimal changes.
W2	Waste Management Proposals	This policy is functioning effectively.	Carry forward with minimal changes.
RE1	Renewable Energy	Reconsider policy in light of the publication of Future Wales and changes to the consenting regime.	Reconsider policy in light of the introduction of Future Wales and evidence.
M1	Existing Mineral Sites	This policy is functioning effectively, wording to be assessed and updated as appropriate to reflect any new evidence.	Carry forward with minor amendments.
M2	New Mineral Sites	This policy is functioning effectively, wording to be assessed and updated as appropriate to reflect any new evidence.	Carry forward with minor amendments.
M3	Borrow Pits	There have been no applications with which to test this policy to date. The policy sign posts to national policy so should not require updating.	Carry forward with minimal changes.
M4	Minerals Proposals	This policy is being used effectively, wording to be assessed and updated as appropriate to reflect any new evidence or changes in national policy and to reflect changes to other related policies in the	Carry forward with minimal changes.

Policy Reference	Title	Overview	Recommendation
		LDP (e.g., landscape and biodiversity).	
M5	Restoration and Aftercare	This policy is functioning effectively, wording to be assessed and updated as appropriate to reflect any new evidence or changes in national policy.	Carry forward with minor amendments.
C1	Community Facilities and Indoor Recreational Facilities	This policy is functioning effectively, however its relationship with Policy DM11 may need clarification.	Review and clarify the scope and wording of the policy, and to provide clearer definitions of community facilities and services.
MD1	Development proposals by the MOD	Policy not used. Consider whether the policy should be included in the Replacement LDP in its current format and if any changes are required.	Reconsider if policy is appropriate or if alternative approach is necessary.

11.3 New Policy Areas for Consideration

Title	Recommendation
Intensive Livestock Units	Further consideration to be given.
Protection of Peat	Further consideration to be given.
Protection of Best Most Versatile Agricultural Land (BMV)	Further consideration to be given.
Heritage Impact Assessments	Further consideration to be given.
Specialist Housing	Further consideration to be given.
Second Homes and short-term holiday lets	Further consideration to be given.
Holiday Accommodation	Further consideration to be given.
Touring Caravan, Camping and Non - Permanent Alternative Camping Accommodation	Further consideration to be given.
Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation	Further consideration to be given.

Title	Recommendation
Horticultural Rural Enterprise Dwellings (REDs)	Further consideration to be given.
Conversion of Rural Buildings	Further consideration to be given.
Previously Developed Land	Further consideration to be given.
Global Centre Rail Excellence (GCRE)	Further consideration to be given.

Appendices

Appendix 1 – List of Potential Supplementary Planning Guidance (SPG)

Name of Supplementary Planning Guidance	Update required?	Priority?
Affordable Housing	Yes	Prioritised
Biodiversity and Geodiversity	Yes	Prioritised
Green Infrastructure	New	Prioritised
Renewable Energy	Yes	
Landscape	Yes	
Planning Obligations	Yes	Prioritised
Welsh Language	New	
Conservation Areas	Yes	
Residential Design	Yes	
Archaeology	Yes	
Historic Environment	Yes	
Newtown and Llanllwchaiarn Place Plan	Yes	
Small Scale Horticulture Rural Enterprise Dwellings	New	
Second Homes and Short Term Holiday Lets	New	

Appendix 2 – List of Supporting Documents

Background Papers
Vision and Objectives
Issues, Vision and Objectives - Consultation Version (January 2024)
Powys Housing Need and Supply
1. Local Housing Market Assessment (May 2024)
2. Housing Land Supply (April 2024)
3. Second Homes and Short-Term Holiday Lets (January 2024)
4. Vacancy Rate (January 2024)
5. Specialist Housing (March 2024)
Powys Sustainable Settlements and Rural Communities
1. Settlement Assessment (November 2023)
2. Small Settlement Assessment (November 2023)
3. Cluster Analysis (November 2023)
4. Rural Approach (November 2023)
5. Integrated Planning and Transport Strategy (November 2023)
Powys Growth and Spatial Options
Growth Options (2024)
Spatial Options (2024)
Candidate Sites
Candidate Site Assessment Methodology (November 2022)
Findings of the Candidate Site Initial Site Filter Assessment (2024)
Other
Infrastructure Plan
Phosphate Position Statement
Viability Assessment Position Statement
Regional Context
Gypsy and Traveller Accommodation Assessment Position Statement
Minerals Background Paper
Waste Background Paper
Welsh Language Background Paper
Self-Assessment of the Preferred Strategy Against the Tests of Soundness
Evidence Base Documents
Powys Retail Needs Assessment (February 2024)

Powys Retail Review (2023)
Employment Needs Assessment (2024)
Landscape Character Assessment (March 2022)
Renewable Energy Assessment
Green Infrastructure Assessment
Settlement Profiles
Demographic Evidence Report (2024)
Strategic Flood Consequences Assessment
Draft Local Housing Market Assessment (May 2024)
Draft Gypsy and Traveller Accommodation Assessment (2021)
Regional Technical Statement – 2 nd Review (2020)
Open Space Assessment (2018)
Powys Nature Recovery Action Plan
Engagement and Stakeholder Involvement
Engagement and Community Involvement Record (July 2024)
Supporting Documents
Review Report (February 2022)
Delivery Agreement (June 2024)
Annual Monitoring Report (2023)
Initial Integrated Sustainability Appraisal
Habitats Regulations Assessment Information Report

Appendix 3 – Glossary

Definition (Acronym)	Meaning
Active Travel	Walking, wheeling or cycling for purposeful journeys to a destination, or in combination with public transport.
Adopted	The final confirmation of the development plan as land use planning policy by the Local Planning Authority (LPA).
Affordable Housing	Housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. This definition is set out by Welsh Government under Para. 5.1 of TAN 2.
Aggregates	A material or rock which is mined or processed to be used for construction purposes, for example crushed rock, sand and gravel.
Allocation	Area of land identified within the Replacement LDP which is reserved for a specific use such as housing or employment.
Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and its enjoyment by residents or visitors.
Annual Monitoring Report (AMR)	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, as amended.
Baseline	A description of the present state of an area against which to measure change.
Biodiversity	The richness and variety of living things (plants, birds, animals, fish and insects etc.) which exist in a given area, and the habitats that support them.
Bannau Brycheiniog National Park (BBNP)	National Park covering part of south Powys.
Bannau Brycheiniog National Park Authority (BBNPA)	The BBNPA is the Local Planning Authority for the National Park.
Candidate Site	Candidate Sites are those nominated for consideration by the Local Planning Authority as allocations in an emerging Local Development Plan.
Candidate Site Register	Register of candidate sites prepared following a call for candidate sites by the Local Planning Authority
Commitments	Undeveloped land with current planning permission or land which is currently being developed.
Completions	Planning consents for development which have been constructed or brought into operational use.
Conservation Areas	An area of special architectural or historic interest designated by the Local Planning Authority within which it is desirable to

Definition (Acronym)	Meaning
	conserve or enhance the character or appearance of buildings, trees or open spaces. This is a statutory designation under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Delivery Agreement (DA)	Document comprising the Local Planning Authority's timetable and community involvement scheme for the preparation of the Local Development Plan (LDP) submitted to the Welsh Government for agreement.
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or land.
Development Management	The process a Local Planning Authority uses to determine a planning application.
Employment Land	Land used for the purposes of employment by one or more of the following: offices, manufacturing, research and development, storage and distribution.
Engagement	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people or section of the community.
Evidence Base	Interpretation of baseline or other information/data to provide the basis for plan policy.
Future Wales	The National Development Plan prepared for Wales by Welsh Government.
Infill	Development within an otherwise built-up frontage.
Listed Building	A building or structure included on the List of Buildings of Special Architectural or Historic Interest compiled or approved by the Welsh Ministers. The listing includes any object or structure fixed to the building/structure, or any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done so since before 1st of July 1948. This is a statutory designation under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Local Development Plan (LDP)	The required statutory development plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.
Local Planning Authority (LPA)	A planning authority responsible for the preparation of a Local Development Plan and development management.
Market Housing	Private housing for rent or sale where the price is set in the open market.
Mitigation	Measures to avoid, reduce or offset significant adverse effects.
Objective	A statement of what is intended, specifying the desired direction of change in trends.

Definition (Acronym)	Meaning
Open Countryside	Land outside the (development) boundaries of defined settlements.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Planning Obligation	This can be a legal undertaking by a developer only, or a legally binding agreement with the LPA. Planning Obligations are finalised before planning permission is granted. They are used to ensure that a planning permission is carried out in a certain way.
Planning Policy Wales (PPW)	Planning Policy Wales sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is provided through circulars and policy clarification letters.
Policies	Land use policies which describe the Council's approach for the development and use of land.
Proposals	Land use and development proposed by the Local Planning Authority.
Renewable Energy	Energy that comes from resources that are naturally replenished on a human timescale such as sunlight, wind, rain and biomass.
Review Report	The required statutory report under S69 of the 2004 Act and/or Reg41; to conclude on the LDP revision procedure to be followed based on a clear assessment of what has been considered and what needs to change and why, based on evidence.
Stakeholders	Groups or individuals whose interests are directly affected by the Local Development Plan with involvement generally through representative bodies.
Statutory	Required by law e.g. Act of Parliament.
Supplementary Planning Guidance (SPG)	Supplementary information in respect of the policies in a Local Development Plan. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technical Advice Notes (TANs)	Topic-based guidance published by Welsh Government to supplement Planning Policy Wales.
Ultra Low Emission Vehicles (ULEVs)	Vehicles which use a range of technologies including battery and hydrogen power and produce low emissions.

Definition (Acronym)	Meaning
Wheeler	The use of an electric wheelchair, mobility scooter, or similar vehicle to make an active travel journey.
Windfall Site	A site for new development that was unallocated by an adopted Development Plan but has come forward for development during the plan period.

Appendix 4 - Cross Referencing Objectives with Key Issues

Tables 1 to 6 below are arranged by topic heading and summarise how each Key Issue is being addressed by one or more of the Objectives.

Table 1. Climate Change - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objective 1	KI.1	Responding to Climate Change

Table 2. Nature Recovery and the Sustainable Management of Resources - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objective 2	KI.2	Supporting Nature Recovery
Objectives 3 and 4	KI.3	Caring for Resources

Table 3. Key Planning Principles, Placemaking, Health and Well-being - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objectives 5 and 7	KI.4	Promoting Sustainable Transport
Objectives 5, 6, 7 and 8	KI.6	Planning for Well-being
Objectives 5, 6 and 8	KI.7	Supporting Healthy Lifestyles
Objective 6	KI.8	Right Development, Right Place
Objectives 5, 6, 7 and 8	KI.15	Local Placemaking

Table 4. Sustainable Communities, Housing and Services - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objectives 9, 10 and 12	KI.5	Responding to Demographic Challenges

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objective 11	KI.9	Promoting and Protecting the Welsh Language
Objectives 10 and 12	KI.10	Planning for New Homes
Objective 13	KI.17	Supporting Community Facilities and Community Assets

Table 5. A Sustainable and Vibrant Economy - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objectives 14, 15, 16, 17 and 18	KI.11	Planning for a Vibrant Economy
Objectives 15 and 17	KI.12	Planning for a Strong Farming and Rural Economy
Objective 16	KI.13	Supporting the Mid Wales Growth Deal (MWGD)
Objectives 15 and 17	KI.14	Supporting Tourism
Objective 18	KI.18	Supporting Powys High Streets

Table 6. Infrastructure, Energy and Waste - Issues and Objectives

OBJECTIVE REF. NO.	KEY ISSUE REF.NO.	KEY ISSUE TITLE
Objectives 19 and 20	KI.16	Planning Infrastructure and Service Needs
Objective 21	KI.19	Supporting Sustainable Energy: Harnessing Green Power and promoting Energy Efficiency
Objective 22	KI.20	Managing and Reducing Waste

Appendix 5 – Comparison of Strategic Policies against the Replacement LDP Objectives

	Objective 1: Climate Change	Objective 2: Nature Recovery	Objective 3: Natural, Historic, and Built Environments	Objective 4: Mineral Resources	Objective 5: Sustainable Travel	Objective 6: Placemaking	Objective 7: Sustainable Growth	Objective 8: Health and Well-being	Objective 9: Sustainable Settlements and Communities	Objective 10: Meeting Future Needs	Objective 11: Welsh Language
SP1 – Scale of Growth						Yes			Yes	Yes	
SP2 – Sustainable Growth Strategy	Yes				Yes	Yes	Yes	Yes	Yes	Yes	Yes
SP3 – Distribution of Growth	Yes				Yes	Yes	Yes	Yes	Yes	Yes	Yes
SP4 – Housing Growth						Yes	Yes		Yes	Yes	
SP5 – Affordable and Specialist Homes						Yes	Yes	Yes	Yes	Yes	
SP6 – Gypsy and Traveller Accommodation						Yes	Yes		Yes	Yes	
SP7 – Employment Growth						Yes	Yes		Yes	Yes	
SP8 – Retail Growth						Yes	Yes		Yes	Yes	

	Objective 1: Climate Change	Objective 2: Nature Recovery	Objective 3: Natural, Historic, and Built Environments	Objective 4: Mineral Resources	Objective 5: Sustainable Travel	Objective 6: Placemaking	Objective 7: Sustainable Growth	Objective 8: Health and Well-being	Objective 9: Sustainable Settlements and Communities	Objective 10: Meeting Future Needs	Objective 11: Welsh Language
SP9 – Town Centre Hierarchy					Yes	Yes	Yes		Yes	Yes	
SP10 – Sustainable Tourism						Yes	Yes				
SP11 – Infrastructure					Yes	Yes	Yes	Yes		Yes	
SP12 – Climate Change	Yes	Yes	Yes		Yes	Yes	Yes		Yes		
SP13 - Sustainable Transport in Regional Growth Area Cluster and Local Cluster Settlements	Yes				Yes	Yes	Yes	Yes	Yes	Yes	
SP14 - Sustainable Transport in Non-Cluster / Rural Settlements and the Open Countryside	Yes				Yes	Yes	Yes	Yes	Yes	Yes	

	Objective 1: Climate Change	Objective 2: Nature Recovery	Objective 3: Natural, Historic, and Built Environments	Objective 4: Mineral Resources	Objective 5: Sustainable Travel	Objective 6: Placemaking	Objective 7: Sustainable Growth	Objective 8: Health and Well-being	Objective 9: Sustainable Settlements and Communities	Objective 10: Meeting Future Needs	Objective 11: Welsh Language
SP15 – Flood Risk	Yes	Yes				Yes					
SP16 – Good Design		Yes	Yes		Yes	Yes		Yes	Yes		
SP17 – Creating Healthy Places					Yes	Yes		Yes	Yes	Yes	
SP18 – Nature Recovery	Yes	Yes	Yes			Yes					
SP19 – Natural Environment	Yes	Yes	Yes			Yes					
SP20 – Green Infrastructure	Yes	Yes	Yes			Yes		Yes			
SP21 – Built and Historic Environment			Yes			Yes					
SP22 – Protecting Strategic Resources			Yes	Yes	Yes	Yes		Yes		Yes	
SP23 – Welsh Language and Culture						Yes			Yes		Yes

	Objective 1: Climate Change	Objective 2: Nature Recovery	Objective 3: Natural, Historic, and Built Environments	Objective 4: Mineral Resources	Objective 5: Sustainable Travel	Objective 6: Placemaking	Objective 7: Sustainable Growth	Objective 8: Health and Well-being	Objective 9: Sustainable Settlements and Communities	Objective 10: Meeting Future Needs	Objective 11: Welsh Language
SP24 – Protecting Social and Community Facilities						Yes	Yes	Yes	Yes	Yes	Yes
SP25 – Renewable and Low Carbon Energy Generation	Yes	Yes				Yes	Yes			Yes	
SP26 – Mineral Resource Management				Yes		Yes				Yes	
SP27 – Waste Management	Yes				Yes	Yes				Yes	

	Objective 12: Housing Needs	Objective 13: Community Facilities and Assets	Objective 14: Vibrant Economy	Objective 15: Economic Development	Objective 16: Mid Wales Growth Deal	Objective 17: Tourism	Objective 18: Town Centres	Objective 19: Infrastructure, Utility and Service Provision Required for New Development	Objective 20: Provision of Infrastructure and Digital Connectivity Projects	Objective 21: Energy and Decarbonisation	Objective 22: Waste
SP1 – Scale of Growth	Yes	Yes	Yes	Yes	Yes			Yes	Yes		
SP2 – Sustainable Growth Strategy	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	
SP3 – Distribution of Growth	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes		
SP4 – Housing Growth	Yes										
SP5 – Affordable and Specialist Homes	Yes										
SP6 – Gypsy and Traveller Accommodation	Yes										
SP7 – Employment Growth			Yes	Yes	Yes						Yes

	Objective 12: Housing Needs	Objective 13: Community Facilities and Assets	Objective 14: Vibrant Economy	Objective 15: Economic Development	Objective 16: Mid Wales Growth Deal	Objective 17: Tourism	Objective 18: Town Centres	Objective 19: Infrastructure, Utility and Service Provision Required for New Development	Objective 20: Provision of Infrastructure and Digital Connectivity Projects	Objective 21: Energy and Decarbonisation	Objective 22: Waste
SP8 – Retail Growth				Yes			Yes				
SP9 – Town Centre Hierarchy		Yes		Yes			Yes				
SP10 – Sustainable Tourism				Yes		Yes					
SP11 – Infrastructure		Yes						Yes			
SP12 – Climate Change										Yes	
SP13 - Sustainable Transport in Regional Growth Area Cluster and Local Cluster Settlements							Yes	Yes		Yes	
SP14 - Sustainable Transport in Non-								Yes		Yes	

	Objective 12: Housing Needs	Objective 13: Community Facilities and Assets	Objective 14: Vibrant Economy	Objective 15: Economic Development	Objective 16: Mid Wales Growth Deal	Objective 17: Tourism	Objective 18: Town Centres	Objective 19: Infrastructure, Utility and Service Provision Required for New Development	Objective 20: Provision of Infrastructure and Digital Connectivity Projects	Objective 21: Energy and Decarbonisation	Objective 22: Waste
Cluster / Rural Settlements and the Open Countryside											
SP15 – Flood Risk											
SP16 – Good Design		Yes					Yes				
SP17 – Creating Healthy Places		Yes					Yes				
SP18 – Nature Recovery											
SP19 – Natural Environment						Yes					
SP20 – Green Infrastructure		Yes				Yes					
SP21 – Built and Historic Environment						Yes					

	Objective 12: Housing Needs	Objective 13: Community Facilities and Assets	Objective 14: Vibrant Economy	Objective 15: Economic Development	Objective 16: Mid Wales Growth Deal	Objective 17: Tourism	Objective 18: Town Centres	Objective 19: Infrastructure, Utility and Service Provision Required for New Development	Objective 20: Provision of Infrastructure and Digital Connectivity Projects	Objective 21: Energy and Decarbonisation	Objective 22: Waste
SP22 – Protecting Strategic Resources		Yes	Yes		Yes	Yes		Yes			
SP23 – Welsh Language and Culture		Yes									
SP24 – Protecting Social and Community Facilities		Yes						Yes	Yes		
SP25 – Renewable and Low Carbon Energy Generation								Yes	Yes	Yes	
SP26 – Mineral Resource Management											
SP27 – Waste Management		Yes						Yes			Yes

Appendix 6 - Replacement LDP Housing Commitments

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Adfa	Land adjoining Min-y-Fford, Adfa	5	0	0	Llanfair Caereinion
Arddleen	Land at Bryn Perth, Arddleen	0	0	9	Welshpool and Montgomery
Arddleen	Land adj Windy Ridge, Arddleen (Phase 2)	0	0	9	Welshpool and Montgomery
Arddleen	Land West of Trederwen House, Arddleen	0	1	16	Welshpool and Montgomery
Beguildy	Land north-west of Radnorshire Arms, Beguildy	0	9	0	Knighton and Presteigne
Beulah	OS 8922, Beulah	0	5	8	Builth and Llanwrtyd
Bronllys	Land at the rear of Bronllys CP School Bronllys	0	30	0	Hay and Talgarth
Bronllys	Land at Bronllys to the West of Hen Ysgubor, Bronllys	10	0	0	Hay and Talgarth
Bronllys	Former Bronllys CP School Bronllys	17	0	0	Hay and Talgarth
Builth Road	Part of Preserved Timber Products	8	0	0	Builth and Llanwrtyd
Builth Wells and Llanelwedd	Development Off Hospital Road Hospital Road, Builth Wells	81	0	0	Builth and Llanwrtyd
Builth Wells and Llanelwedd	Land on Brecon Road, Builth Wells	40	0	0	Builth and Llanwrtyd
Builth Wells and Llanelwedd	2 Plas Newydd Builth Wells	0	9	0	Builth and Llanwrtyd
Bwlch-y-cibau	Land adj. Llwyn Derw, Bwlch y Cibau	6	0	0	Llanfyllin
Caersws	Plas Maldwyn Ty Gwyn Road Caersws SY17 5HA	0	0	12	Llanfair Caereinion

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Castle Caereinion	Land adjacent to Tynllan Farm Castle Caereinion	0	5	0	Welshpool and Montgomery
Castle Caereinion	Land adjacent to Tynllan Farm Castle Caereinion	0	5	0	Welshpool and Montgomery
Castle Caereinion	Land at Tynllan Farm, Castle Caereinion	0	9	0	Welshpool and Montgomery
Castle Caereinion	Residential Development At Tynllan Farm Castle Caereinion	0	5	0	Welshpool and Montgomery
Cemmaes	Land opp Glanafon	5	0	0	Machynlleth
Churchstoke	Rear of Village Hall	7	3	0	Newtown
Churchstoke	Adj. Fir House, Churchstoke	38	0	0	Newtown
Churchstoke	Land adj to Buttercup House, Churchstoke	0	15	5	Newtown
Cilmery	Site Adjacent To Belmont Cilmery	0	5	0	Builth and Llanwrtyd
Clyro	Land Adjacent Clyro Court Farm, South of the Castle	15	0	0	Hay and Talgarth
Clyro	Housing Development At Land Off Kilvert View	0	0	13	Hay and Talgarth
Crew Green	Land Adjoining Bear House, Crew Green	2	1	5	Welshpool and Montgomery
Crew Green	Land South Of Berlin Mount Crew Green	23	0	0	Welshpool and Montgomery
Forden and Kingswood	Land at Pen y lan and adjacent to Woodluston Forden	5	0	0	Welshpool and Montgomery
Forden and Kingswood	Residential Development At Church Farm, Forden	9	0	0	Welshpool and Montgomery

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Forden and Kingswood	Land Adj. Lyndale And Forden C In W Primary School, Forden	23	0	0	Welshpool and Montgomery
Four Crosses	Land off B4393 at Plas Foxen Four Crosses	0	0	23	Welshpool and Montgomery
Four Crosses	Land 200 Meters West Of Oldfield Farm, Four Crosses	13	11	0	Welshpool and Montgomery
Four Crosses	Land At Wychwood Four Crosses	12	0	0	Welshpool and Montgomery
Four Crosses	Land At Gornal Farm, Four Crosses	35	0	0	Welshpool and Montgomery
Gladestry	Land adjacent to Yellow Jack Barn, Gladestry	5	0	0	Knighton and Presteigne
Guilsfield	Land to East of Groes-lwyd, Guilsfield	22	0	0	Welshpool and Montgomery
Guilsfield	Fairview Garage Guilsfield	0	9	0	Welshpool and Montgomery
Guilsfield	Land At Tan Y Gaer, Guilsfield	28	0	0	Welshpool and Montgomery
Guilsfield	Enc 2200, Sarn Meadows	46	0	0	Welshpool and Montgomery
Kerry	PT Encs 3186 & 4186, Dolforgan	0	0	19	Newtown
Kerry	Land Adj Uchel Dre, Common Road, Kerry	5	0	0	Newtown
Knighton	Peter Christian Site, West St, Knighton	18	0	0	Knighton and Presteigne
Knighton	Site adjacent to Shirley Ludlow Road, Knighton	24	0	0	Knighton and Presteigne
Knighton	Land At Llanshay Farm, Knighton,	103	0	0	Knighton and Presteigne
Llan	Land opposite Rock Terrace, Llan, Llanbrynmair	5	0	0	Machynlleth

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Llanbrynmair	Bryn Coch	0	4	1	Machynlleth
Llanddew	Land Opposite Village Hall, Llanddew	0	5	2	Brecon
Llandewi Ystradenni	Land to Rear of Llanddewi Hall, Llanddewi	0	13	0	Knighton and Presteigne
Llandrindod Wells	Crab Tree Green, Brookland Rd, Llandrindod Wells	50	0	0	Llandrindod and Rhayader
Llandrindod Wells	Land East Of Ithon Road Ithon Road Llandrindod Powys LD1 6AS	0	79	0	Llandrindod and Rhayader
Llandrindod Wells	Land at Gate Farm Llandrindod	6	0	0	Llandrindod and Rhayader
Llandrindod Wells	The Manor Lindens Walk Llandrindod Wells	9	0	0	Llandrindod and Rhayader
Llandrindod Wells	Land At Lakeside Avenue Lakeside Avenue Llandrindod Wells	0	69	0	Llandrindod and Rhayader
Llandrinio	Land At Trawscoed And At Orchard Croft Llandrinio	48	0	0	Welshpool and Montgomery
Llanfair Caereinion	Land adj Maes Gwyn, Llanfair Caereinion	9	0	0	Llanfair Caereinion
Llangammarch Wells	Land Opposite Pen-y-bryn, Llangammarch	0	25	0	Builth and Llanwrtyd
Llanidloes	Lower Green, Victoria Avenue	31	0	0	Llanidloes
Llanidloes	Land Adj Dolwenith And Tan Y Bryn Llanidloes	96	0	0	Llanidloes Locality
Llanidloes	Former Livestock Market	0	0	22	Llanidloes

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
	Gorn Road Llanidloes				
Llanigon	Land south of Willow Glade, Llanigon	0	0	23	Hay and Talgarth
Llanrhaeadr-ym-Mochnant	Land adj Byrnderw, Park Street, Llanrhaeadr Y M	3	1	1	Llanfyllin
Llansantffraid-ym-Mechain	Land adj 'Cranford', Llansantffraid - Ym – Mechain	3	5	1	Llanfyllin
Llansantffraid-ym-Mechain	Land adj Parc Bronydd, Llansantffraid ym Mechain	4	2	0	Llanfyllin
Llansantffraid-ym-Mechain	Land next to P37 HA2, Llansantffraid	0	0	13	Llanfyllin
Llansantffraid-ym-Mechain	(Named: Maes Y Cledrau) Development At Dyffryn Foel (Llansantffraid) Llanfyllin	0	0	13	Llanfyllin
Llansilin	Opp. Wynnstay Arms (5/055) -	0	0	23	Llanfyllin
Llanwnog	Rear of 2700, Llanwnog, Newtown	7	0	0	Llanfair Caereinion
Llanwnog	Land adj Church House Farm Llanwnog	5	0	0	Llanfair Caereinion
Llanwrtyd Wells	OS 1451 Meadow View, Station Road	5	1	10	Builth and Llanwrtyd
Llanwrtyd Wells	OS 2664 Caemawr, off Ffos Road	14	3	0	Builth and Llanwrtyd
Llanyre	Land between Moorlands and Llyr Llanyre	0	14	0	Llandrindod and Rhayader
Machynlleth	Travis Perkins Trading Co Ltd Heol Y Doll Machynlleth	15	0	0	Machynlleth
Manafon	Land adjoining Trem Hirnant, Manafon	5	0	0	Llanfair Caereinion

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Manafon	Land Adjoining Trem Hirnant Manafon	5	0	0	Llanfair Caereinion
Middletown	PT OS 0036 & 0041, West of Golfa Close, Middletown	16	0	0	Welshpool and Montgomery
Middletown	Land Adjoining The Fron	25	0	0	Welshpool and Montgomery
Middletown	Old Coal Depot Middletown Welshpool	8	0	0	Welshpool and Montgomery
Middletown	Land Adjacent West Of Penyfoel Middletown Welshpool	8	0	0	Welshpool and Montgomery
Montgomery	Land Off Forden Road Montgomery	0	0	33	Welshpool and Montgomery
Newtown	PT Enc0042/1463/1 658/2053/2864, Rock Farm Llanllwchaiarn	2	1	5	Newtown
Newtown	Newtown Bowling Club Back Lane, Newtown	0	0	26	Newtown
Newtown	Land to the south of A489 West of Mochdre Brook, Newtown	23	16	21	Llanidloes
Newtown	Land to the north of A489 west of Mochdre Brook, Newtown	30	0	0	Llanidloes
Newtown	Land at Severn Hts, Brimmon Close, Newtown	0	23	0	Newtown
Newtown	Land At Rock Farm Newtown	5	0	0	Newtown
Newtown	Land Off Garth Owen Glandwr Newtown	14	0	0	Newtown
Newtown	Former Red Dragon Public	0	0	18	Newtown

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
	House & Newtown Youth Centre, Newtown				
Newtown	Land At Former Travis Perkins Site New Road Newtown	0	34	0	Newtown
Newtown	Robert Owen House Park Lane Newtown	32	0	0	Newtown
Newtown	31 Market Street, Extending Over 30 Market Street And The Building To The Rear Of No 31 Newtown	2	3	0	Newtown
Newtown	Land South Of Llanidloes Road, Newtown	8	0	0	Llanidloes
Norton	Land at Orchards End & Jacks View Norton	0	10	2	Knighton and Presteigne
Norton	Development land off Will's View, Norton	8	1	0	Knighton and Presteigne
Pen-y-bont Llanerch Emrys	Haulage Depot The Old Station Yard, Pen y Bont	0	0	5	Llanfyllin
Pontrobert	Land adj Pant-y-Ddafad Pontrobert	9	0	0	Llanfyllin
Presteigne	Joe Deakins Road Site, Presteigne	35	0	0	Knighton and Presteigne
Rhayader	St Harmon Road North, Rhayader	0	17	0	Llandrindod and Rhayader
Rhayader	Tir Gaia, Rhayader	4	1	0	Llandrindod and Rhayader
Rhayader	Site adj to Tir Gaia, Abbey Cwm Hir Road, Rhayader	0	9	0	Llandrindod and Rhayader

Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Rhosgoch	Development at Old Inn Rhosgoch, Builth Wells	10	0	0	Hay and Talgarth
Sarn	Land Opposite Oak View, Sarn	0	27	18	Newtown
Trefeglwys	Pt Enclosure 7847 Phase 3, Trefeglwys	0	0	6	Llanidloes
Tregynon	Land adjacent Tyn y Ddol, Tregynon	3	1	1	Llanfair Caereinion
Trewern	Land at Gate Farm, Criggion Lane, Trewern	0	9	0	Welshpool and Montgomery
Trewern	Land To The East Of Trewern School Trewern	40	0	0	Welshpool and Montgomery
Trewern	Land Adjoining The Wallers Trewern Welshpool	17	0	0	Welshpool and Montgomery
Welshpool	Burgess Land, Redbank (A/45/005)	25	0	0	Welshpool and Montgomery
Welshpool	Land At Lansdowne House And William Ainge Court Chapel Street / Bowling Green Lane	0	0	15	Welshpool and Montgomery
Welshpool	Neuadd Maldwyn, Severn Road, Welshpool	0	66	0	Welshpool and Montgomery
Ystradgynlais Area	Land at Bryn y Groes, Cwmgiedd, Ystradgynlais	56	53	8	Ystradgynlais
Ystradgynlais Area	Land at Former Cynlais School Playing Field Ystradgynlais	0	11	0	Ystradgynlais
Ystradgynlais Area	Penrhos CP School, Brecon Road, Ystradgynlais	42	0	0	Ystradgynlais
Ystradgynlais Area	Land At Brecon Road Ystradgynlais	0	21	5	Ystradgynlais

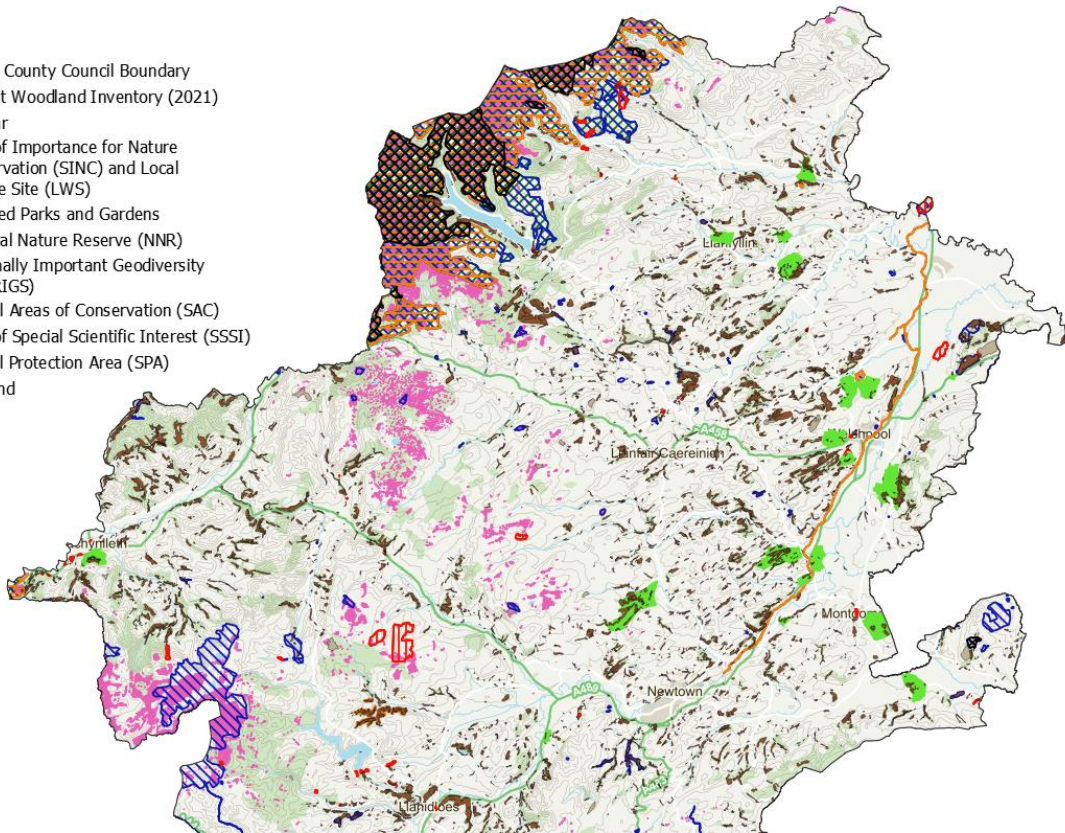
Settlement	Site Name	Not Started 2024	Under Construction 2024	Complete 2022-2024	Housing Market Area
Ystradgynlais Area	Land At 89 Gorof Road Lower Cwmtwrch	0	0	8	Ystradgynlais
Ystradgynlais Area	Pont Aur Ystradgynlais	0	10	0	Ystradgynlais

Appendix 7 – Green Infrastructure and Opportunities

Designated and Non-statutory Sites – North Powys

Legend

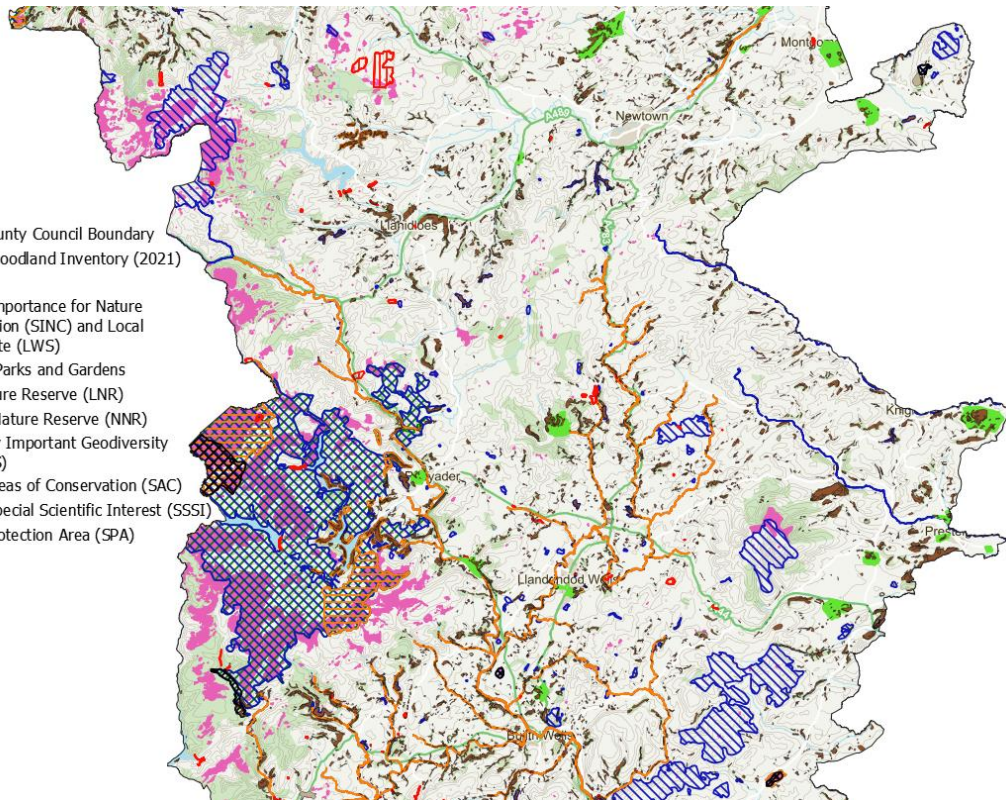
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-  Ancient Woodland Inventory (2021)
-  Ramsar
-  Sites of Importance for Nature Conservation (SINC) and Local Wildlife Site (LWS)
-  Registered Parks and Gardens
-  National Nature Reserve (NNR)
-  Regionally Important Geodiversity Site (RIGS)
-  Special Areas of Conservation (SAC)
-  Sites of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Peatland



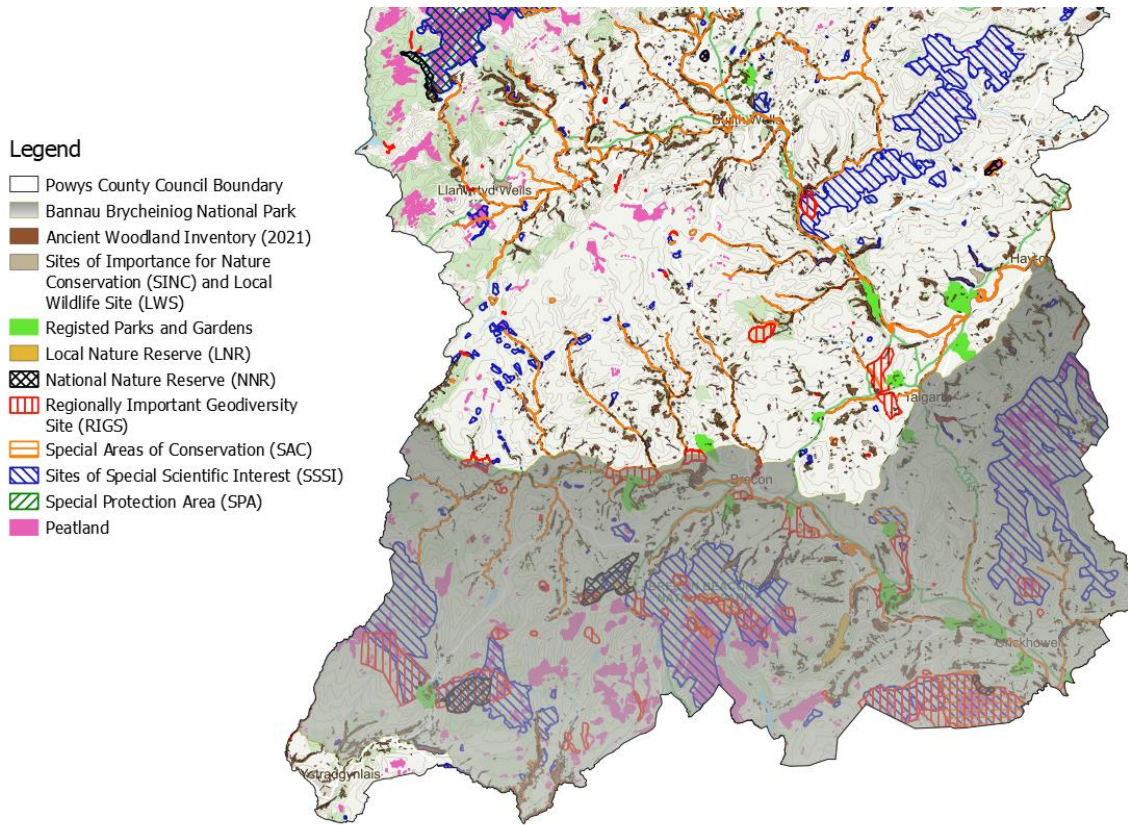
Designated and Non-statutory Sites – Mid Powys

Legend

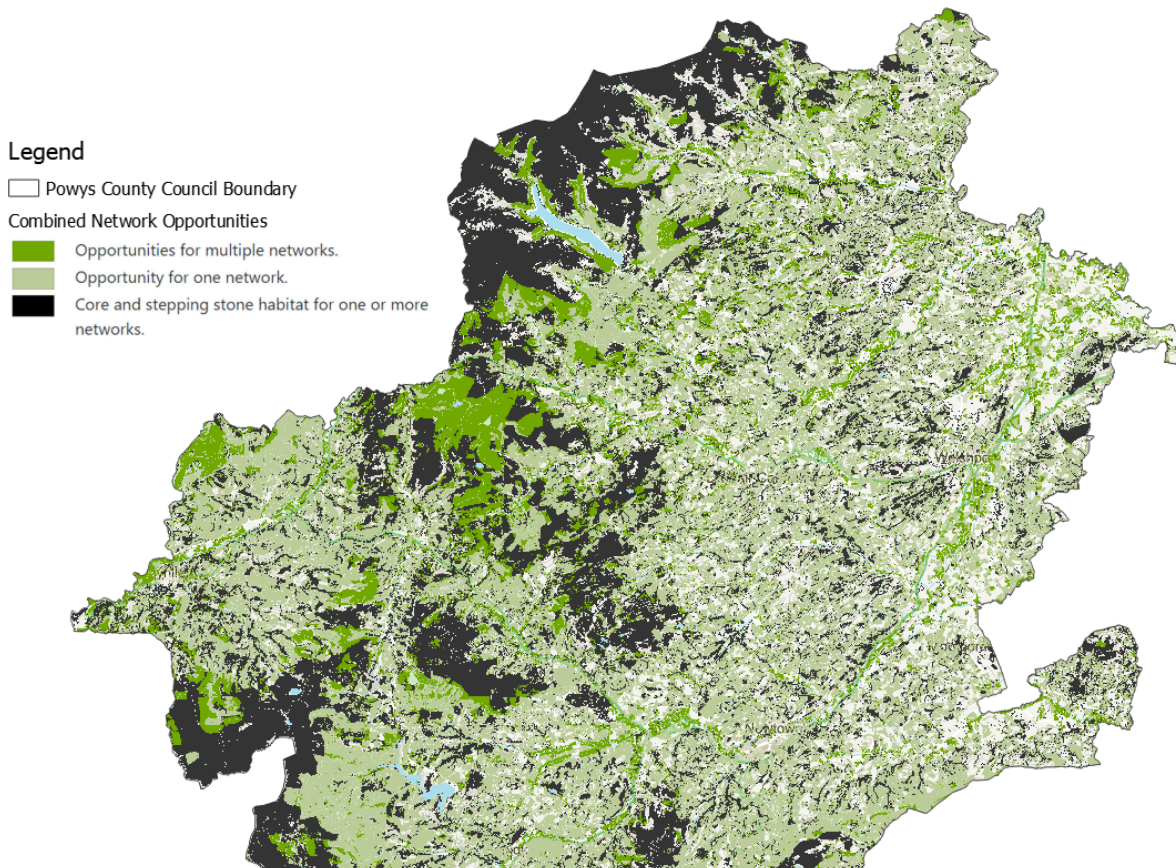
-  Powys County Council Boundary
-  Ancient Woodland Inventory (2021)
-  Ramsar
-  Sites of Importance for Nature Conservation (SINC) and Local Wildlife Site (LWS)
-  Registered Parks and Gardens
-  Local Nature Reserve (LNR)
-  National Nature Reserve (NNR)
-  Regionally Important Geodiversity Site (RIGS)
-  Special Areas of Conservation (SAC)
-  Sites of Special Scientific Interest (SSSI)
-  Special Protection Area (SPA)
-  Peatland



Designated and Non-statutory Sites – South Powys



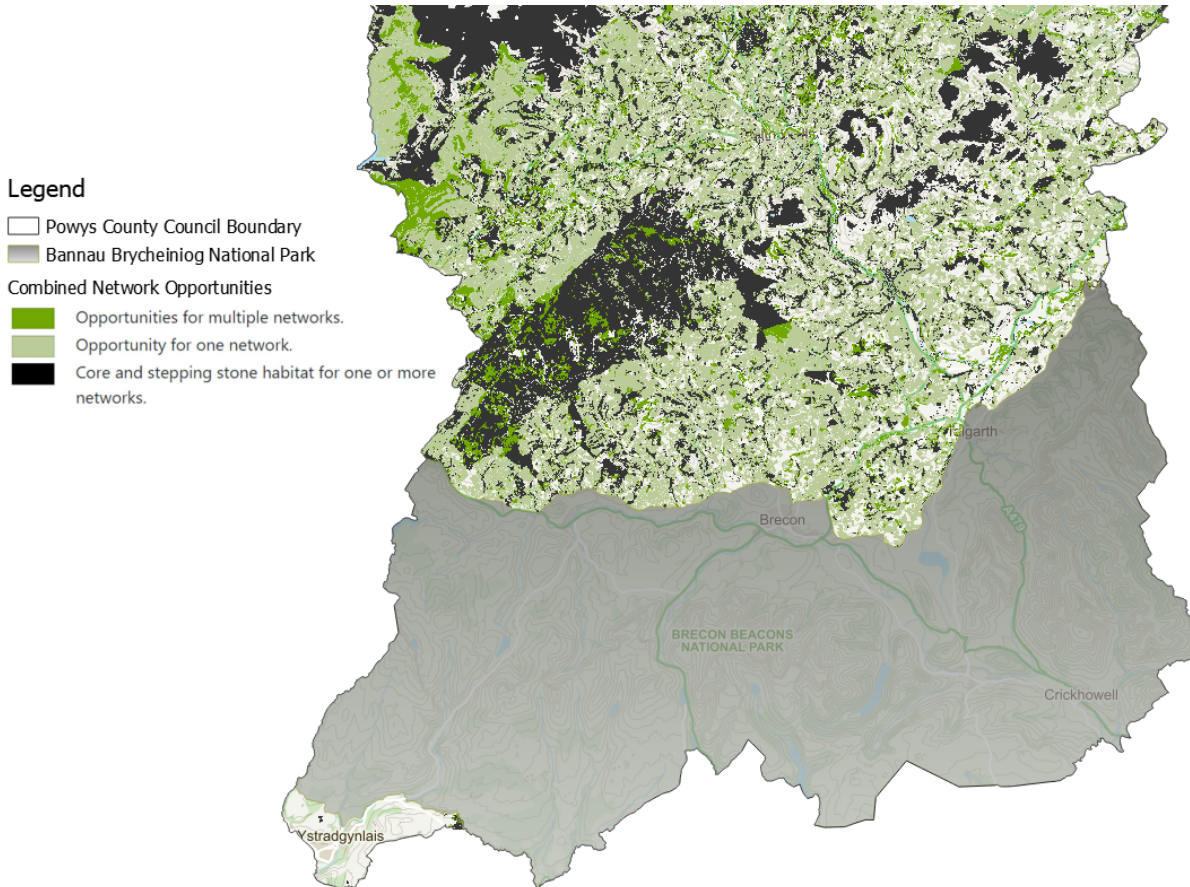
Opportunities – Combined Network – North Powys



Opportunities – Combined Network – Mid Powys








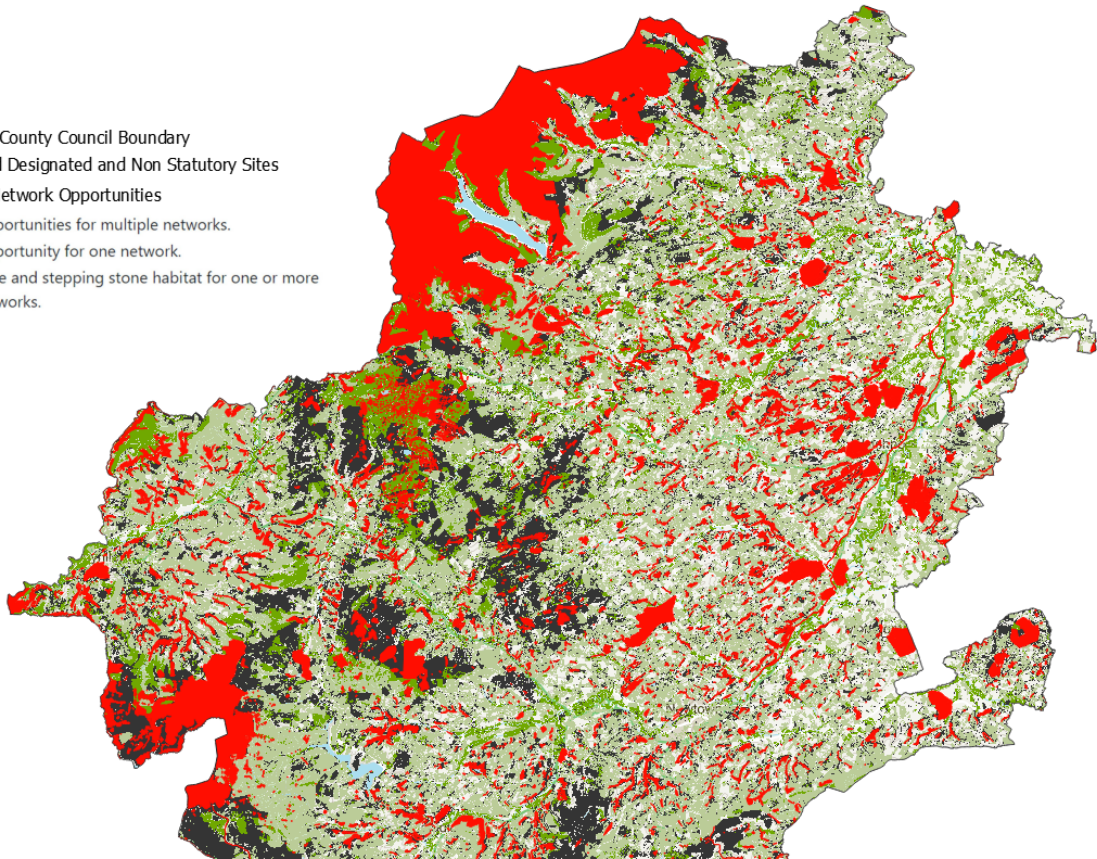
Opportunities – Combined Network – South Powys



Opportunities – Combined Network & Merged Protected Sites – North Powys






Legend

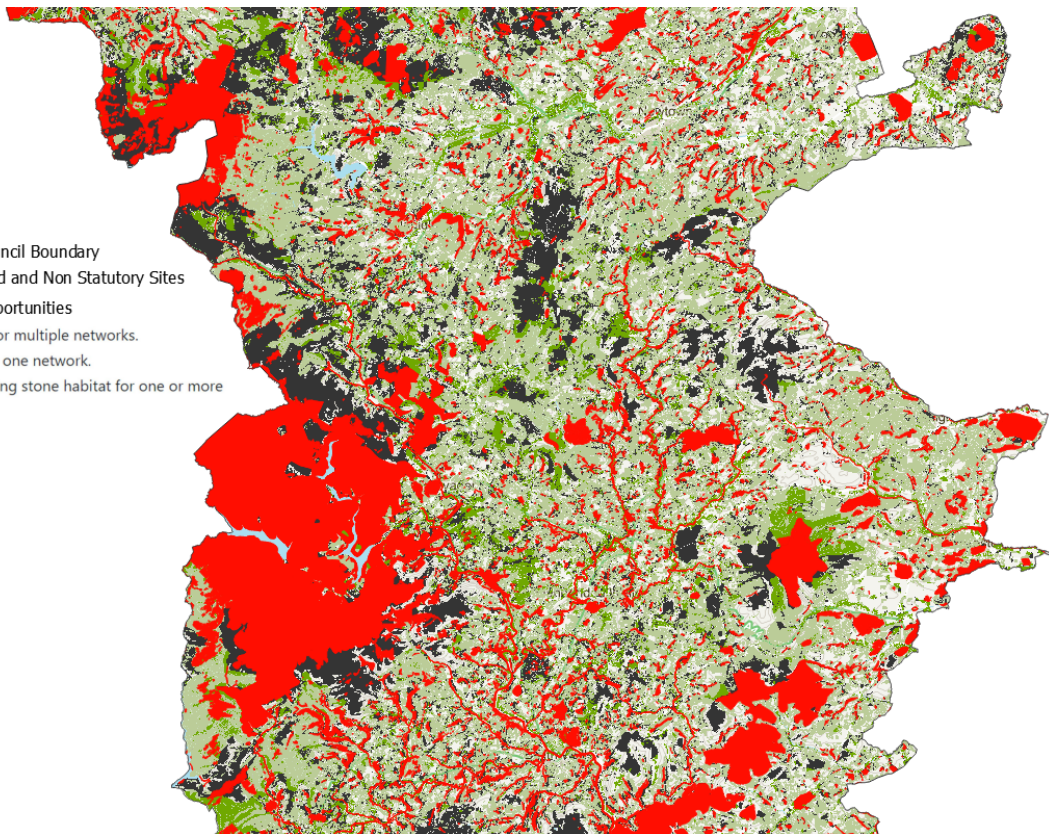
-  Powys County Council Boundary
-  Merged Designated and Non Statutory Sites
- Combined Network Opportunities**
 -  Opportunities for multiple networks.
 -  Opportunity for one network.
 -  Core and stepping stone habitat for one or more networks.



Opportunities – Combined Network & Merged Protected Sites – Mid Powys






Legend

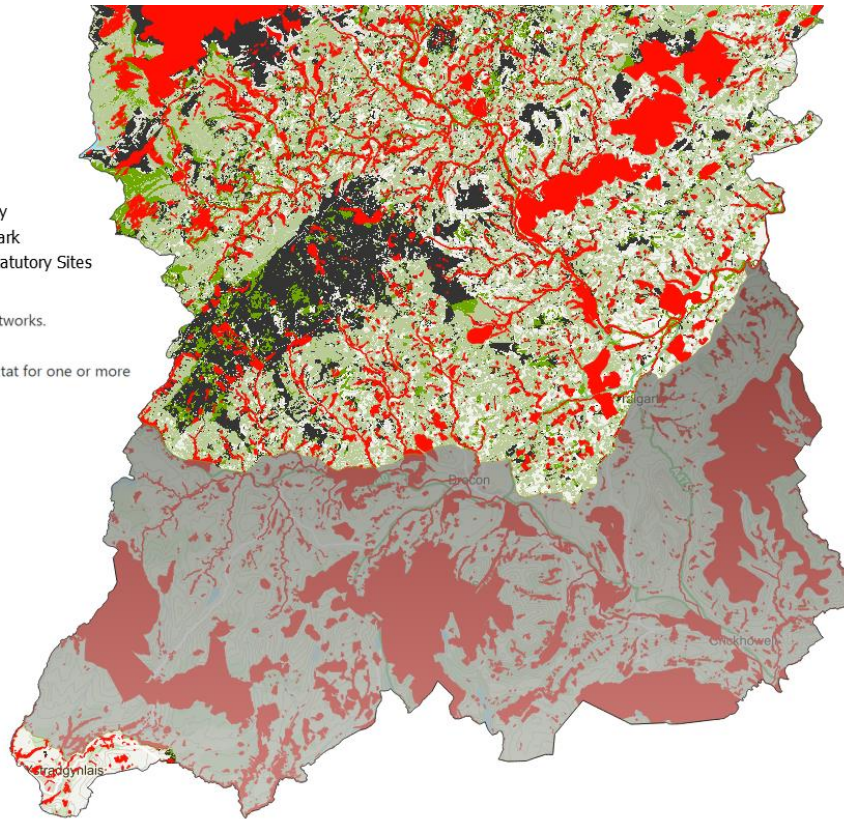
-  Powys County Council Boundary
-  Merged Designated and Non Statutory Sites
- Combined Network Opportunities**
 -  Opportunities for multiple networks.
 -  Opportunity for one network.
 -  Core and stepping stone habitat for one or more networks.



Opportunities – Combined Network & Merged Protected Sites – South Powys

Legend

-  Powys County Council Boundary
-  Bannau Brycheiniog National Park
-  Merged Designated and Non Statutory Sites
- Combined Network Opportunities**
-  Opportunities for multiple networks.
-  Opportunity for one network.
-  Core and stepping stone habitat for one or more networks.



Appendix 8 - Assessment Matrix

Assessment of how the Vision and Objectives Align to Policy Requirements

The Development Plans Manual (Edition 3) requires Local Planning Authorities to demonstrate the relationship between the development plan's overarching Vision and Objectives and the National Sustainable Placemaking Outcomes as well as the local Well-being Objectives. This section includes an assessment matrix (Appendix 9) to demonstrate how the Replacement LDP draft Objectives, in delivering the Vision, align with:

- The National Well-being Goals from the Well-being of Future Generations Act.
- Key Planning Principles and National Sustainable Placemaking Outcomes from Planning Policy Wales.
- The objectives of the Powys Well-being Plan.

National Well-being Goals and the Five Ways of Working

The [Well-being of Future Generations \(Wales\) Act 2015](#) requires the Council, as a public body, to ensure its work is “maximising the contribution to the achievement of the seven Well-being goals” and to use of the five Ways of Working”.

Key Planning Principles and National Sustainable Placemaking Outcomes of Planning Policy Wales

The Key Planning Principles set out in [Planning Policy Wales](#), represent Welsh Government's guiding vision for all development plans, including Future Wales. These principles support the culture change required to embrace placemaking and ensure that planning facilitates the right development in the right place.

The National Sustainable Placemaking Outcomes must be used to inform the preparation of development plans and the assessment of development proposals. The Outcomes provide a framework containing the factors considered to be the optimal outcome of development plans and individual developments.

Local Well-being Goals

The Well-being of Future Generations (Wales) Act 2015 makes local Well-being Plans a statutory requirement. [The Powys Well-being Plan](#) is produced by the Powys Public Service Board (PSB), which comprises: Powys County Council, Powys Teaching Health Board, Mid and West Wales Fire Service, and Natural Resources Wales. The objectives of the Well-being Plan shape the work of the PSB to deliver the Well-being Plan vision of a Fair, Sustainable and Healthy Powys.

The Powys Well-being Plan objectives are:

- People in Powys live happy, healthy, and safe lives.
- Powys is a County of sustainable places and communities.
- An increasingly effective Public Service for the people of Powys.

Integrated Sustainability Appraisal

A separate Integrated Sustainability Appraisal (ISA) of the Plan and all its components will be undertaken throughout the Plan's preparation process. This will ensure that opportunities are taken to improve the content of the Plan in achieving the goal of sustainable development.

Appendix 9 - Assessment of Replacement LDP Objectives against Policy Requirements

Objective	WBG ¹⁴ : A Prosperous Wales	WBG: A Resilient Wales	WBG: A More Equal Wales	WBG: A Healthier Wales	WBG: A Wales of Cohesive Communities	WBG: A Wales of Vibrant Culture and Thriving Welsh Language	WBG: A Globally Responsible Wales	NSPO ¹⁵ and KPP ¹⁶ : Creating and Sustaining Communities	NSPO and KPP: Making Best Use of Resources	NSPO and KPP: Maximising Environmental Protection and Limiting Environment Impact	NSPO and KPP: Facilitating Accessible and Healthy Environments	NSPO and KPP: Growing Our Economy in a Sustainable Manner	LWG ¹⁷ : People in Powys Live Happy, Healthy and Safe Lives	LWG: Powys is a County of Sustainable Places and Communities	LWG: An Increasingly Effective Public Service for the People of Powys
Objective 1	✓	✓					✓			✓			✓	✓	✓
Objective 2		✓		✓			✓		✓	✓	✓		✓	✓	
Objective 3		✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	
Objective 4	✓	✓					✓		✓					✓	
Objective 5	✓	✓	✓	✓	✓		✓			✓	✓		✓	✓	
Objective 6	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	
Objective 7	✓	✓					✓	✓	✓	✓	✓	✓		✓	
Objective 8	✓	✓		✓	✓		✓			✓	✓		✓	✓	✓
Objective 9	✓		✓	✓	✓	✓	✓	✓			✓		✓	✓	✓
Objective 10	✓		✓					✓				✓		✓	
Objective 11						✓		✓						✓	
Objective 12			✓		✓			✓			✓			✓	
Objective 13				✓	✓			✓			✓		✓	✓	✓
Objective 14	✓		✓		✓		✓	✓				✓		✓	
Objective 15	✓		✓				✓	✓				✓		✓	
Objective 16	✓		✓				✓	✓				✓		✓	
Objective 17	✓	✓					✓	✓	✓	✓		✓		✓	✓
Objective 18	✓		✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓
Objective 19	✓	✓		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓
Objective 20	✓	✓		✓	✓		✓	✓		✓	✓	✓		✓	
Objective 21	✓						✓		✓	✓		✓	✓	✓	
Objective 22	✓						✓		✓	✓			✓	✓	✓

¹⁴ WBG: National Well-being Goal

¹⁵ NSPO: National Sustainable Placemaking Outcomes

¹⁶ KPP: Key Planning Principles

¹⁷ LWG: Powys Local Well-being Goal (Objective)

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