

**Powys Local Development Plan,
Deposit June 2015**

Habitat Regulations Assessment

Appendix 6 – Assessment of Policies

Table 1 – Initial consideration of which scoped in EU Sites could be impacted by the Plan.

Section of the LDP	First screen of relevant sites *Indicates EU Site that is in close proximity to LDP land allocations.
<p>Objective 1 – Meeting Future Needs</p> <p>E1</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

	Meirionnydd Oakwood and bat sites
<p>Objective 2 – Sustainable Settlements and Communities</p> <p>E1/ E2</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP.</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Granllyn*</p> <p>Montgomery Canal*</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Objective 3 - Efficient use of land.</p> <p>A2 / E1</p> <p>This objective is intended to protect the natural environment including biodiversity.</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p>

	<p>Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Objective 3 – Efficient use of land.</p> <p>A2 / E1</p> <p>This objective is intended to protect the natural environment including biodiversity.</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP.</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau</p>

	<p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 4 – Climate Change and Flooding</p> <p>A1</p> <p>Will not itself lead to development.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p>

	<p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 5 – Energy and Water</p> <p>A2 / A5</p> <p>Intended to protect the natural environment including biodiversity.</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>

	<p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 6 Vibrant economy</p> <p>E1 / A5</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p>	<p>Granllyn*</p> <p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Objective 7 – Key Economic Sectors</p> <p>A5 / E1</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP</p>	<p>Granllyn*</p> <p>Montgomery Canal*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Meirionnydd Oakwood and bat sites</p> <p>Blaen Cynon</p>
<p>Objective 8 – Regeneration.</p> <p>Regeneration and renewal of built environment</p> <p>A5 / E1</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p>

<p>General policy statements or policies which only express general intentions or political aspirations.</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP</p>	<p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 9 – Infrastructure and Services</p> <p>A5</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p>

	<p>Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Objective 10 – Important Assets</p> <p>A5, E1</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p> <p>Would not in itself have an effect as no development could occur through the objective itself because it is implemented through policies contained in the Deposit Draft LDP</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau</p>

	<p>Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Objective 11 – Natural Heritage</p> <p>A3</p> <p>Intended to conserve or enhance the natural, built or historic environment where the enhancement measures are not likely to have a negative effect on a European Site.</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk</p>

	<p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 12 – Resources</p> <p>A2, E2</p> <p>This objective is intended to protect the natural environment including biodiversity.</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

	Meirionnydd Oakwood and bat sites
<p>Objective 13 – Built Heritage</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Objective 14 – Healthy Lifestyles</p> <p>A5</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p>

<p>General policy statements or policies which only express general intentions or political aspirations.</p>	<p>Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Objective 15 – Welsh Language A1 Will not itself lead to development</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal*</p>

	<p>Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Objective 16 – Community Well Being</p> <p>A5</p> <p>General policy statements or policies which only express general intentions or political aspirations.</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary</p>

	<p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Powys Sustainable Settlement Hierarchy</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p>

	<p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policies for Making Planning Decisions</p> <p>Re-use / adaption of rural buildings:</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>

	<p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Development Management Policies</p> <p>Policy DM1 – Strategic Planning Matters</p> <p>A1, A2, A3, A4</p> <p>Will not itself lead to development.</p> <p>Intended to protect the natural environment including biodiversity.</p> <p>Intended to conserve or enhance the natural, built or historic environment where the enhancement measures are not likely to have a negative effect on a European site.</p> <p>Positively steer development away from European sites and associated sensitive areas.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

	Meirionnydd Oakwood and bat sites
<p>Policy DM2 - Detailed and Site Specific Planning Matters</p> <p>A1, A2, A3, A4</p> <p>Will not itself lead to development.</p> <p>Intended to protect the natural environment including biodiversity.</p> <p>Intended to conserve or enhance the natural, built or historic environment where the enhancement measures are not likely to have a negative effect on a European site.</p> <p>Positively steer development away from European sites and associated sensitive areas.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy DM3 - Planning Obligations</p> <p>A1</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p>

<p>Will not itself lead to development.</p>	<p>Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Policy L1 – Works to a listed building</p> <p>A3</p> <p>Intended to conserve or enhance the natural, built or historic environment where the enhancement measures are not likely to have a negative effect on a European site</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal*</p>

	<p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Economic Development</p> <p>Policy E1 – Employment Proposals on Allocated Employment Sites</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the</p>	<p>Montgomery Canal*</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>

<p>LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	
<p>Policy E2 – Employment Proposals on Non-Allocated Employment sites</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Granllyn*</p> <p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Berwyn and South Clwyd Mountains</p> <p>River Usk</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>

	Coetiroedd Cwm Elan Llangorse Lake Coetiroedd Cwm Elan Elenydd
<p>Policy E3 – Mixed Use Employment Allocations</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Montgomery Canal*</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy E4 – Bronllys Health Park</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that</p>	<p>River Wye*</p>

development does not adversely affect European Designated Sites.	
<p>Policy T1 – transport infrastructure</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>

<p>Policy H1 – Housing Provision</p> <p>1. Housing Provision – Towns and Large Villages (i) & (ii)</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Granollyn*</p> <p>Montgomery Canal*</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy H1 – Housing Provision</p> <p>2. Villages (i) & (ii)</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Drostre Bank</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p>

	Tanat and Vyrnwy Bat Sites*
<p>Policy H1 – Housing Provision</p> <p>3. Rural settlements and open countryside (i), (ii) & (iii)</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy H2 – Housing Delivery</p> <p>A1</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p>

<p>Will not itself lead to development</p>	<p>Granllyn Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Policy H3 – Housing Density</p> <p>A1</p> <p>Will not itself lead to development</p>	<p>Granllyn* Montgomery Canal* River Wye* Tanat and Vyrnwy Bat Sites*</p>

<p>Policy H4 – Affordable Housing</p> <p>A1</p> <p>Will not itself lead to development</p>	<p>Granllyn*</p> <p>Montgomery Canal*</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy H5 – Affordable housing Exception Sites</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Granllyn</p> <p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy H6 – Affordable Housing on Enabled Exception Sites</p> <p>E2</p>	<p>Drostre Bank</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p>

<p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Dyfi Estuary Llyn Peninsula and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites*</p>
<p>Policy H7 – Rural Affordable Homes</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan Drostre Bank Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk</p>

	<p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy H8 – Affordable Housing Eligibility</p> <p>A1</p> <p>Will not itself lead to development</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

	Meirionnydd Oakwood and bat sites
<p>Policy H9 – Householder Development</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy H10 – Removal of Conditions</p> <p>A1</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p>

<p>Will not itself lead to development</p>	<p>Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Policy H11 – Renovation of Abandoned Dwellings</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt</p>

<p>development does not adversely affect European Designated Sites.</p>	<p>Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Meirionnydd Oakwood and bat sites</p>
<p>Policy H12 – Replacement Dwellings</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau</p>

	<p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy H13 - Gypsy and Traveller Sites and Caravans</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p>

	<p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy H14 – Open Space Provision</p> <p>A1</p> <p>Will not itself lead to development</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

	Meirionnydd Oakwood and bat sites
<p>Policy R1 - New Retail Development</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy R2 – Development within Town Centre Areas</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy R3 – Large out of Centre Retail Developments</p> <p>E2</p>	<p>Montgomery Canal*</p> <p>Dyfi Estuary</p>

<p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains River Wye* Tanat and Vyrnwy Bat Sites*</p>
<p>Policy R4 – Neighbourhood and Village Shops and Services E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Granllyn* Llangorse Lake Montgomery Canal* Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains River Usk River Wye* Tanat and Vyrnwy Bat Sites* Meirionnydd Oakwood and bat sites</p>
<p>Policy TD1 – Tourism Development E2</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn*</p>

<p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Meirionnydd Oakwood and bat sites</p>
<p>Policy TD2- Alternative Uses of Existing Tourism Development</p> <p>A1</p> <p>Will not itself lead to development</p>	<p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch</p>

	<p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy TD3 – Montgomery Canal and Associated Development</p> <p>A3</p> <p>Intended to conserve and enhance natural and built or historic environment where the enhancement measures are not likely to have a negative effect on a European site.</p>	<p>Montgomery Canal* Note explanation supportive policy</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy W1 – Waste</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However,</p>	<p>Granollyn*</p> <p>Montgomery Canal*</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>River Wye*</p>

<p>any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Tanat and Vyrnwy Bat Sites*</p> <p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Llangorse Lake</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy RE1 – Renewable Energy</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p>

	<p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy M1 Existing Minerals Sites</p> <p>(Extensions to existing Minerals / Coal Sites). (Development of facilities on existing Minerals sites to support use of recycled materials).</p> <p>1.(i), (ii), (iii)</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Montgomery Canal*</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p>

development does not adversely affect European Designated Sites.	Meirionnydd Oakwood and bat sites
<p>Policy M2 – New Minerals Sites</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>

<p>Policy M3 – Temporary Minerals Working</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Coetiroedd Cwm Elan</p> <p>Drostre Bank</p> <p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p> <p>Mynydd Epynt</p> <p>Rhos-Goch</p> <p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>Elenydd</p> <p>River Usk</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p> <p>Usk Bat Sites</p> <p>Meirionnydd Oakwood and bat sites</p>
<p>Policy C1 – Community Facilities and Indoor Recreation Facilities</p>	<p>Granllyn*</p> <p>Llangorse Lake</p> <p>Montgomery Canal*</p>

<p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Dyfi Estuary</p> <p>Llyn Peninsulat and Sarnau</p> <p>Berwyn and South Clwyd Mountains</p> <p>River Wye*</p> <p>Tanat and Vyrnwy Bat Sites*</p>
<p>Policy MD1 – Development Proposals by the MOD</p> <p>E2</p> <p>Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area). Some limited uncertainty to the precise nature scale and type of development. However, any development would be subject to policies contained in the LDP and the Habitats Regulations which will ensure that development does not adversely affect European Designated Sites.</p>	<p>Mynydd Epynt</p> <p>River Usk</p> <p>River Wye*</p>

Table 2 – Initial screening - EU site and types of development / policy that could need project level HRA if they are in the buffer zone of that site (Please note this is not an exhaustive list, to be used for guidance only).

Coetiroedd Cwm Elan	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>
Drostre Bank	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density.</p>

	<p>Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Small infill gaps in Villages. Large infill gaps in Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>
Granllyn* 2.5km	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Manufacturing in the Severn Valley. Regeneration and renewal of built environment.</p>

	<p>Protection of existing employment land / buildings. Works to a listed building. Employment proposals up to 0.5Ha. in Towns and Large Villages. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Affordable housing on logical extensions in Towns and Large Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops in Towns, Large Villages or Villages. Local shops. Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Household Waste and Recycling Sites in Towns and Large Villages. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. Energy proposals Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Llangorse Lake	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building.</p>

	<p>Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Montgomery Canal*	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Manufacturing in the Severn Valley. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building.</p>

	<p>Employment proposals up to 0.5Ha. in Towns and Large Villages. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Affordable housing on logical extensions in Towns and Large Villages. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Retail in Towns. Development in Town Centres. Large out of centre retail developments in Towns. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Household Waste and Recycling Sites in Towns and Large Villages. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Mynydd Epynt	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density.</p>

	<p>Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Borrow pits to support specific construction projects. Development to support operational use of the Sennybridge Training Area.</p>
Rhos-Goch	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development.</p>

	<p>Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>	
Dyfi Estuary	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Employment proposals up to 0.5Ha. in Towns and Large Villages. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals.</p>	E2

	<p>Affordable housing on logical extensions in Towns and Large Villages. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Retail in Towns. Development in Town Centres. Large out of centre retail developments in Towns. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Household Waste and Recycling Sites in Towns and Large Villages. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Llyn Peninsulat and Sarnau	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings.</p>

	<p> Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Employment proposals up to 0.5Ha. in Towns and Large Villages. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Affordable housing on logical extensions in Towns and Large Villages. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Retail in Towns. Development in Town Centres. Large out of centre retail developments in Towns. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Household Waste and Recycling Sites in Towns and Large Villages. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. </p>
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	<p>Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Berwyn and South Clwyd Mountains	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites.</p>

	<p>Development of facilities on existing Minerals sites to support use of recycled materials.</p> <p>Borrow pits to support specific construction projects:</p> <p>Community facilities within or adjoining a Town, Large Village or Village.</p>
Elenydd	<p>Re-use and remediation of brownfield land.</p> <p>Efficient use of land so as not to prejudice the remainder of the site & density.</p> <p>Regeneration and renewal of built environment.</p> <p>Rural Settlements - Single affordable homes.</p> <p>Countryside - Rural workers dwellings.</p> <p>Countryside - Re-use or rural buildings.</p> <p>Countryside - 'One Planet' development.</p> <p>Protection of existing employment land / buildings.</p> <p>Works to a listed building.</p> <p>Limited expansion, extension or environmental improvement of existing employment sites and buildings.</p> <p>Employment proposals.</p> <p>Small infill gaps in Villages.</p> <p>Large infill gaps in Villages.</p> <p>Affordable housing on minor logical extensions to Villages.</p> <p>Renovation of abandoned dwellings.</p> <p>Replacement of Habitable Dwellings.</p> <p>Gypsy & Traveller Sites and Caravans.</p> <p>Local shops</p> <p>Tourism development in settlements.</p> <p>Tourism development as farm diversification.</p> <p>Tourism development to support a tourism asset.</p> <p>Exemption sites for inert waste to meet general needs.</p> <p>Exemption sites for inert waste for specific construction projects.</p> <p>In building waste facilities on non-allocated B2 sites.</p> <p>Energy proposals</p>

	<p>Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>
River Usk	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals</p>

	<p>Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects. Development to support operational use of the Sennybridge Training Area.</p>
River Wye*	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Employment proposals up to 0.5Ha. in Towns and Large Villages. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Affordable housing on logical extensions in Towns and Large Villages. Small infill gaps in Villages. Large infill gaps in Villages. Affordable housing on minor logical extensions to Villages. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Retail in Towns. Development in Town Centres. Large out of centre retail developments in Towns. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements.</p>

	<p>Tourism development as farm diversification.</p> <p>Tourism development to support a tourism asset.</p> <p>Household Waste and Recycling Sites in Towns and Large Villages.</p> <p>Exemption sites for inert waste to meet general needs.</p> <p>Exemption sites for inert waste for specific construction projects.</p> <p>In building waste facilities on non-allocated B2 sites.</p> <p>Energy proposals</p> <p>Extensions to existing Minerals / Coal Sites.</p> <p>Development of facilities on existing Minerals sites to support use of recycled materials.</p> <p>Borrow pits to support specific construction projects.</p> <p>Community facilities within or adjoining a Town, Large Village or Village.</p> <p>Development to support operational use of the Sennybridge Training Area.</p>
Tanat and Vyrnwy Bat Sites*	<p>Re-use and remediation of brownfield land.</p> <p>Efficient use of land so as not to prejudice the remainder of the site & density.</p> <p>Manufacturing in the Severn Valley.</p> <p>Regeneration and renewal of built environment.</p> <p>Rural Settlements - Single affordable homes.</p> <p>Countryside - Rural workers dwellings.</p> <p>Countryside - Re-use or rural buildings.</p> <p>Countryside - 'One Planet' development.</p> <p>Protection of existing employment land / buildings.</p> <p>Works to a listed building.</p> <p>Employment proposals up to 0.5Ha. in Towns and Large Villages.</p> <p>Limited expansion, extension or environmental improvement of existing employment sites and buildings.</p> <p>Employment proposals.</p> <p>Affordable housing on logical extensions in Towns and Large Villages.</p> <p>Small infill gaps in Villages.</p> <p>Large infill gaps in Villages.</p> <p>Affordable housing on minor logical extensions to Villages.</p> <p>Renovation of abandoned dwellings.</p>

	<p>Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Retail in Towns. Development in Town Centres. Large out of centre retail developments in Towns. Local shops in Towns, Large Villages or Villages. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Restoration of the Montgomery Canal. Household Waste and Recycling Sites in Towns and Large Villages. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects. Community facilities within or adjoining a Town, Large Village or Village.</p>
Usk Bat Sites	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings.</p>

	<p>Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings. Employment proposals. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>
Blaen Cynon	Manufacturing in Ystradgynlais.
Meirionnydd Oakwood and bat sites	<p>Re-use and remediation of brownfield land. Efficient use of land so as not to prejudice the remainder of the site & density. Manufacturing in the Severn Valley. Regeneration and renewal of built environment. Rural Settlements - Single affordable homes. Countryside - Rural workers dwellings. Countryside - Re-use or rural buildings. Countryside - 'One Planet' development. Protection of existing employment land / buildings. Works to a listed building. Limited expansion, extension or environmental improvement of existing employment sites and buildings.</p>

	<p>Employment proposals. Renovation of abandoned dwellings. Replacement of Habitable Dwellings. Gypsy & Traveller Sites and Caravans. Local shops Tourism development in settlements. Tourism development as farm diversification. Tourism development to support a tourism asset. Exemption sites for inert waste to meet general needs. Exemption sites for inert waste for specific construction projects. In building waste facilities on non-allocated B2 sites. Energy proposals Extensions to existing Minerals / Coal Sites. Development of facilities on existing Minerals sites to support use of recycled materials. Borrow pits to support specific construction projects.</p>
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Table 3 – Screening for in-combination impacts.

Key in-combination effects identified:

- Pollution (Air, Noise and Water)
- Impact on migration barriers
- Direct and indirect loss of habitat/species
- Fragmentation
- Erosion
- Contamination

Where a Potential for an in-combination effect has been identified, it is considered that the mitigating policies within the Powys LDP will ensure that no likely significant effects can occur.

Plan/Policy	Potential for an Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
NATIONAL			
Planning Policy Wales	No	The aims and objectives of PPW will be implemented through lower tier plans such as the LDP. Therefore direct in-combination impacts of PPW cannot be identified.	ALL
Energy National Policy Statements	Yes	Windfarm development could result in: <ul style="list-style-type: none"> • Direct loss of habitat and/or migratory routes • Fragmentation • Air and Noise Pollution 	ALL
Transport National Policy Statements	No	No direct in-combination effects identified.	n/a

Plan/Policy	Potential for an Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
Water, Waste Water and Waste National Policy Statements	No	No direct in-combination effects identified.	n/a
A Walking and Cycling Action Plan for Wales to be superceded by Active Travel Action Plan	Yes	Promoting sustainable travel may result in infrastructure such as cycleways, paths, lighting which could result in: <ul style="list-style-type: none"> • Increased noise pollution • Disturbance • Physical erosion 	n/a
Wales Spatial Plan (2008)	Yes	Housing and Employment growth, improved infrastructure and tourism could result in: <ul style="list-style-type: none"> • Direct loss of habitat and/or migratory routes • pollution increase • further climate change impact • Disturbance/fragmentation and severance of habitats and species. 	All
TAN 8	Yes	Wind farm development and associated infrastructure implications/improvements could result in: <ul style="list-style-type: none"> • Migration barriers and lead to habitat migration/disturbance. • Loss of habitats and migratory corridors (i.e. through road widening). 	Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Wye Tanat and Vyrnwy bat sites
National Transport Plan	Yes	Road and infrastructure development could result in:	Mont Canal? River Wye

Plan/Policy	Potential for an Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
		<ul style="list-style-type: none"> • Restrict the migration of the features by introducing a clear migration barrier. • Air pollution through traffic increases • Added run-off, sedimentation and resulting loss of habitat from construction works • Impacts on species (i.e. Otters). <p>Project 60 - A470 at Alltmawr Project 66 – A470 at Rhayader Project 68 – A470 & A483 through Builth Wells Project 70 – A483 in Newtown Project 98 – Interventions A458 Buttington to Wollaston Project 99 – A470 & A483 through Builth Wells and through Newtown.</p>	Tanat and Vwrnwy Bat Sites Elenydd Coetiroedd Cwm Elan
Common Agricultural Policy	Yes	Encouraging bioenergy could result in: <ul style="list-style-type: none"> • Increase in agricultural production of energy crops creating unnatural habitats/invasive species that threaten European sites. • Burning of biomass/synthesising oils for energy may result in air pollution and disturbance through physical pressure, noise, smell and/or vibration. 	All
Rural Development Plan	Yes	Farm diversification could result in: <ul style="list-style-type: none"> • Improving linkages resulting in air pollution, disturbance and habitat fragmentation • Supporting diversification including tourism which could influence vulnerability of European sites by more tourists and associated disturbance, fragmentation and erosion and air pollution. 	All

Plan/Policy	Potential for an Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
Wales Infrastructure Investment Plan for Growth and Jobs	No	No direct in-combination effects identified.	n/a
Code for Sustainable Homes	No	No direct in-combination effects identified.	n/a
West of Wales Shoreline Management Plan 2	Yes	Shoreline Management could result in: <ul style="list-style-type: none"> • Air Pollution through increase use of cars and maintaining/improving current transport routes. • Removal of flood defences which could potentially change channel geometry which could cause fragmentation or loss of habitat. • Disturbance. 	Dyfi Estuary Llyn Peninsulat and Sarnau
DCWW Water Resources Management Plan	Yes	Supplemented flow from the Usk reservoir may result in: <ul style="list-style-type: none"> • Disturbance • Sedimentation and associated habitat losses and/or fragmentation. • Changes in channel geometry whereby, flow changes from high to low discharge and vis-a-vis over short time periods could lead to fragmentation and habitat losses. 	River Usk
DCWW Business Plan	No	No direct in-combination effects identified.	n/a

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
REGIONAL			
Severn Trent Business Plan	Yes	Installation of pipe networks could result in: <ul style="list-style-type: none"> • Disturbance (physical, acoustic and/or chemical), and function as a potential migration barrier. • Air pollution from power stations associated with deriving energy from water processing Reduction in the number of sewage flooding incidents is targeted as a strategic priority thus, there could be 'in-combination' effects placing additional strain on the sewage network with inappropriately located development given the circumstance of limited sewage capacity.	Granllyn Mont Canal Berwyn and South Clwyd Mountains Elenydd Tanat and Vernwy bat sites Meirionnydd oakwood and bat sites
Severn Trent Water – Revised Draft Water Resources Management Plan (2013)	Yes	Increased resilience of the network (including associated construction and engineering works) could result in: <ul style="list-style-type: none"> • Air pollution • Disturbance (physical, acoustic and/or chemical) • Impact on Migration barriers 	Granllyn Mont Canal Berwyn and South Clwyd Mountains Elenydd Tanat and Vernwy bat sites Meirionnydd oakwood and bat sites
River Wye Nutrient Management Plan (including River Clun Restoration Strategy)	Yes	Positive plan looking to ensure water quality in the River.	River Wye
River Severn Catchment Flood Management Plan (CFMP)	Yes	Construction of flood defences could result in: <ul style="list-style-type: none"> • Disturbance • Impact on Migration barriers • Pollution 	Granllyn Mont Canal Berwyn and South Clwyd Mountains Elenydd

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
			Tanat and Vernwy bat sites Meirionnydd oakwood and bat sites
The Usk Catchment Abstraction Management Strategy (2007)	Yes	Construction, maintenance and use of water abstraction equipment could result in: <ul style="list-style-type: none"> • Disturbance • Impact on Migration Barriers • Contamination • Pollution. Seasonal constraints may be necessary as a condition of abstraction approval to avoid impacts on breeding patterns/habitat.	River Usk Usk Bat Sites
The Wye Catchment Abstraction Management Strategy (2008)	Yes	Construction, maintenance and use of water abstraction equipment could result in: <ul style="list-style-type: none"> • Disturbance • Impact on migration barriers • Contamination • Pollution. Seasonal constraints may be necessary as a condition of abstraction approval to avoid impacts on breeding patterns/habitat.	Drostre Bank Llangorse Lake River Wye*
The Tywi, Taf, Gwendraeth Catchment Abstraction Management Strategy (2006)	Yes	Construction, maintenance and use of water abstraction equipment could result in: <ul style="list-style-type: none"> • Disturbance • Impact on migration barriers • Contamination • Pollution. 	n/a

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
		Seasonal constraints may be necessary as a condition of abstraction approval to avoid impacts on breeding patterns/habitat.	
The Teme Catchment Abstraction Management Strategy (2005)	Yes	Construction, maintenance and use of water abstraction equipment could result in: <ul style="list-style-type: none"> • Disturbance • Impact on migration barriers • Contamination • Pollution. Seasonal constraints may be necessary as a condition of abstraction approval to avoid impacts on breeding patterns/habitat.	n/a
The Wye and Usk Catchment Flood Management Plan (2010)	Yes	Construction and maintenance of flood defences and prevention measures could result in: <ul style="list-style-type: none"> • Disturbance (noise, artificial light and physical vibration) • Contamination. • Impact on migration barriers 	Drostre Bank Llangorse Lake River Wye* River Usk Usk Bat Sites
The River Dee Catchment Flood Management Plan (2010) - no longer available online	Yes	Construction and maintenance of flood defences and prevention measures could result in: <ul style="list-style-type: none"> • Disturbance (noise, artificial light and physical vibration) • Contamination. • Impact on migration barriers 	n/a
River Basin Management Plan: Severn River Basin District (2009)	Yes	Introduction of Non-native species could result in <ul style="list-style-type: none"> • Invasion • Increased use of pesticides (pollution) • Sedimentation 	Granllyn Mont Canal Berwyn and South Clwyd Mountains Elenydd

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
		Development in flood prone areas could result in: <ul style="list-style-type: none"> • Increased run-off • Water pollution New development could result in: <ul style="list-style-type: none"> • Air pollution • Impact on migration barriers 	Tanat and Vernwy bat sites Meirionnydd oakwood and bat sites
The River Basin Management Plan Western Wales River Basin District	Yes	Additions of pesticides, phosphates and nitrate could result in: <ul style="list-style-type: none"> • Water pollution Introduction of Non-native species could result in <ul style="list-style-type: none"> • Invasion • Increased use of pesticides (pollution) • Sedimentation Development in flood prone areas could result in: <ul style="list-style-type: none"> • Increased run-off • Water pollution New development could result in: <ul style="list-style-type: none"> • Air pollution • Impact on migration barriers 	n/a
TraCC Regional Transport Plan 2009	No	No direct in-combination effects identified.	n/a
TraCC Mid Wales Highways Strategy (2012)	No	No direct in-combination effects identified.	n/a

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
TraCC Walking and Cycling Strategy (2012)	No	No direct in-combination effects identified. The Strategy will focus on strategic level objectives with other plans such as LDP's taking the actual policies forward.	n/a
TraCC Regional Rail Strategy and Actions (2013)	Unclear	<p>No direct in-combination effects identified.</p> <p>However, the strategy outlines infrastructure projects that TraCC has chosen to support including:</p> <ul style="list-style-type: none"> • Cambrian Main Line hourly service; • Integrated ticketing • Enhancing station facilities and access; • Passenger train enhancement; • New stations; • Bus connections; • Effective partnership arrangements; and • Marketing and promotion of rail services <p>In delivering these projects "in-combination" effects may become apparent. For example: TraCC considers the new stations at Carno and Bow Street to be regional priorities. These development works could be considered as "in-combination".</p>	n/a
Mid Wales Regional Tourism Strategy (2011)	No	No direct in-combination effects identified. Direct in combination impacts of the plan is difficult to identify but should be considered as part of the HRA.	n/a
Severn Trent Drought Plan (2014)	No	No direct in-combination effects identified. The drought plan is unlikely to cause "in-combination" effects as mitigation measures are proposed.	n/a

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
Regional Technical Statement: Aggregates	No	Proposed major projects are not in Powys?? The Wind farm proposals would be the only large infrastructure project that would have an impact on the Powys LDP. The others would not have "in-combination" effect??	Coetireoedd Cwm Elan Berwyn and South Clwyd Mountains Elenydd River Wye Tanat and Vyrnwy Bat Sites
Wales Regional Waste Plan (North and South East Wales Regions)	Unclear	Consideration of cross boundary arrangements for waste. Page 54 of the North Wales Regional Waste Plan identifies the existing sites of licensed facilities in the region and should be referred to for "in combination" effects? These are: Bryn Posteg waste site named in the plans Tn y Ffordd – Machynlleth Cae Post Trewern Potters – Welshpool and Newtown Evolve composting Newtown.	Dyfi Estuary Llyn Peninsulat and Sarnau Mont Canal
Regional Development Plans			
Brecon Beacons National Park Authority Local Development Plan (2007 – 2022)	Yes	Neighbouring planning authorities have the potential to cause 'in-combination' effects to the European sites within Powys through their housing and employment land allocations and other policies. Development across the boundary could have an indirect effect on the sites and could increase their vulnerability and have a substantial negative effect if connected in any way.	Drostre Bank River usk Blaen cynon Llangorse River wye Usk bat sites Mynydd epynt

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
Herefordshire Local Development Framework (2011 – 2031)	Yes	<p>Neighbouring planning authorities have the potential to cause 'in-combination' effects to the European sites within Powys through their housing and employment land allocations and other policies. Development across the boundary could have an indirect effect on the sites and could increase their vulnerability and have a substantial negative effect if connected in any way.</p> <p>In particular the River Wye SAC is a cross boundary issue.</p> <p>The River Wye SAC currently includes sections where the water quality exceeds phosphate level targets and this excess prevents sections of the river from achieving favourable condition. It is also necessary to ensure that sections of river currently meeting their water quality targets do not fail as a result of new development – work is underway on the preparation of a Nutrient Management Plan, the aims of which are to control and reduce phosphates in the SAC.</p>	River wye
Shropshire Local Development Framework (2006 – 2026)	Yes	<p>Neighbouring planning authorities have the potential to cause 'in-combination' effects to the European sites within Powys through their housing and employment land allocations and other policies. Development across the boundary could have an indirect effect on the sites and could increase their vulnerability and have a substantial negative effect if connected in any way.</p> <p>Llanymynech straddles the border and contains the Mont Canal SAC.</p>	Mont Canal
Denbighshire Local Development Plan (2006 – 2021)	Yes	<p>Neighbouring planning authorities have the potential to cause 'in-combination' effects to the European sites within Powys through their housing and employment land allocations and other policies. Development across the boundary could have an indirect effect on the sites and could</p>	River wye

Plan/Policy	Effect	Resulting Potential 'In-combination' Effects	Relevant screened in EU Site
Eryri Local Development Plan (2007 – 2022) Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026) Ceredigion Local Development Plan (2007 – 2022) Carmarthenshire Local Development Plan (2006 – 2021) Neath Port Talbot Local Development Plan (2011 – 2026) Rhondda Cynon Taf Local Development Plan (2006 – 2021) Monmouthshire Local Development Plan (2006 – 2021) Wrexham Local Development Plan (T.B.C)		increase their vulnerability and have a substantial negative effect if connected in any way.	

LOCAL			
Powys Local Growth Zones (2012)	Yes	<p>This strategy does not permit development however, as the strategy seeks to achieve the Local Growth Zone strategy using the 12 policy levers and development tools it could have an indirect effect. The development principles supported by the tools and policy levers to achieve 'Local Growth Zones' may cause an indirect adverse affect to integrity on European designations.</p> <p>Unclear how high-speed broadband and WiFi are to be installed, thus, may represent an impact depending on where and how such physical wiring such as fibre-optic equipment or communications masts will be located.</p> <p>Road, Rail and Communications infrastructure could result in:</p> <ul style="list-style-type: none"> • Air pollution • Disturbance • Impact on migration barrier • Contamination from particulates. <p>Development of tourism could result in:</p> <ul style="list-style-type: none"> • increased pressure on designations not only with pollution caused by vehicular movements but also through recreational practises potentially causing disturbance and habitat loss. • Additionally the high quality road and rail infrastructure may serve to increase the movement of people during leisure times which may increase recreational pressures on the designations <p>Severn Valley Brecon Llandrindod</p>	Mont Canal River Wye

<p>One Powys Plan (2014)</p>	<p>Yes</p>	<p>Development could result in:</p> <ul style="list-style-type: none"> • Elevated levels of contaminants in water resources. • Air pollution • Disturbance (noise and light) • Contamination <p>Development as purported to achieve the 10 key outcomes identified may potentially cause disturbance and represent potential migration barriers (physical size and scale, acoustic, and/or vibration) to qualifying features which in turn may cause habitat fragmentation.</p> <p>No HRA prepared assume no in combination impact</p>	<p>No HRA prepared assume no in combination impact</p>
<p>Powys Regeneration Strategy (2011 – 2031)</p>	<p>Yes</p>	<p>The vision for Powys could have an adverse impact on European Sites as the strengthening of the Powys economy and the regeneration of the County could result in extensive development which could be given a higher priority than safeguarding the environment. This could result in:</p> <ul style="list-style-type: none"> • Impact on migration barriers • Disturbance • Air pollution <p>The potential exists for objective 2 to enhance air pollution and disturbance due to increased vehicular travel during evenings and weekends in addition to normal activities. In the longer term, if acquired qualifications do meet the requirements for employment within the Powys local economy, it may unintentionally create a need to commute outside the county, again potentially serving to increase pollution.</p>	<p>Powys LDP is a mechanism to deliver the strategy so in combination?</p> <p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites*</p>

		<p>Given the dispersed nature of Powys residents, delivering objective 5 may encourage unsustainable transport methods such as the excessive use of a car which could potentially adversely impact on a European site.</p> <p>Given the large spatial area of the Powys County, it is considered the promotion of tourism (objective 8) without appropriate promotion of sustainable transport methods will likely cause increased car travel. In consequence, there is the potential for indirect impacts of air pollution and enhanced probability of waste/litter potentially adversely impact European sites.</p> <p>Additionally, increasing the number of tourists may result in an increase in erosion through trampling, cycling, and horse riding, disturbance through physical presence, noise, artificial light and vibration. Loss of habitat and/or habitat fragmentation could be the potential consequence although, dependent on the magnitude and frequency of tourist use in addition to the sensitivity of receptors</p>	<p>Usk Bat Sites Blaen Cynon Cors Fochno Meirionnydd Oakwood and bat sites</p>
<p>Powys Modernisation Plans</p>	<p>Yes</p>	<p>The construction of the new facilities and the necessary infrastructure could result in:</p> <ul style="list-style-type: none"> • Increase the vulnerability of the qualifying features within a close proximity to development?? • Construction stage could indirectly affect the site with added runoff carrying pollutants and harmful substances through the water courses or through the air which could substantially lower a certain species. • New transport routes which could lead to disruption of migration and development near European sites 	<p>Subject to policy in the plan so no in combination?</p>

European Regional Development Fund	Yes	<p>By attracting businesses to locate in the hub towns in the North and Ystradgynlais in the South this could result in added infrastructure within the county which could result in:</p> <ul style="list-style-type: none"> • Air pollution • Disturbance • Impact on migration barriers 	n/a
Powys County Council Rights of Way Improvement Plan (2007 – 2017)	Yes	<p>Many Rights of Way pass through European and Nationally important designated sites, such as Special Areas of Conservation (SAC) and Special Sites of Scientific Interest (SSSI).</p> <p>Damage sustained due to use or weather will impact on the landscape and ecological character of a route and its surrounding environment. It is essential to ensure that maintenance work is subject to prior consent from CCW and Welsh Government where national and international wildlife designations are affected.</p> <p>Increased footfall from tourist activities with ‘access for all’ could cause an adverse impact to integrity with regards to trampling and erosion from walkers, cyclists or equestrian uses.</p> <p>Additionally, due to provision of PRow ‘access for all’, potentially representing an increase in vehicular use travelling to and from sites for recreational purposes, releasing air pollution which could potentially cause an adverse effect on European site integrity.</p> <p>Increased use of PRow may give rise to disturbance in terms of noise, physical disruption and inappropriate waste tipping potentially causing an adverse impact on integrity. Such factors may also serve as migration barriers potentially causing an adverse impact to European site integrity.</p>	<p>ALL</p> <p>Coetiroedd Cwm Elan Drostre Bank Granllyn* Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Blaen Cynon Cors Fochno Meirionnydd Oakwood and bat sites</p>

		<p>Development and Maintenance works are typically subject to permissions acquired from the Countryside Council for Wales thus, appropriate mitigation considered likely where the integrity of a European site is vulnerable to adverse effect.</p> <p>Damage to a PRow can be exacerbated by the “braiding” that occurs when users deviate off the definitive line to avoid existing damage on the byway itself.</p>	
The Montgomery Canal Conservation Management Strategy (2005)	Yes	<p>All future developments and activities will introduce change to the landscape. Neglect of the canal will lead to deterioration of its contribution to the landscape, but unsympathetic development, both canalside and in the wider corridor, is also a potential threat to European sites.</p> <p>Increased footfall from tourist activities could cause an adverse impact to integrity with regards to trampling and erosion from walkers, cyclists</p> <p>An increase in vehicular use travelling to and from sites for recreational purposes, releasing air pollution which could potentially cause an adverse effect on European site integrity.</p> <p>Increased visitors may give rise to disturbance in terms of noise, physical disruption and inappropriate waste tipping potentially causing an adverse impact on integrity. Such factors may also serve as migration barriers potentially causing an adverse impact to European site integrity.</p>	Mont Canal
Powys Rural Development Plan	Yes	<p>Through the nature of promoting diversification schemes and rural businesses there is potential for negative impacts on European sites. For example, farmers looking to diversify may introduce</p>	Coetiroedd Cwm Elan Drostre Bank Granllyn*

		tourism within the open countryside. Increased visitors may give rise to disturbance in terms of noise, physical disruption, increased traffic, pollution. Such factors may also serve as migration barriers potentially causing an adverse impact to European site integrity.	Llangorse Lake Montgomery Canal* Mynydd Epynt Rhos-Goch Dyfi Estuary Llyn Peninsulat and Sarnau Berwyn and South Clwyd Mountains Elenydd River Usk River Wye* Tanat and Vyrnwy Bat Sites* Usk Bat Sites Blaen Cynon Cors Fochno Meirionnydd Oakwood and bat sites
Brecon Beacons National Park Management Plan (2010 – 2015)	No	No direct in-combination effects identified.	Drostre Bank River usk Blaen cynon Llangorse River wye Usk bat sites Mynydd epynt
Newtown Bypass	Yes	The Newtown By Pass infrastructure project may have negative effects on the qualifying features within a European Site such as direct loss of habitat and/or migratory routes through development, increased transport movements, increased infrastructure will increase pollution, disturbance / fragmentation & severance of habitats and species. Atmospheric pollution generated as a result of the infrastructure project will have a substantial negative effect.	Mont Canal.

		Increased possibility of further pollution and disturbance to the European sites via noise and physical erosion may also be evident.	
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Initial scoping for in-combination impacts. On those EU Sites included for further assessment.

Planning Policy Wales / Technical Advice Notes (PPW)

National Policy Statements (NPS)

Wales Spatial Plan (WSP)

National Transport Plan / Tracc (NTP)

Severn Trent (ST)

River Severn Catchment Flood Management Plan (R7CFMP)

River Severn Catchment Abstraction Management Strategy (R7CAMS)

River Severn / Western Wales River Basin Management Plan (R7WWRBMP)

Surrounding Development Plans (LDP)

Regional Waste Plan (RWP)

Regional Technical Statement (RTS)

Powys Local Growth Zone (PLGZ)

Montgomeryshire Canal Conservation Management Strategy (MCCMS),

Newtown Bypass (NB),

Powys Rural Development Plan / European Regional Development funds incl. CAP (PRDP).

Powys Rights of Way Improvement Plan (PROWIP)

Powys Modernisation Programmes (PMP)

Powys Regeneration Strategy & One Plan (PRS&OP).

Brecon Beacons National Park Management Plan (BBNPMP)

Coetiroedd Cwm Elan	PPW, NPS, WSP, NTP, RTS, PRDP, PROWIP, PMP, PRS&OP
Drostre Bank	PPW, NPS, WSP, RWNMP, RWCAMS, RW&UCFMP, BBLDP&MP, PRDP, PROWIP, PMP, PRS&OP
Granllyn*	PPW, NPS, WSP, ST, R7CFMP, R7CAMS, R7WWRBMP, PRDP, PROWIP, PMP, PRS&OP
Llangorse Lake	PPW, NPS, WSP, RWNMP, RWCAMS, RW&UCFMP, BBLDP &MP, PRDP, PROWIP, PMP, PRS&OP
Montgomery Canal*	PPW, NPS, WSP, NTP, ST, R7CFMP, R7CAMS, R7WWRBMP, RWP, PLGZ, MCCMS, NB, PRDP, PROWIP, PMP, PRS&OP
Mynydd Epynt	PPW, NPS, WSP, BBLDP&MP, PRDP, PROWIP, PMP, PRS&OP
Rhos-Goch	PPW, NPS, WSP, PRDP, PROWIP, PMP, PRS&OP
Dyfi Estuary	PPW, NPS, WSP, TAN8, WWSMP, RWP, PRDP, PROWIP, PMP, PRS&OP
Llyn Peninsulat and Sarnau	PPW, NPS, WSP, TAN8, WWSMP, RWP, PRDP, PROWIP, PMP, PRS&OP
Berwyn and South Clwyd Mountains	PPW, NPS, WSP, TAN8, ST, R7CFMP, R7CAMS, R7WWRBMP, RTS, PRDP, PROWIP, PMP, PRS&OP
Elenydd	PPW, NPS, WSP, TAN8, NTP, ST, R7CFMP, R7CAMS, R7WWRBMP, RTS, PRDP, PROWIP, PMP, PRS&OP

River Usk	PPW, NPS, WSP, DCWRMP, RUCAMS, RW&UCFMP, BBLDP&MP, PRDP, PROWIP, PMP, PRS&OP
River Wye*	PPW, NPS, WSP, TAN8, NTP, RWNMP, RWCAMS, RW&UCFMP, RTS, BBLDP&MP, MLDP, HLDF, PLGZ, PRDP, PROWIP, PMP, PRS&OP
Tanat and Vyrnwy Bat Sites*	PPW, NPS, WSP, TAN8, NTP, ST, R7CFMP, R7CAMS, R7WWRBMP, RTS, PRDP, PROWIP, PMP, PRS&OP
Usk Bat Sites	PPW, NPS, WSP, RUCAMS, RW&UCFMP, BBLDP&MP, PRDP, PROWIP, PMP, PRS&OP
Blaen Cynon	PPW, NPS, WSP, BBLDP&MP, NPTLDP, PRDP, PROWIP, PMP, PRS&OP
Cors Fochno	PPW, NPS, WSP, PRDP, PROWIP, PMP, PRS&OP
Meirionnydd Oakwood and bat sites	PPW, NPS, WSP, ST, R7CFMP, R7CAMS, R7WWRBMP, PRDP, PROWIP, PMP, PRS&OP