



Powys County Council

Local Development Plan

**Habitat Regulation
Assessment Screening of
Focussed Changes**

January 2016

(Document 42)

How to Comment

Important: Please read before making comments on this consultation document.

1.8 When making a comment or representation, it is important you tell us which part of the document you are commenting on. Please ensure that you quote the relevant Focussed Changed (FC) number, and relevant site reference number if applicable. **It is important to note that comments made at this stage can only address and relate to the proposed Focussed Changes.** This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Deposit LDP not subject to change.

The Deadline for Comments: 4.30pm, Friday 11th March. Comments received after the deadline will not be accepted. Comments received during the consultation period will be collated and forwarded to the Planning Inspector appointed to conduct an Examination into the soundness of the Plan.

Making comments in writing or by e-mail: Please complete and return the standard comments form which can be downloaded from the Council's LDP webpages. This can be returned via email or by post.

It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website.

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1. Habitats Regulations Assessment Screening of LDP Focussed Changes

Following publication of the Powys Local Development Plan Deposit Draft (June 2015) a number of changes have been made in response to Representations received as part of the consultation process and in the light of further evidence. As part of the ongoing Habitats Regulations Assessment (HRA) process these changes have been reviewed. This document outlines the findings of the HRA Screening of the Focussed Changes and should be read in conjunction with the Schedule of Focussed Changes to the Powys LDP (January 2016).

Screening of each proposed change was undertaken to consider the nature and significance of the changes and whether the changes proposed would affect or alter the conclusions of the HRA Screening Report (June 2015).

The majority of the proposed changes were found to be minor in nature, for example relating to amendments for clarification purposes e.g. corrections to text or addition of detail to the text – these changes have been made to ensure that the LDP is clear and conforms to National guidance/policy. In this context the, the majority of changes proposed will not change the conclusions reached in the HRA Screening Report (June 2015).

For many of the proposed Focussed changes the amendments or addition of criterion within policies and supporting text as well as well as deletion of sites and amendments of boundaries strengthen and reinforce the requirements to protect and enhance biodiversity including the requirements in relation to the protection of European Sites when considering proposed development.

In summary, the screening of the proposed Focussed Changes to the LDP have been assessed as not resulting in any changes to the findings of the Draft Deposit HRA Screening Report (June 2015). No changes are considered to result in a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects. Therefore no Appropriate Assessment is considered necessary.

2. Proposed Focussed Changes - Policies

The screening review process assessed that none of the Focussed Changes to policy wording require further HRA screening. The changes proposed are not considered to be significant and serve to clarify or enhance the policy guidance set out by the Plan.

The majority of the proposed focussed changes relate to changes to the text of a policy or its supporting text in order to provide clarity and to ensure the Plan is in accordance with the requirements of the National Guidance and Policies.

The screening process identified a number of proposed focussed changes to policies that will support or improve the capacity for the LDP to meet the requirements of the Habitats Regulations.

Focussed Change FC15 has resulted in the disaggregation of the three previous Development Management polices (DM1-DM3) into specific policies in order to better articulate these policies and provide greater legibility.

A stand-alone policy DM2 has been developed with regards to the Natural Environment this policy identifies that Development proposals which impact on natural environment features will only be permitted where they do not unacceptably adversely affect or compromise, the natural environment features identified including European Sites. This policy reinforces the requirement for Powys County Council Development Management processes to ensure that development proposals do not result in negative impacts to European sites in accordance with the requirements of the Habitats Regulations. The policy also reinforces the requirement to ensure that development does not undermine the achievement of the Water Framework Directives objectives, this is particularly relevant with regards to the HRA process when considering potential impacts to watercourses designated as European sites e.g. the River Wye SAC.

The supporting text of Policy DM2 includes a statement which demonstrates Powys County Council's support of the River Wye Nutrient Management Plan and its ongoing development to protect the River Wye SAC. The principles outlined within the Nutrient Management Plan and associated Action Plan underpin the HRA Screening conclusion that the Powys LDP will not result in a likely significant effect to the River Wye SAC or it's associated features.

In addition to the stand alone Policy DM2 which is specifically concerned with the Natural Environment, the requirement to consider, conserve and enhance biodiversity has been reinforced within a number of the other Development Management policies -

- Policy DM5 – Flood Prevention Measures and Land Drainage
 - The policy identifies that proposals near a watercourse or within an area of floodplain must comply with the following: Any developments located adjacent to a watercourse should leave an appropriate undeveloped buffer strip, maintaining the watercourse and the immediate riparian zone as an enhancement feature and allowing for routine maintenance.
- Policy DM6 – Dark Skies and External Lighting
 - Proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates that the lighting will not individually or cumulatively cause: A disturbance to protected species.
- Policy DM9 – Contaminated and Unstable Land

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- Proposals on contaminated or unstable land will be permitted where they do not: Unacceptably adversely affect public health and safety, nature conservation, historic or archaeological interests
- Policy DM13 – Utility Requirements for New Development
 - Proposals for development must ensure adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment, including water supply.
- Policy TD3 – Montgomery Canal and Associated Development
 - Proposals for development that would adversely affect the canal's scientific and conservation designations the role of the canal or prejudice its sensitive restoration will be opposed.
- Policy RE1 – Renewable Energy
 - All renewable energy or low carbon energy development proposals will be required to demonstrate that: Measures have been taken to minimise impacts on visual amenity, biodiversity, and the natural and historic environment;

The revised Policy text clarifies and enhances policy protection for biodiversity interests and the European sites networks potentially affected by development within Powys. The proposed changes are considered to be in line with HRA requirements. No changes are considered to result in a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects. Therefore no Appropriate Assessment is considered necessary.

The full details of the HRA screening of the proposed Policy Focussed Changes are provided in Appendix 1.

3. Proposed Focussed Changes - Sites

The majority of focussed changes to sites within the LDP concern changes to Affordable Housing allocations, minor amendments to text to clarify requirements for proposals at the Development Management phase including need for flood consequence assessments, ecology surveys, and design briefs etc.

Several of the Focussed Changes to site allocations make provision for new or amended site allocations for residential, employment and mixed use development. The following new allocations were screened to determine any potential impacts to European Sites and the requirement for detailed HRA Screening to be undertaken:

- P58 HA9 – Ystradgynlais
- P58 HA10 – Ystradgynlais
- P58 HA11 – Ystradgynlais
- P58 HA12 – Ystradgynlais
- P12 HA1 – Churchstoke

Given the locations of the new allocations the assessment concluded that these sites would not have potential to affect any European sites and therefore further HRA Screening was not required.

Following concerns raised by Natural Resources Wales (NRW) representations No. 5197.V2 and No. 5197.V62 regarding the HRA Screening conclusion with regards to impacts of site allocations in Guilsfield to the Granllyn SAC the following changes have been made:

- Site P20 HC1 – Sarn Meadows – has been removed from the LDP, the site has been removed due to concerns regarding its deliverability.
- Site P20 HA1 – Land Adjacent Celyn Lane – the supporting text concerning development proposals for the site has been amended to provide clarity regarding mitigation measures necessary to ensure no likely negative impact to the Granllyn SAC. Following consultation with NRW Senior Species Officer the text regarding requirements for applications in relation to this allocation the supporting text has been amended to the following:

*Highways Improvement/local link road required, closure of existing junction. Development must avoid flood risk areas. Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence likely to be required. *Project level HRA screening will be required with regards to Granllyn SAC. Given the proximity of Granllyn SAC there is a high likelihood that great crested newts may be present or utilise the site for distribution to surrounding environment- development proposals will require appropriate surveys and detailed mitigation plans to ensure that the development does not result in barriers to migration, fragmentation of habitats (including breeding and terrestrial habitat outside of the Granllyn SAC), disturbance, increased recreational pressures, incidental capture and killing which could affect the ecological functionality of the SAC. Given the complexity and level of detail required regarding mitigation to ensure no likely significant impact to the Granllyn SAC it is considered that a S106 will be required. Lower density reflects the requirement for potential mitigation measures/buffers for protected species and land required for link road. Additional HRA Screening may also be*

required in relation to Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.

- Allocation P20 HA1 has been assessed as providing low suitability habitat for great crested newts, the site is also considered to be located outside of the main ranging area for great crested newts i.e. further than 300m from the breeding ponds. Lower density housing has been identified for the site to enable sufficient space to be retained to incorporate the necessary mitigation measures.
- With regards to allocation P20 HA1 key considerations that have been identified with regards to mitigation are:
 - Barriers to migration,
 - Fragmentation of habitats (including breeding and terrestrial habitat outside of the Granllyn SAC),
 - Disturbance,
 - Increased recreational pressures,
 - Incidental capture and killing.
- In combination with the previous assessment undertaken of the potential impacts of site allocations within Guilsfield combined with the removal of site P20 HC1 from the LDP and amendments to text regarding requirements to address mitigation requirements for site P20 HA1 it is considered that the conclusion of No Likely Significant Effect either alone or in combination is appropriate.

For those sites where the Focussed Change results in the amendment of development boundaries it has been assessed that these sites would not result in a likely significant effect either alone or in combination on the European sites due to small size and potential capacity of the sites and the mitigation provided by LDP policies. A number of the changes proposed either remove sensitive areas for biodiversity, or enhance biodiversity protection areas.

In conclusion the HRA Screening of the proposed Focussed Changes to site allocations does not result in a change to the finding of the HRA Screening. No changes are considered to result in a Likely Significant Effect, when considering the existing mitigation measures provided for by the LDP in its policies, on any of the European sites (identified in the HRA Screening Report (June 2015)) either alone or in combination with other plans or projects. Therefore no Appropriate Assessment is considered necessary.

The full details of the HRA screening of the proposed Sites Focussed Changes are provided in Appendix 2.

4. Habitats Regulations Assessment Addendum Information

In response to representations made by NRW representations No. 5197.V2 and No. 5197.V62 regarding the Habitats Regulations Assessment Report (June 2015) the following information has been provided as an addendum to ensure clarity regarding the European sites considered during the HRA screening process:

Clarification regarding Number of European Sites considered during the HRA Screening:

- Taking into account the potential for transboundary impacts the screening has identified 52 European Sites that lie within the influence of the Powys LDP.
- There are 21 European site located wholly or partially within Powys County
 - 10 of which are wholly within Powys County
 - 11 of which are partially within Powys County and partially within one or more neighbouring local authorities
- A further 31 European Sites are located outside of Powys County but within 15 kilometres of the Powys County boundary and have therefore been identified as within the influence of the Powys LDP.

Amended Tables identifying European Sites Considered in HRA Screening:

Table 1. European Sites Located within or partially within Powys Unitary Authority Boundary

Site Name	European Site Designation
Berwyn and South Clwyd Mountains	SAC
Brecon Beacons	SAC
Coedydd Llwr-y-glyn	SAC
Coedydd Nedd a Mellte	SAC
Drostre Bank	SAC
Elan Valley Woodlands	SAC
Elenydd	SAC
Granllyn	SAC
Llangorse Lake	SAC
Lleyn Peninsula and the Sarnau	SAC
Montgomery Canal	SAC
Mynydd Epynt	SAC
Rhos Goch	SAC
River Usk	SAC
River Wye	SAC
Tanat and Vyrnwy Bat Sites	SAC
Usk Bat Sites	SAC
Dyfi Estuary	SPA
Berwyn	SPA
Elenydd - Mallaen	SPA
Cors Fochno and Dyfi	Ramsar

Table 2. European Sites Located within 15km of Powys Unitary Authority Boundary

Site Name	European Site Designation
Aberbargoed Grasslands	SAC
Afon Eden - Cors Goch Trawsfynydd	SAC
Blaen Cynon	SAC
Cadair Idris	SAC
Cernydd Carmel	SAC
Coed Cwm Einion	SAC
Coed y Cerrig	SAC
Cors Caron	SAC
Cors Fochno	SAC
Crymlyn Bog	SAC
Cwm Cadlan	SAC
Cwm Clydach Woodlands	SAC
Cwm Doethie - Mynydd Mallaen	SAC
Downton Gorge	SAC
Grogwynion	SAC
Johnstown Newt Sites	SAC
Meirionnydd Oakwoods and Bat Sites	SAC
Migneint-Arenig-Dduallt	SAC
Rheidol Woods and Gorge	SAC
River Clun	SAC
River Dee and Bala Lake	SAC
River Teifi	SAC
River Tywi	SAC
Sugar Loaf Woodlands	SAC
The Stiperstones & The Hollies	SAC
Craig yr Aderyn (Bird's Rock)	SPA
Migneint-Arenig-Dduallt	SPA
Cors Caron	Ramsar
Crymlyn Bog	Ramsar
Lyn Tegid	Ramsar
Midland Meres & Mosses	Ramsar

APPENDIX 1: SCREENING OF PROPOSED FOCUSSED CHANGES: POLICIES

Change Number	Plan Section	Policy Paragraph Number	Nature of Proposed Change	Reason for change/Evidence	Additional HRA Screening Required?
FC1	Written Statement - Part 1	Front Cover of Plan	Insert Plan start and end dates on the cover of Plan	To comply with the LDP (Wales) Amendment Regulations, 2015	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC2	Written Statement - Part 1	Executive Summary	Amend fourth paragraph with updated figures:	Consequential changes reflecting additional evidence and focussed changes proposed elsewhere in the LDP.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC3	Written Statement - Part 1	Executive Summary	Amendment of terminology in the final paragraph	To ensure the LDP addresses matters raised by LDP representations (27.V5) (27.V24) (6235.V2), in order to reflect a more holistic approach to the protection of the historic environment and to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC4	Written Statement - Part 1	Paragraph 2.2.4	Amendment of terminology in the final sentence of paragraph 2.2.4	To ensure the LDP addresses matters raised by LDP representation (6235.V2), to reflect the historic environment of Powys beyond that of built heritage designations, and to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC5	Written Statement - Part 1	Paragraph 2.2.8a	Insertion of new paragraph 2.2.8a after paragraph 2.2.8	To ensure the LDP addresses matters raised by LDP representations (1084.V12 and others)	No further HRA Screening required. The change will have

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				relating to Welsh language.	no effect on the outcome of the HRA.
FC6	Written Statement - Part 2	Vision, Paragraph 3.2.1	Insertion of additional words in the Vision	To ensure the LDP addresses matters raised by LDP representations 3822.V1, 4349.V1 and 6235.V1 (to reflect the importance of the Powys landscape as a topic in its own right), in order to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC7	Written Statement - Part 2	LDP Objective 1	Amendment of LDP Objective 1	Consequential change to reflect amended dwellings requirement, dwelling provision, and employment land provision.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC8	Written Statement - Part 2	LDP Objective 5	Amendment of LDP Objective 5	To remove confusion in the wording and clarify how Policy RE1 relates to the Objective more clearly by responding to Representations 6322.V1, 6323.V1.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC9	Written Statement - Part 2	LDP Objective 13	Amendment of LDP Objective 13	To ensure the LDP addresses matters raised by LDP representations 27.V5, 27.V24, 4349.V2, 6235.V2, 6235.V7 in order to reflect a more holistic approach to the protection of the landscape and historic environment, whilst recognising landscape as a topic in its own right, and to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC10	Written Statement	Employment Land Growth,	Amendments to paragraphs 3.3.1 – 3.3.8	Consequential change to reflect the revised allocation of employment land provision in light	No further HRA Screening required.

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	- Part 2	Paragraphs 3.3.1 – 3.3.8		of further evidence (refer to FC19). Paragraph 3.3.8 is amended to highlight the role of supported regeneration initiatives to support jobs and encourage growth and indicate that such strategies have value across the County. To provide counter argument to Rep 6235.V6 that reference to LGZs should be removed.	The change will have no effect on the outcome of the HRA.
FC11	Written Statement - Part 2	Housing Growth, Paragraphs 3.3.12 – 3.3.16,	Amendments to paragraphs 3.3.12 – 3.3.16	To reflect in light of further evidence the revised: <ul style="list-style-type: none"> • dwelling requirement • dwelling land provision • updated information on completions and commitments 	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC12	Written Statement - Part 2	LDP Affordable Housing Target, Paragraphs 3.3.17 – 3.3.18,	Amendments to paragraphs 3.3.17 – 3.3.18	To reflect, in light of further evidence, the revised: <ul style="list-style-type: none"> • dwelling requirement • the Affordable Housing requirements / contribution expected in the Central Powys area (30%). • dwelling land provision • updated information on completions 	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				and commitments	
FC13	Written Statement - Part 2	Insert new Strategic Policies section after paragraph 3.4.24.	Insertion of a strategic policies section	Introductory text and insertion of new strategic policies SP1 and SP2 and reasoned justification to provide certainty on the LDP's strategy. Also to ensure the LDP addresses matters raised by LDP representation 1084.V2.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC14	Written Statement - Part 3	Paragraphs 4.1.1 – 4.1.2, Table DM1	Amendments to paragraphs 4.1.1-4.1.2 and table DM1	Paragraph 4.1.1 – Delete superfluous text. Table DM1 – Text inserted to refer to the introduction of the proposed two strategic policies and the disaggregation of the development management policies in order to better articulate the Plan's strategy and development management policies. Re-numbering of table steps as necessary. Paragraph 4.1.2 – as above. Inclusion of reference to agricultural development for clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC15	Written Statement - Part 3	Section 4.2, Development Management Policies	It is proposed that Section 4.2 of the LDP is re-written to disaggregate the three previous Development Management policies (DM1-DM3) into specific policies in order to better articulate these policies and provide greater legibility. The policies and supporting text in the Deposit Draft June 2015 have been retained and re-used wherever	The references below setting out the reasons refer to proposed numbering of the proposed Focussed Changes rather than to the Deposit Plan policy and paragraph numbers. Policy DM3 Planning Obligations – renumbered as DM1 to reflect amended section 4.2. Policy DM2 The Natural Environment – Stand-alone policy proposed to provide clarity and to	No further HRA Screening required. The proposed change will not have an effect on the outcome of the HRA. Policy DM2 text provides policy protection for

			<p>possible and, where considered appropriate, to address comments made on the Deposit Draft LDP 2015.</p>	<p>ensure the LDP addresses matters raised by LDP representations 542.V4, 1084.V11, 1084.V12, 1612.V3, 4177.V1, 5197.V13, 6160.V1, 6235.V12 and 6235.V16, and in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM3 Landscape - Stand-alone policy and supporting justification text to provide clarity and to ensure the LDP addresses matters raised by LDP representations 27.V22, 1084.V12, 3822.V1, 4349.V3, 5197.V13, 6235.V1, 6235.V13, and in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM4 Development and Flood Risk - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12 and 1084.V15 and in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM5 Flood Prevention Measures and Land Drainage - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12, 1084.V15, 1084.V18, 5197.V15 and in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM6 Dark Skies - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 27.V5, 27.V24, 1084.V12, 5197.V15, 5197.V16 and 6235.V2, and in order</p>	<p>biodiversity interests in line with HRA requirements.</p> <p>Policy DM6 text provides policy protection for biodiversity interests in line with HRA requirements.</p>
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				<p>to ensure the LDP meets the soundness tests.</p> <p>Policy DM7 Minerals Safeguarding and Policy DM8 Existing Mineral Workings - To ensure clarity by having separate policies and reasoned justifications on safeguarding and buffer zones for minerals and to ensure the LDP addresses matters raised by LDP representations 1084.V12, 1481.V1, 1481.V5, 4765.V2, 4765.V3, 5100.V1. Also to ensure alignment with national policy MPPW and MTAN2 in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM9 Contaminated and Unstable Land - To provide clarity and address representation 4765.V4</p> <p>Policy DM10 Amenities - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12. and to ensure the LDP meets the soundness tests.</p> <p>Policy DM11 Community Facilities - To ensure clarity and to ensure the LDP addresses matters raised by LDP representations 1084.V12 and 6253.V1 in order to ensure the LDP meets the soundness tests.</p> <p>Policy DM12 Transport - To ensure clarity and to ensure the LDP addresses matters raised by LDP representation 1084.V12 in order to ensure</p>	
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				<p>the LDP meets the soundness tests.</p> <p>Policy DM13 Utility requirements for new development - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations 1084.V12 & 5197.V15 in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.</p> <p>Policy DM14 Development in Welsh Speaking Strongholds - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (1084.V12, and various representations raising issues about Welsh Language and Culture) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.</p> <p>Policy DM15 Design and Resources - To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (1084.V12) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy.</p> <p>Policy DM16 - Protection and Enhancement of the Historic Environment</p> <ul style="list-style-type: none"> • To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (27.V22, 1084.V12, 5197.V16) in order to ensure the LDP meets the soundness tests and to reflect 	
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				<p>National Planning Policy.</p> <ul style="list-style-type: none"> • Addition of 'Historic' before 'Battlefields' and re-description of iv. Registered Parks and Gardens To ensure clarity and consistency with the Topic Paper and in order to ensure the LDP meets the soundness tests. • To include reference to locally listed buildings and other non-designated heritage assets To ensure the LDP addresses matters raised by LDP representations (27.V5, 27.V24, 6235.V2), in order to reflect a more holistic approach to the protection of the historic environment and to ensure the LDP meets the soundness tests. • Include views both 'into' and 'out of' in the policy - to ensure the LDP addresses matters raised by LDP representation (6235.V14), to ensure that the effect of the proposal on both views into and out of a site or feature is taken into account, in order to ensure the LDP meets the soundness tests. • Change reference to heritage assets as non-renewable resources 'important' to 'essential'. Reason - To ensure the LDP 	
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				<p>addresses matters raised by LDP representation (6235.V14), to recognise heritage assets as non-renewable resources that are essential for education, leisure and the economy, in order to ensure the LDP meets the soundness tests.</p> <ul style="list-style-type: none"> • Amended Supporting Text to provide a clearer justification to ensure the LDP addresses matters raised by LDP representations (27.V5) (27.V24) (6235.V2), reflecting a wider range of heritage assets, in order to ensure the LDP meets the soundness tests. • To ensure the LDP addresses matters raised by LDP representation (27.V22), in order to recognise the importance of the HER as a heritage information tool <p>Policy DM17 Protection of Existing Employment Sites – Policy carried forward and retained from the Deposit Draft LDP 2015.</p>	
FC16	Written Statement - Part 4	Paragraph 4.4.1	Amendments to Paragraph 4.4.1 to include additional wording.	To address poor design which does not reflect Powys historical local design and vernacular especially in small market towns where they need to sensitively blend with their environment. (Rep 5197.V18).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC17	Written	Policy E1	Amendments to Policy E1	Consequential change to reflect the amended	No further HRA

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	Statement - Part 4			employment land provision.	Screening required. The change will have no effect on the outcome of the HRA.
FC18	Written Statement - Part 4	Paragraphs 4.4.4 - 4.4.5	Amendments to paragraphs 4.4.4 and 4.4.5.	To provide greater support for micro and small employment opportunities able to use existing buildings. Rep 482.V1.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC19	Written Statement - Part 4	Table E1	Amendments to Table E1	<p>Abermule Business Park - To provide greater flexibility for land use at Abermule but maintain preference for higher quality employment use, and to ensure minimal visual impact at local sites within the B1, B2, B8 usages. Rep 542.V6.</p> <p>Site allocation numbers - Table E1 should include site allocation reference numbers for clarity. Rep 1084.V17.</p> <p>St Giles Golf Course – Delete as site will not be coming forward in Plan Period.</p> <p>Total Employment Allocation Ha - Consequential change to reflect the amended employment land provision. Site allocations (ha) have also been re-measured and amended as necessary.</p>	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC20	Written Statement - Part 4	Policy E4 and Paragraphs 4.4.10 - 4.4.11	Amendments to wording of Policy E4 and paragraphs 4.4.10 & 4.4.11, and insertion of new text	Add “wellbeing” to designation to provide wider scope for the development of the park and bring benefits to the residents of Powys.	No further HRA Screening required. The change will have no effect on the

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				<p>Rep 6230.V1.</p> <p>Paragraph 4.4.11 - To ensure the LDP addresses matters raised by LDP representations (27.V5, 27.V24, 6235.V2), in order to reflect a more holistic approach to the protection of the historic environment and to ensure the LDP meets the soundness tests. Rep 27.V1</p> <p>Paragraph 4.4.11 - To ensure the LDP addresses any potential effects upon surrounding settlements, infrastructure and designated landscapes. Rep 1034.V7.</p> <p>Paragraph 4.4.12 - To ensure that any proposed development of the Bronllys Hospital Site undertakes the appropriate environmental assessments. Rep 5197.V21.</p>	outcome of the HRA.
FC21	Written Statement - Part 4	Policy T1 and paragraph 4.5.3	Amendments to Policy T1 and paragraph 4.5.3	To ensure clarity, to ensure the LDP addresses matters raised by LDP representations (Repn: 6333.V1 & 6325.V18) in order to ensure the LDP meets the soundness tests and to reflect National Planning Policy. Plus minor editing corrections.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC22	Written Statement - Part 5	Policy H1, Paragraph 4.6.1	Amendments to policy H1 and insertion of additional paragraph (4.6.1a) after paragraph 4.6.1 in reasoned justification	To ensure the LDP addresses matters raised by LDP Rep 78.V3, to remove detailed reference to affordable housing requirements in respect of open market housing developments which repeats the requirements of policy H4, and to improve clarity and understanding by amending	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				<p>the supporting text to Policy H1 to make clearer cross reference to the allocated housing sites which are shown in the schedule in Appendix 1 and which will deliver much of the housing. Changes proposed in order to ensure the LDP meets the soundness tests.</p> <p>“Village plan” in 2. i) has been amended to “village action plan” so that the terminology aligns with that found in national policy (TAN12 -- Design) regarding area specific SPG.</p> <p>Consequential changes in opening paragraph of Policy H1 and Paragraph 4.6.1 to reflect the amended housing provision and dwelling requirement figures in light of further evidence and updating</p>	
FC23	Written Statement - Part 5	Policy H2	Insertion of additional criterion 4 in Policy H2	To ensure the LDP addresses matters raised by LDP representations 78.V6, to provide clarity on the requirement for development briefs to be prepared for certain types of sites/certain sites in order to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC24	Written Statement - Part 5	Policy H4 Criterion 2	Amendments to criterion 2 of Policy H4	To ensure that the LDP addresses matters raised by LDP representation (78.V4) in order to ensure the LDP meets the soundness tests. The target contributions in the first instance should be met as those targets have been derived from the Council's own viability assessment	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				<p>that will be the subject of the Examination.</p> <p>To ensure that the LDP addresses matters raised by LDP representation (1084.V4). It had been decided at the deposit stage of the LDP to reduce the requirement from 30% to 20% in the Central Powys area on the basis that the Council would adopt CIL. Since the deposit stage the Council has decided not to take the CIL approach at this stage although this position may change in the future. Consequently, the Council is proposing to raise the level of contribution from 20% to 30 % in the Central Powys area in accordance with the findings of the Viability Study.</p>	
FC25	Written Statement - Part 5	Policy H6	Deletion of Policy H6 and paragraphs 4.6.22 – 4.6.25	<p>To ensure that the LDP addresses matters raised by LDP representations (542.V15, 1034.V4, 6207.V4, 6204.V4, 1084.V6) in order to ensure the LDP meets the soundness tests. It is agreed that the policy is not in conformity with national planning policy and therefore should be deleted to ensure the LDP reflects National Planning Policy / Guidance.</p>	<p>No further HRA Screening required. The change will have no effect on the outcome of the HRA.</p>
FC26	Written Statement - Part 5	Policy H7, Criterion 4	Amendments to Criterion 4 of Policy H7	<p>To ensure that the LDP addresses matters raised by LDP representation (1084.V5) in that only specific permitted development rights relating to floor space increases should be withdrawn.</p>	<p>No further HRA Screening required. The change will have no effect on the outcome of the HRA.</p>

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FC27	Written Statement - Part 5	Paragraph 4.6.30	Deletion of Paragraph 4.6.30	To ensure that the LDP addresses matters raised by LDP representations (1034.V5) to address concerns that by allowing rural affordable homes that exceed the maximum floor space set out within the policy, this could undermine the affordability of such dwellings. It is not considered to be necessary to make provision for exceptional circumstances within policy as such departures from adopted policy can be considered where material considerations indicate otherwise. The Council agrees to remove this paragraph from the supporting text of policy H7 in order to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC28	Written Statement - Part 5	Policy H11, Criteria 2 & 3	Amendments to criterion 2 and 3 of Policy H11	Criterion 2 - To ensure the LDP addresses matters raised by LDP representation (27.V28), to ensure that reference is made to the architectural interest of the former dwelling, and to ensure the LDP meets the soundness tests. Criterion 3 - For clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC29	Written Statement - Part 5	Paragraph 4.6.37	Insertion of additional explanatory text in paragraph 4.6.37	To provide additional guidance on interpretation of criterion 2 of policy H12 to ensure the LDP meets the soundness tests. To ensure the LDP addresses matters raised by LDP representation (27.V28), to ensure that reference is made to the architectural interest	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				of the former dwelling, and to ensure the LDP meets the soundness tests.	
FC30	Written Statement - Part 5	Paragraph 4.6.38	Insertion of additional explanatory text in paragraph 4.6.38	To provide additional guidance on interpretation of criterion 2 of policy H12 to ensure the LDP meets the soundness tests.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC31	Written Statement - Part 5	Paragraphs 4.6.40 & 4.6.41	Amendments to paragraphs 4.6.40 and 4.6.41	Paragraph 4.6.40 - Consequential change to reflect the amendments proposed to Section 4.2 of the LDP. Paragraph 4.6.41 – Updating amendment.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC32	Written Statement - Part 6	Paragraph 4.7.11	Replacement of paragraph 4.7.11, and insertion of additional text (paragraphs 4.7.11a-c)	To provide greater clarity and the reason for distinguishing between Primary and Secondary frontages rather than 33% and 3 adjoining units for both categories and ensuring the retail function of town centres is protected and not compromised. Rep 439.V9.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC33	Written Statement - Part 6	Paragraph 4.7.14	Insertion of additional text in paragraph 4.7.14	Allowing residential development above ground floor level is implicit in Policy R2. The added sentence is to ensure clarity. Rep 542.V20.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC34	Written Statement - Part 6	Paragraph 4.8	Amendments to title of paragraph 4.8 and insertion of additional introductory text	Paragraph 4.8 - Make heading match that of retail section above. Paragraphs 4.8.1A – 4.8.1C - To provide introductory paragraphs to clarify the high	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				value tourism potential of Powys (Rep 6307.V1). Added references to national policy for clarity.	
FC35	Written Statement - Part 6	Policy TD1	Amendments to Policy TD1	To provide clarity with regards to the term “modest in scale”, replace with “where compatible in terms of location, siting, design and scale.” (Criterion i). Rep 6290.V1. Also to remove sense of being restrictive of permitting new tourism developments and allowing non-permanent developments (criterion iv added). Rep numbers: 542.V24, 6301.V1, 6360.V2.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC36	Written Statement - Part 6	Paragraph 4.8.2.	Amendments to text of paragraph 4.8.2	To ensure clarity in justification text to remove sense of being restrictive of permitting new tourism developments and allowing non-permanent developments Rep 542.V24, 6301.V1, 6360.V2.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC37	Written Statement - Part 6	Paragraphs 4.8.4 & 4.8.5	Amendments to text of paragraph 4.8.4 & 4.8.5	To ensure clarity in justification text to link to DM (SP) policies and strengthen references to other tourism assets and their safeguarding. Rep 542.V22, 6360.V1, 6235.V20, 6360.V3, 6235.V21.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC38	Written Statement - Part 6	Policy TD3, Paragraphs 4.8.10-4.8.15	Amendments to Policy TD3 and its reasoned justification paragraphs	Policy TD3 - To ensure clarity with regards the Canal’s environmental status, include references to full length of the canal and its link to the wider inland waterway network and recognise it must link to wider sustainable	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				<p>economic development. Rep 5704.V8, 542.V24, 5201.V7.</p> <p>Paragraph 4.8.14 – To ensure clarity with regards the Canal’s environmental status, and the importance of day visitors compared to navigation for the long term protection of the Environmental designations. Rep 5201.V7</p> <p>Policy TD3 and 4.8.15 - To balance policy and emphasis on Montgomery Canal with other tourism assets across the County. Rep 524.V24, 6360.V1, 6360.V3, 6235.V20, 6235.V21</p>	<p>Revised Policy text enhances policy protection for biodiversity interests of the Montgomery Canal SAC in line with HRA requirements.</p>
FC39	Written Statement - Part 6	Policy W1, Paragraphs 4.9.1 - 4.9.2.	Amendments to Policy W1 and paragraphs 4.9.1, 4.9.2, 4.97-4.9.8	<p>General - To address references to landfill sites, TAN21 and CIM (Rep 1084.V1, 4565.V12) and include criterion for anaerobic digesters / composters (Rep 4765.V14).</p> <p>Paragraph 4.9.2 – To provide correct information on sites within the CWWP (Rep 1627.V1).</p> <p>Policy W1, criterion 4 & Paragraph 4.9.7 – To include ‘other’ waste developments within the Policy and to provide a reasoned justification.</p> <p>Paragraph 4.9.8 – To correct reference from secondary to recycled aggregates (Rep 1627.V2) and address inert waste recycling sites “urban quarries” (Rep 4765.V13, 4765.V16).</p>	<p>No further HRA Screening required. The change will have no effect on the outcome of the HRA.</p>
FC40	Written	Policy RE1,	Replacement of Policy RE1 and	These changes have been carried out to provide	No further HRA

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	Statement - Part 7	Paragraphs 4.10.4 - 4.10.10	amendments to paragraphs 4.10.4 to 4.10.12, including insertion of additional paragraphs 4.10.5a and 4.10.5b	greater cohesion between the Objective, the Policy and the Topic Paper and to improve clarity by responding to matters raised by the following Representations: 542.V25, 1084.V9, 4349.V4, 4640.V3, 5197.V32, 5201.V2, 5938.V2 and V3, 6235.V22 and V23, 6264.V1, 6270.V1, 6322.V1 and V4, 6323.V1 and V4.	Screening required. The change will have no effect on the outcome of the HRA. Revised Policy text enhances policy protection for biodiversity interests in line with HRA requirements.
FC41	Written Statement - Part 8	Paragraph 4.11	Insertion of introductory paragraph into section on Minerals	To provide clarity to the Minerals policy section and its relationship with DM policies. (Rep 5100.V2).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC42	Written Statement - Part 8	Policy M1 & paragraph 4.11.1	Amendments to policy M1 and paragraph 4.11.1	Policy M1 – To provide clarity in light of national policy. (Rep 1481.V3, 5100.V2, 4765.V5, 5197.V33). Paragraph 4.11.1 - To ensure alignment with national policy. (Rep 5100.V2).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
FC43	Written Statement - Part 8	Table M1 & paragraphs 4.11.3, 4.11.5	Amendments to Table M1 and justification paragraphs	Table M1: <ul style="list-style-type: none"> • To highlight sites in proximity to designated areas. (Rep 5197.V33). • To correct errors re Buttington and Middleton. (Rep 5939.V1) 	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				<p>Paragraph 4.11.3: Moved to DM section and proposed new policy DM8. (Rep 4765.V4).</p> <p>Paragraph 4.11.5: Expanded for clarity</p>	
FC44	Written Statement - Part 8	Policy M2 & Paragraphs 4.11.6 to 4.11.7	Amendments to Policy M2 and Paragraphs 4.11.6 - 4.11.7	<p>Policy M2 – To ensure alignment with national policy and not overly restrictive. Rep 1481.V4, 4765.V6, 5100.V3.</p> <p>Paragraph 4.11.6 - To align with national policy. Rep 1481.V4</p> <p>Paragraph 4.11.7 - To ensure clarity with regards onshore oil and gas. Rep 1481. V6, 4765.V8.</p>	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

APPENDIX 2: HRA SCREENING OF PROPOSED FOCUSSED CHANGES: SITES

Settlement Type	Towns	Site Reference	Nature of Change	Reason for change/Evidence	Additional HRA Screening Required?
Town	Builth Wells	P08 HA1 changed to P08 HC3	Update Appendix 1 site allocation and commitments table	To reflect position at 1/4/2015. Site has been granted full planning permission	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P08 HA2	Amendments to Affordable Housing Target.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P08 HA3	Amendments to Affordable Housing Target.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P08 EC1	Identification of new planning permission commitment within employment site and attached conditions.	To identify new planning permission commitment within employment site and attached conditions.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P08 EA1	Amendment of Site Area and inclusion of requirements for ecological surveys	Update site allocation to reflect position at 1/4/2015	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Knighton	P24 HC1	To provide updated site information relating to the commitment.	To ensure information reflects that of conditions for planning consent.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P24 HA1	To provide updated information on the allocated site.	To accord with planning application.	No further HRA Screening required.

					The change will have no effect on the outcome of the HRA.
		P24 HA2 – (now P24 HC2)	To change the status of this site from an Allocation to a Commitment	To reflect the fact that the outline planning permission granted on this site To update text relating to conditions for planning consent and site condition.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P24 HA3	To provide updated site information relating to the allocated site.	In response to referral responses and Representations received. (Rep 6152.V2).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Llandrindod Wells	P28 HC1	To provide clarification and to reflect that the fact that the reserved matters application is pending.	To clarify that the first reference number relates to the outline planning permission and that the second reference number relates to the reserved matters application, and to update the planning status of the site to reflect the fact that the reserved matters application is pending.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HC2	Minor amendment to wording.	To clarify that the reference number relates to a full planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HC3	Minor amendment to wording.	To correct the reference number referred to and to clarify that the correct reference number relates to a full planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HA1	Minor amendment to wording.	To clarify that the reference number relates to an application	No further HRA Screening required.

				for outline planning permission.	The change will have no effect on the outcome of the HRA.
		P28 HA1	To provide updated site information relating to the allocated site.	To reflect the HRA and the assessment of the impact on the SSSI/SAC carried out as part of the current planning application (P/2013/0444), to ensure the LDP addresses matters raised by Representations (1612.V5) and (6204.V6).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HA1	To provide updated site information relating to the allocated site.	To correct the description of the area of the site within the floodplain, to ensure the LDP address matters raised by Representation (5197.V36).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HA2	Amendment to affordable housing figures.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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			Representation 1084.V4.	
	P28 HA3	Amendment to affordable housing figures.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
	P28 HA3	To remove reference to Ithon Road.	CPAT have subsequently advised that there is now evidence to suggest that the Roman Road lies 200 metres to the east of the site, and therefore it does not run along Ithon Road.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
	P28 HA3	Insertion of additional information regarding archaeology requirements.	To add further detailed information provided by CPAT as to the potential archaeology within the site and survey requirements.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
	P28 HA3	Addition of text identifying a development brief is likely to be required.	To identify site allocations where development briefs are likely to be required to provide a degree of certainty, and to ensure that the LDP addresses representations (78.V2 and 78.V6).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
	P28 HA3	To include reference to the sewer that crosses the site.	To ensure that the LDP addresses Representations by 6348.V22.	No further HRA Screening required.

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					The change will have no effect on the outcome of the HRA.
		P28 HA4	Amendment to affordable housing figures.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P28 HA4	Minor Change – for clarity.	To clarify that ecological surveys are also required for the purpose of informing any necessary mitigation	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Llanfyllin	P32 HA2	Minor Change – for clarity.	To clarify that a development brief will be required.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Llanidloes	P35 HC1	Update Appendix 1 text.	To reflect position at 1/4/2015	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P35 HC2	Update Appendix 1 text.	To reflect position at 1/4/2015	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P35 HA1	Insertion of additional	To address changes proposed to	No further HRA Screening

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			information flood consequence assessment requirement.	the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V37).	required. The change will have no effect on the outcome of the HRA.
		P35 EC1	Identification of new planning permission commitment	Update site allocation to reflect position at 1/4/2015 and update site map.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P35 EA2	Update allocated area and amendment to text regarding ecology.	Update site allocation to reflect position at 1/4/2015 as a result of new planning permission on part of site. Revision of wording of ecology requirements for clarification.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Machynlleth	P42 HA1	Amendment of number of units at allocated site.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V45)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P42 HA2	Insertion of additional information flood consequence assessment requirement.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No 5197.V46)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P42 HA3	Changes to wording.	Minor Change – for clarity	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P42 HA4	Amendment of number of units and insertion of additional	To address changes proposed to the site allocations / commitments,	No further HRA Screening required.

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			information regarding flood consequence assessment and sewerage management.	in response to representations received and further evidence (Rep. No 5197.V48 & 6348.V.31). Plus an updating amendment.	The change will have no effect on the outcome of the HRA.
		P42 EA1	Insertion of text regarding registered historic park and garden and amendment of site area.	To take note of setting of allocated site within registered park and garden (Rep 1084.V20) and minor edits.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Newtown	P48 HC1	Addition of text for clarification.	To clarify that the reference number relates to a full planning permission and that development of the site has been completed.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC2	Addition of text for clarification.	To clarify that the reference number relates to a full planning permission	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC3	Addition of reference to the outline planning permission.	To clarify that the reference number given relates to reserved matters, and that development of the site has been completed.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC4	Addition of reference to the outline planning permission.	To clarify that the reference number given relates to reserved matters.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC6	Addition of reference to the full planning permission and text regarding development of part of the site.	To clarify that the reference number given relates full planning permission. Clarification that an overflow car park to serve the Pentecostal Church has been built on part of this site.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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		P48 HC7, renamed as P48 HA4	To change the status of this site from a Commitment to an Allocation.	To reflect the fact that the outline planning permission granted on this site has lapsed as the application to extend the time limit to submit reserved matters that was pending was subsequently refused. To ensure that the LDP addresses matters raised by Representation 6130.V2. To reflect additional information submitted as part of Representation (6130.V1) in relation to ecology and to note that updated surveys may be required to form part of any further planning application.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC8	Addition of new committed site.	To add a committed site that benefits from full planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HC10	Addition of new committed site.	To add a committed site that benefits from full planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 HA1 – To rename as P48HC9	To change the status of this site from an Allocation to a Commitment.	To reflect the fact that the full planning permission applied for has been granted (P/2013/1185) and the development is under construction. Consequential change of the site reference to P48 HC9.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

		P48 HA3	Additional text regarding ecology requirements.	To clarify that ecological surveys will be required at the planning application stage and are also required for the purpose of informing any necessary mitigation.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 MUA1	Deletion of site from LDP.	To remove this site proposed for allocation for mixed use development from the LDP due to deliverability issues.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P48 EA1	Removal of reference to the area of the site within the floodplain being appropriate for informal gravel surfaced car parking.	in order to ensure that the LDP addresses representations by 5197.V51	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Presteigne	P51 HA1 – (now P51 HC1)	To change the status of this site from an Allocation to a Commitment.	To reflect the fact that the outline planning permission granted on this site 18/06/2014 for 11 affordable housing units.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P51 HA2	Amendment to affordable housing target. Minor changes to text for clarity.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update information provided by DCWW.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P51 MUA1	Amendment to affordable housing target. Minor changes to text for clarity.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information and Minor edits to	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				correct spelling mistake and update information provided by DCWW.	
		P51 EA1	Minor changes to text for clarity.	To update information provided by DCWW and minor changes for clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Rhayader	P52 HC1	Removal of reference to project level HRA.	To reflect position at 1/4/2015.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P52 HC2	Removal of reference to project level HRA.	To reflect position at 1/4/2015	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P52 HA1	Minor Change to text.	For clarity	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P52 HA1	Amendment to affordable housing targets.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No1084.V4)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P52 HA2	Amendment to affordable housing targets.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep. No1084.V4)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P52 EA1	Minor Change to text.	For clarity.	No further HRA Screening

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					required. The change will have no effect on the outcome of the HRA.
Town	Welshpool	P57 HC2	Deletion of site from LDP.	This small housing site has been removed from the Plan as it no longer has a current planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P57 HA1	Insertion of additional informative text.	in response to representations received (Rep. No 5704.V5)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P57 EC1	Revision of text to reflect position at 1/4/2015.	To provide updated information relating to new planning permissions within employment site and attached conditions.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Ystradgynlais	P58 HC1	Revision of text to reflect position at 1/4/2015.	To reflect site commitment.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA1	Revision of text to identify information required regarding transport assessment.	To address changes proposed to the site allocation, in response to representations received and further evidence (Rep No. 6176.V2).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA2 changed to P58 HC2	To change the status of this site from an Allocation to a Commitment.	To reflect position at 1/4/2015.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA4	Deletion of site from LDP.	To delete site allocation in light of further evidence received	No further HRA Screening required.

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			(covenant).	The change will have no effect on the outcome of the HRA.	
		P58 HA6	Deletion of site from LDP.	To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 540.V1, 541.V1, 1413.V2, 6260.V1, 6261.V1, 6262.V1, 6271.V1, 6272.V1, 6289.V4, 6300.V1, 6343.V5, 6357.V1, 6358.V1)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA7	Deletion of site from LDP.	To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 540.V2, 541.V2, 1413.V3, 6250.V2, 6255.V1, 6260.V2, 6261.V2, 6262.V2, 6271.V2, 6272.V2, 6289.V1, 6300.V2, 6341.V1, 6343.V6, 6358.V2)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA8	Deletion of site from LDP.	To delete site allocation and address changes proposed to the site allocations / commitments, in response to representations received and further evidence regarding the non-delivery of the site.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P58 HA9	New housing allocation.	Addition of site to LDP. To address	This new site has been

				changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No.'s 5706.V5)	assessed to determine the requirement for HRA, given the location is considered that any proposed development of the site would not have potential to affect any European sites and therefore HRA Screening is not required. The change will have no effect on the outcome of the HRA.
		P58 HA10	New housing allocation.	Addition of site to LDP. (Note this site was granted planning permission subject to a S106 agreement in Oct 2015, Planning reference – P/2014/1133)	This new site has been assessed to determine the requirement for HRA, given the location is considered that any proposed development of the site would not have potential to affect any European sites and therefore HRA Screening is not required. The change will have no effect on the outcome of the HRA.
		P58 HA11	New housing allocation.	Addition of site to LDP. To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6205.V3)	This new site has been assessed to determine the requirement for HRA, given the location is considered that any proposed development of the site would not have potential to affect any European sites and therefore HRA Screening is not required.

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					The change will have no effect on the outcome of the HRA.
		P58 HA12	New housing allocation.	Addition of site to LDP. To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6071.V2)	This new site has been assessed to determine the requirement for HRA, given the location is considered that any proposed development of the site would not have potential to affect any European sites and therefore HRA Screening is not required. The change will have no effect on the outcome of the HRA.
		P58 EA1	Minor changes to text	For clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Town	Hay-on-Wye	P21 MUA1	Amendment to affordable housing targets. Insertion of text regarding development brief. Minor changes to text.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To identify site allocations and uses where a joint development brief will be required to provide a degree of certainty and to ensure the LDP addresses representations (Rep 1034.V8).Amendments for clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Abermule	P02 EC1, amended to P02 EA1	To change the status of this site from a Commitment to an Allocation.	To reflect the fact that the outline planning permission granted on this site (P/2009/1353) has lapsed.	No further HRA Screening required. The change will have no effect

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				Consequential change of the site reference to P02 EA1 and insert this record in the appropriate location.	on the outcome of the HRA.
Large Village	Berriew	P04 HA1	Amendment to text to reflect that it has been superseded by a new Housing Allocation.	New housing allocation in response to representations received – land to east of village, adjacent canal – Alternative Site Ref: ASN123 – (Rep No. 1938.V6).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Bettws Cedewain	P05 HC1	Addition of reference to the outline planning permission.	To clarify that the reference number given relates to reserved matters.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Boughrood & Llyswen	P06 HC1	Update site information.	Site under construction.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P06 HC2	Update site information.	Site under construction.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P06 HA1	Amendment to affordable housing target.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information in response to Representations. (Rep Nos: 27.V7, 1413.VI, 5795.V1, 6229.VI, 6258.V1, 6277.V1, 6295.V1, 6297.V1, 6299.V1, 6306.V1,	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				6320.V1, 6347.V1, 6348.V1, 6351.V1)	
		P06 HA2	Amendment of affordable housing target. Additional text included regarding information required regarding development plans.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information in response to referrals.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Bronllys	P07 HC1	Update site information to reflect planning permissions.	Site under construction	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P07 HC2 – (now P07 HA3)	To change the status of this site from a Commitment to an Allocation.	Planning permission may have lapsed on this site. Request for a Certificate of Lawfulness has been made.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P07 HA1	Amendment of affordable housing target. Minor changes to text for clarity.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update information from internal referrals	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P07 HA2	Amendment of affordable housing target. Minor changes to text for clarity.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To update site information to reflect new planning application and minor edits to reflect changes to housing numbers	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large	Caersws	P09 HC1	New commitment added to LDP.	To add a committed site that	No further HRA Screening

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Village				benefits from full planning permission.	required. The change will have no effect on the outcome of the HRA.
		P09 HA1	Addition of text regarding development brief requirement.	To identify site allocations where development briefs are likely to be required to provide a degree of certainty, and to ensure that the LDP addresses representations (78.V2 and 78.V6).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Coelbren	P14 HA1	Deletion of site from LDP	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence (Rep No. 6220.V1).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Churchstoke	P12 HC4	Deletion of site from LDP.	Due to updated evidence of landowner intentions which leads to the Council having fundamental concerns over the likelihood of delivery within the Plan period.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P12 HA1	New housing allocation in LDP.	In response to representations received – Alternative Site Ref: ASN15 and ASN19 – (Rep No. 451.V5 and 2067.V1)	This new site has been assessed to determine the requirement for HRA, given the location is considered that any proposed development of the site would not have potential to affect any European sites and therefore HRA Screening is not required. The change will have no effect on the outcome of the HRA.

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		P12 EA1	Change to site area.	Due to housing commitment P/2014/0559.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Clyro	P13 HC1	Update information on site.	Site under construction.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P13 HA1	Amendment to affordable housing target. Insertion of additional text regarding information required in relation to development plans.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To address comments from representations (27.V12)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Crossgates	P16 HC1	Amendment to affordable housing target.	To reflect the decision taken under VAR/2013/0013 to allow for the discharge of the section 106 agreement attached to PR6115/01 to remove the requirement for housing to meet local need.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P16 HC1	Removal of reference to planning permission P/2009/1043 and to replace this with reference to the full planning permission.	P/2009/1043 granted permission for a surface water retention basin, replacement with correct reference in respect of the residential development.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P16 HA1	Amendment to affordable housing target.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4	
		P16 HA1	Addition of reference to the need to consider highway access arrangements and details to serve the development.	To ensure the LDP addresses representations made by the Highway Authority in response to the additional information submitted.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Four Crosses	P18 EA1	Amendment of site area.	To update available land for employment to remove areas of commitments. P/2008/1351, P/2011/1429, P/2012/0854	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Glasbury	P19 HA1	Amendment of number of units at site. Amendment of affordable housing target. Addition of reference to the need to consider highway access arrangements and details to serve the development.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. To change in site allocation dwelling number to reflect highways access issues. Addition of site information for clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Guilfield	P20 HC1	Deletion of site from LDP.	Due to updated evidence on the site constraints and flood risk mitigation requirements which result in abnormal costs to development leading the Council to have fundamental concerns over the likelihood of delivery within the	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

				Plan period. (Rep. No. 5843.V1).	
Large Village	Guelsfield	P20 HA1	Amendment of text to clarify requirements with regards to mitigation.	To ensure clarity regarding the mitigation measures necessary to ensure no likely significant effect to Granllyn and to address comments raised in Draft Deposit representations No. 5197.V2 and No. 5197.V62	Further clarification has been included with regards to the site allocation text with regards to the requirements for mitigation measures that will be necessary to enable development of the site. Following consultation with NRW Senior Species Officer the text regarding requirements for applications in relation to this allocation the supporting text has been amended to the following: <i>Highways Improvement/local link road required, closure of existing junction. Development must avoid flood risk areas. Sensitive ecological issues - liaison with NRW required at pre-application stage - European Protected Species Licence likely to be required. *Project level HRA screening will be required with regards to Granllyn SAC. Given the proximity of Granllyn SAC there is a high likelihood that</i>

					<p><i>great crested newts may be present or utilise the site for distribution to surrounding environment- development proposals will require appropriate surveys and detailed mitigation plans to ensure that the development does not result in barriers to migration, fragmentation of habitats (including breeding and terrestrial habitat outside of the Granllyn SAC), disturbance, increased recreational pressures, incidental capture and killing which could affect the ecological functionality of the SAC. Given the complexity and level of detail required regarding mitigation to ensure no likely significant impact to the Granllyn SAC it is considered that a S106 will be required. Lower density reflects the requirement for potential mitigation measures/buffers for protected species and land required for link road.</i></p>
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					<p><i>Additional HRA Screening may also be required in relation to Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.</i></p> <p>The site has been assessed as providing low suitability habitat for great crested newts, the site is also considered to be located outside of the main ranging area for great crested newts i.e. further than 300m from the breeding ponds. Lower density housing has been identified for the site to enable sufficient space to be retained to incorporate the necessary mitigation measures.</p> <p>Key considerations that have been identified with regards to mitigation are:</p> <ul style="list-style-type: none"> • Barriers to migration, • Fragmentation of habitats (including breeding and terrestrial habitat outside of the
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					<p>Granllyn SAC),</p> <ul style="list-style-type: none"> • Disturbance, • Increased recreational pressures, • Incidental capture and killing. <p>In combination with the previous assessment undertaken of the potential impacts of site allocations within Guilsfield combined with the removal of site P20 HC1 from the LDP and amendments to text regarding requirements to address mitigation requirements it is considered that the conclusion of No Likely Significant Effect is appropriate.</p>
Large Village	Howey	P22 HC1	Amendment of the reference of this site from a commitment to an allocation.	Previous planning permissions for the residential development of this site has lapsed. Also to move this record to follow P22 HA1.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P22 HC1 changed to P22 HA2	Amendment of the reference of this site from a commitment to an allocation. To remove reference to P/2011/1538. To add reference to previous	P/2011/1538 as this related to variation of condition to extend time limit for commencement of full planning permission PR617/10 which was in respect of the construction of a site road only.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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			permissions having lapsed.	The previous planning permissions in respect of the residential development of the site, the latest being PR61708 (renewal of outline planning permission) and P/2008/1144 (extension of the time limit for submission of reserved matters) have lapsed.	
		P22 HA1	Addition of the map reference for this settlement under the Inset Map column.	For Clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P22 HA1	Amendment to affordable housing target.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Kerry	P23 HA1 now P23 HC1	To change the status of this site from an Allocation to a Commitment.	To reflect the fact that the full planning permission applied for has been granted (P/2009/0106). Consequential change of the site reference to P23 HC1.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P23 HA1 now P23	Amendment to the number of units	To reflect the number of dwellings that have been granted planning	No further HRA Screening required.

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		HC1		permission.	The change will have no effect on the outcome of the HRA.
		P23 now HC1 HA1 P23	To change the status of the planning application to granted.	To clarify that the permission is a full planning permission and to amend reference to it as a 'permission' not a 'proposal'.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Knucklas	P25 HC1	Addition of new housing commitment to LDP.	New housing commitment with valid planning permission. (RAD/2005/0555)	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P25 HA1	Addition of planning application reference.	For clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Llanbrynmair	P26 HC1	Update to text regarding current status of site.	To reflect position at 1/4/2015.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Llanfechain	P31 HA1	Addition of reference to requirement for flood consequence assessment and development brief.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence. To identify site allocations where development briefs will be required.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Llangurig	P33 HC1	Deletion of site from LDP.	In response to representations received and further evidence (Rep. No 5197.V58 & 6348.V.72) and to update Appendix 1 site allocation and commitments table	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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				to reflect position at 1/4/2015.	
Large Village	Llangynog	P34 HA1	Addition of reference to requirement for flood consequence assessment.	To address changes proposed to the site allocations / commitments, in response to representations received and further evidence.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Llanynmynech	P40 HA2	Amendment to affordable housing target. Addition of reference to requirement for details regarding highways requirements, sewerage infrastructure and archaeological assessment.	To update the issues/constraints information relating to this site allocation, in response to representations received and further evidence (Rep. No 27.V27 and 449.V2) and to round the affordable housing contribution up to 2 in response to representations received (449.V1).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Llanyre	P41 HC1	Addition of new committed site to LDP.	To add a committed site that benefits from outline planning permission.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P41 HA1	Amendment to affordable housing target.	To reflect the proposal to raise the level of contribution from 20% to 30% in the Central Powys area in accordance with the findings of the viability study. This is as a result of the decision not to take the CIL approach at this stage, although this position may change in the future. This change is in order to address matters raised by Representation 1084.V4.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
		P41 HA1	Addition of text regarding sewer	To reflect the fact that the sewer	No further HRA Screening

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			flooding.	flooding incident has been resolved as confirmed by Welsh Water, in order to ensure that the LDP addresses representations by (6348.V74).	required. The change will have no effect on the outcome of the HRA.
Large Village	Middletown	P44	Amendment of development boundary.	The inset map has been subject to a development boundary change (land adj. Llwyn Celyn, Middletown) in response to representations received (Rep. No. 2923.V1 and 6146.V1).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	New Radnor	P46 HC1	Minor Change to text.	For clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Newbridge on Wye	P47 HC1	Addition of reference to the full planning permission.	For clarity.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Three Cocks	P53 MUA1	Amendment to affordable housing target. Addition of reference to existing use of part of site and requirement for development brief, ecological and historic landscape assessment.	To identify change in affordable housing contribution in Central Powys area as identified from viability study. Minor change for clarity updating active planning permissions on site.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Trefeglwys	P54 HC1	Addition of permission reference.	To reflect position at 1/4/2015.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.

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Large Village	Tregynon	P55 HA1	Addition of reference for requirement to undertake ecological assessment.	To clarify that ecological surveys will be required at the planning application stage and are also required for the purpose of informing any necessary mitigation.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Buttington Brickworks	P59 EA1	Map Change. Addition of reference for requirement to consider impacts to SSSI in development plans.	Remapping of area of allocation in response to representations received (Rep. No. 5939.V4). Additional informative text to address representations regarding the SSSI (Rep. No. 5197.V43).	No further HRA Screening required. The change will have no effect on the outcome of the HRA.
Large Village	Land at Offa's Dyke Business Park, Welshpool	P60 EC1	Removal of reference to project level HRA for Tanat and Vyrnwy Bat SAC.	Minor change for clarity as not within or adjacent to Bat SAC.	No further HRA Screening required. The change will have no effect on the outcome of the HRA.