

## **APPENDIX 2 – List of LDP Policies**

### Policy DM1 - Strategic Planning Matters

All proposals for development must not compromise, or unacceptably adversely affect, either on their own or in combination with existing or approved development, the following:

1. The integrity, role or objectives of a settlement as defined by the LDP's Sustainable Settlement Hierarchy or lead to unacceptable detrimental pressure on existing community facilities, public service provision or infrastructure.
2. The development of a site allocated by the LDP, or the future use proposed by the allocation.
3. Employment land allocations and existing sites and buildings in economic use unless the proposed use would not:
  - i. prejudice the use of surrounding employment sites / buildings; and / or
  - ii. lead to an under provision of employment use within the sub / local area as identified in the Employment Needs Assessment or Table E1 of the LDP.
4. An existing area of Open Space, complete or in part, as identified in the Open Space Assessment, unless it can be demonstrated that:
  - i. There is an excess of such provision in the area; and
  - ii. There is no longer a requirement for that type of open space in the area, and
  - iii. The site would not be suitable to provide an alternative type of Open Space for which there is a shortfall; and
  - iv. The site is not of value for other benefits including biodiversity, landscape, amenity value and drainage; orIt can be demonstrated that alternative provision can be made available that is of enhanced or equivalent community benefit in terms of its size, characteristics, location and accessibility.
5. An existing community or indoor recreation facility unless it can be demonstrated that:
  - i. Appropriate alternative provision is to be made available or the potential for continued use is no longer viable; and
  - ii. Alternative solutions to support the long term use of the facility for the community have been adequately explored.
6. An existing neighbourhood shop, village shop or service unless:
  - i. The premises have been for sale or vacant for a prolonged period and genuine attempts at marketing the existing use during that time have been unsuccessful.
  - ii. Other solutions to support the long-term economic viability of the business have been adequately explored.

7. Important material assets and their operation including:
  - i. Strategic infrastructure including:
    - a. Transport routes, strategic or town centre car parks and safeguarded corridors.
    - b. Reservoirs and water supplies.
    - c. Sennybridge Training Area.
    - d. Best and most versatile Agricultural land (Grades 1, 2 and 3a).
    - e. Windfarms in Strategic Search Areas.
  - ii. Important tourism assets and visitor attractions
    - a. National Cycle Network routes.
    - b. National Trails.
    - c. Local Trails and public rights of way.
    - d. Montgomery canal.
    - e. Open access land and common land.
    - f. Royal Welsh Agricultural showground.
  - iii. Potential future routes along linear features such as former transport corridors and railway lines.
8. The historic environment, including essential settings or significant views, of:
  - i. Scheduled Ancient Monuments.
  - ii. Listed Buildings.
  - iii. Conservation Areas.
  - iv. Registered Historic Parks and Gardens.
  - v. Battlefields.
  - vi. Registered landscapes of Outstanding and Special Historic Interest.
9. The natural environment, integrity or conservation objectives of:
  - i. European Protected Sites / Habitats (Natura 2000 sites).
  - ii. National and Local Biodiversity Action Plan Habitats.
  - iii. Wildlife Trust Reserves.
  - iv. Local Wildlife Sites.
  - v. Local Nature Reserves.
  - vi. Sites of Special Scientific Interest.

- vii. Regionally Important Geological Sites and Geological Conservation Review Sites.
  - viii. Important carbon stores.
10. The achievement of the Water Framework Directive's overarching objectives.
  11. The characteristics and special qualities of Powys landscape (as defined by LANDMAP) and adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of those areas.
  12. Flood plains and flood protection. In accordance with National Guidance, proposals must be located away from high flood risk areas, must not increase flood risk elsewhere, and shall where possible allow floodplains to provide water storage to reduce flooding in the catchment.
  13. The sterilisation of minerals in a safeguarded area unless:
    - i. The development is temporary and restoration to enable future extraction of the mineral is agreed; or
    - ii. Minerals are not of commercial interest within the following radii of a proposed development:
      - a. 100m (sand and gravel);
      - b. 200m (hard rock);
      - c. 500m (Coal); or
    - iii. The development is of a very minor nature such as an extension to a dwelling; or
    - iv. There is an overriding need in the public interest for the development.

#### Policy DM2 – Detailed and Site Specific Planning Matters

In addition to the requirements set out in National Guidance, all proposals for development will be permitted where they comply with the following:

1. Proposals must make the most efficient use of land.
2. Proposals on contaminated or unstable land shall not:
  - i) Result in any additional problems of ground instability or contamination either on or off site and shall remediate the contamination / instability.
  - ii) Unacceptably adversely affect public health and safety, nature conservation, historic or archaeological interests

3. Proposals shall protect, positively manage and wherever possible enhance biodiversity and geodiversity interests to produce a net gain for the county including the enhanced connectivity of habitats.
4. Proposals shall protect, preserve and/or enhance sites and features of historic and built heritage importance and contribute to preserving local distinctiveness, sense of place and setting.
5. Proposals near a watercourse or within an area of floodplain must comply with the following:
  - i) In areas identified at risk of flooding (fluvial, tidal, surface water and groundwater) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Schemes (SuDS), wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.
  - ii) Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.
  - iii) Opportunities to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.
  - iv) Actions are taken to de-culvert wherever possible. Where this is not possible, an assessment of the structural integrity of the culvert, with any required remedial work, should be carried out prior to the development. A maintenance schedule should be developed for all culverts to ensure regular clearance.
  - v) 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. The width of any buffer strip should be agreed with the relevant authorities on a site by site basis. Such sites should have a maintenance strategy for clearing and maintaining the channel, with particular regard to structures such as trash screens and bridges.
6. Satisfactory provision shall be made for land drainage and Sustainable Drainage Schemes (SuDS). In addition to the requirements set out in national guidance, proposals must comply with the following:
  - i) The post development runoff volumes and peak flow rates are maintained at either the greenfield rate for greenfield sites or deliver a 50% reduction to surface water runoff rates for brownfield sites (up to and including the 1 in 100 year event inclusive of an appropriate allowance for climate change for both development scenarios).

- ii) SuDS are included for all new development; space should be specifically set aside for SuDS and used to inform the overall site layout.
- iii) Hardstanding areas are kept to a minimum and infiltration techniques and the re-use of water are considered before attenuation devices.
- iv) SuDS have a maintenance strategy to ensure they are maintained and working efficiently.

If SuDS cannot be implemented, a full written justification should be submitted explaining why this is the case.

7. Adequate utility services shall exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment.
8. Proposals must meet highway access requirements and vehicular parking standards. Proposals must incorporate the access needs of all transport users, especially pedestrians and cyclists and those with disabilities or mobility impairment.
9. Proposals considered to generate significant amounts of travel or traffic will only be considered where they include a satisfactory Transport Assessment and/or a Travel Plan.
10. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
11. Proposals involving external lighting must provide a lighting scheme and demonstrate that the lighting will not individually or cumulatively cause:
  - i. Unacceptable levels of light pollution especially in the countryside.
  - ii. An adverse effect on the visibility of the night sky.
  - iii. A nuisance or hazard to highway users including pedestrians, and local residents.
12. Unless justified by detailed analysis, sensitive development must not be located within the buffer zones of the following operations:
  - i. Hard rock - 200m.
  - ii. Coal sites - 500m.
  - iii. Sand and gravel - 100m.
  - iv. Hazardous installations.

13. The design, layout size, scale, mass and materials of the development shall complement and where possible enhance the character of the surrounding area and support community safety and crime prevention. Adequate amenity and / or open space shall be provided.
14. All development must demonstrate a sustainable and an efficient use of resources by including measures to achieve:
  - I. Energy conservation and efficiency.
  - II. The supply of electricity and heat from renewable sources.
  - III. Water conservation and efficiency.
  - IV. Waste reduction.
15. Within Powys' Welsh-speaking strongholds, proposals for the following developments will only be permitted where they have regard to their impact on Welsh language and culture and mitigation measures are provided:
  - i) Housing development which would lead to more than a five year housing supply for the settlement based on average completions over the previous 5 years.
  - ii) Retail development with a gross floor area greater than 280 sqm.
  - iii) Any other large-scale development with the potential to detrimentally affect the Welsh language and culture.

### Policy DM3 – Planning Obligations

Planning obligations will be sought by agreement with applicants, where necessary, to ensure that:

1. The development provides for adequate infrastructure necessary to serve the proposal, and that satisfactory maintenance and / or restoration arrangements are achieved;
2. Benefits in the public interest are secured where these are relevant and reasonably related to the proposal, and required to enable it to proceed.

### Policy L1 – Works to a Listed Building

Proposals to undertake works to a listed building will be permitted where:

1. The works preserve the building's setting and features of special architectural or historic interest and support its long term maintenance and condition; or

2. The listed building is identified as being 'at risk' (Category 1 to 3), any adverse impacts to its setting or features of special architectural or historic interest are kept to the minimum necessary to remove its 'at risk' status.

#### Policy E1 - Employment Proposals on Allocated Employment Sites

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

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

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

#### Policy E2 - Employment Proposals on Non-Allocated Employment Sites

Proposals for employment development on non-allocated sites will be permitted where it is demonstrated that no other suitable existing or allocated employment sites or previously developed land can reasonably accommodate the proposal, and where at least one of the following criteria is met:

1. The proposal is up to 0.5Ha. and is located within or adjoining a settlement with a development boundary.
2. The proposal is for the limited expansion, extension or environmental improvement of existing employment sites and buildings.
3. The proposal is appropriate in scale and nature to its location and is supported by a business case which demonstrates that its location is justified.

#### Policy E3 – Mixed Use Employment Allocations

Proposals for employment led mixed use developments will be permitted on sites where the category of site is identified as Mixed Use in the Employment Site Allocation Table E1.

#### Policy E4 – Bronllys Health Park

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

### Policy T1 – Transport Infrastructure

Transport infrastructure and traffic management improvements will be permitted where they:

1. Improve safety of transport users.
2. Reduce traffic congestion and/or improve the local environment.
3. Reduce demand for travel by private transport.
4. Provide, promote and improve sustainable forms of travel.

### Policy H1 - Housing Provision

Over the Plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and provides land for 6,071 dwellings to meet the dwelling requirement of 5,519 additional dwellings.

Housing development will be supported in the following ways:

1. In Towns and Large Villages:
  - i) On sites allocated for housing and other suitable sites within the development boundary. Open market housing will be subject to an appropriate contribution towards affordable housing in accordance with Policy H4.
  - ii) On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policies H5 and H6.
2. In Small Villages:
  - i) On small infill gaps between existing dwellings capable of accommodating 1 or 2 units or in suitable larger infill gaps where identified in a village plan prepared by a community and adopted as SPG. Infill open market housing will be subject to an appropriate contribution towards affordable housing in accordance with Policy H4.
  - ii) On sites forming minor logical extensions to small villages for affordable housing in accordance with Policies H5 and H7.
3. In Rural Settlements and the Open Countryside:



- i) In rural settlements, single rural affordable homes to meet local needs in accordance with Policy H7.
- ii) Rural enterprise worker dwellings, One Planet developments and the conversion of rural buildings in accordance with national policy. Renovation of former abandoned dwellings in accordance with Policy H11.

Policy H2 - Housing Delivery

1. Housing development must be of an appropriate scale and shall:
  - i. Provide a suitable mix of housing types to meet the range of identified local housing needs.
  - ii. Be phased if appropriate to reflect the context of the development and mitigate its impact on the local community.
2. Applications to develop parts of sites must not prejudice the development of the remainder of the site or seek to avoid planning obligations.
3. Applications to vary or renew a planning permission will only be permitted where justified and supported by evidence demonstrating that the proposal complies with the current Development Plan policies, is deliverable and likely to be delivered within the next 5 years or the remainder of the Plan period, whichever is the longer.

Policy H3 - Housing Density

All housing development should seek to make the most sustainable and efficient use of land. The density for any proposed housing development should be in accordance with the guide ranges below. Densities may be varied where justified by evidence of local circumstances or constraints.

	Units per ha.
Towns and Large Villages	25+
Small Villages	20-25
Rural settlements / single dwellings	10-25

Policy H4 - Affordable Housing Contributions

1. In accordance with the evidence of local housing needs endorsed by the Council, a contribution towards affordable housing will be required from open market housing development of 5 or more dwelling units or 0.25 ha and above.

2. The target contributions required for each Price Area, subject to detailed viability assessments, are as follows:
  - a. Central Powys – 20% contribution.
  - b. Severn Valley - 20% contribution.
  - c. Rural North - 10% contribution.
  - d. South West/Ystradgynlais – 10% contribution.
3. In Towns and Large Villages, where the contribution equates to:
  - a. 1 whole unit, the contribution will be required as on-site provision.
  - b. Less than 1 whole unit, a financial contribution will be required.
4. The contribution may be either on-site provision or a financial contribution in:
  - a. Small Villages.
  - b. Residential conversions and subdivisions in all levels of the Settlement Hierarchy.

#### Policy H5 - Affordable Housing Exception Sites

To meet a proven, unmet local need for affordable housing, the development of affordable housing only will be permitted as an exception in:

1. Towns and Large Villages – on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.
2. Small Villages – on sites integrated within or forming a logical extension.

The development of exception sites will be permitted where:

- i. The scale of development is commensurate to the settlement size.
- ii. The affordable housing must be developed by or transferred to a Registered Social Landlord, or an equivalent organisation or the Strategic Housing Authority.
- iii. The tenure and size of the affordable housing must correspond to the evidence of local housing needs. The dwelling size should not exceed 115 sqm.

#### Policy H6 - Affordable Housing on Enabled Exception Sites

To meet a proven, unmet local need for affordable housing, the development of affordable housing will be permitted as an exception only in Towns and Large Villages on sites which form a logical extension, and adjoin or are in close proximity to the development boundary.

The development of enabled exception sites will be permitted where all of the following criteria are met:

- i. The scale of development is commensurate to the settlement size and must accommodate at least 5 dwellings.
- ii. The affordable housing or plots are developed by or transferred to a Registered Social Landlord, or an equivalent organisation or the Strategic Housing Authority.
- iii. The tenure and size of the affordable housing must correspond to the evidence of local housing needs, with the dwelling size not exceeding 115 sqm.
- iv. A minimal number of open market dwellings, if included, are provided by either:
  - a) A Registered Social Landlord or equivalent organisation where the ratio of open market to affordable dwellings is demonstrated as key to the site's viability without Social Housing Grant; or
  - b) A non-Registered Social Landlord where one open market dwelling should enable the provision of at least four affordable dwellings.

#### Policy H7 - Rural Affordable Homes

To meet a proven, unmet local need for affordable housing, the development of single Rural Affordable Homes will be permitted on sites integrated within or forming minor, logical extensions in Small Villages or Rural Settlements subject to the following criteria:

1. Dwelling size is restricted to an affordable size of a maximum of 115sqm when measured externally excluding outbuilding or garage.
2. Plot size including gardens and ancillary land shall not exceed 0.1ha (1000sqm).
3. A single outbuilding / garage whether integral or not should be single storey and not exceed 15sqm.
4. Permitted development rights will be withdrawn.

#### Policy H8 - Affordable Housing Eligibility

The occupancy of all affordable housing will be restricted through a planning condition / obligation to those who are:

1. In 'housing need' as defined by the Council's common allocations scheme and its procedural guidance; and
2. Have a 'local connection' as defined by the Council's common allocations scheme and its procedural guidance. Eligible person(s) must be connected to the 'Local Community' defined as:
  - i. Initially, the community council area together with immediately adjoining community council or parish council areas (including those outside Powys).

- ii. Secondly, the respective shire.
- iii. Thirdly, the rest of Powys.
- iv. Fourthly, adjoining local authority areas.

Substantial efforts must be made for at least 3 months and satisfactorily proven prior to the widening of the eligible area in accordance with each step of the cascade set out above.

A local lettings policy may only be applied by an RSL following prior agreement in writing with the Council.

#### Policy H9 – Householder Development

Proposals for ancillary development, including residential annexes, shall be provided as an extension to a dwelling. Where this is not practical, the following considerations will apply:

1. Ancillary buildings used for all purposes shall be designed to be subservient to and grouped with the main dwelling.
2. Ancillary buildings providing residential accommodation shall not be self-contained or have the facilities necessary for occupation independent of the main dwelling. Proposals should form a subordinate addition to the property, sharing access and amenity space with the main dwelling.

#### Policy H10 - Removal of conditions / planning obligations

Applications to remove restrictions on the occupancy, sale price or size of a dwelling which continue to serve a useful planning purpose will only be permitted where:

1. Evidence is provided demonstrating unsuccessful attempts to sell the property; and
2. A financial contribution is paid towards the provision of affordable housing equating to 50% of the gross uplift in the value of the property resulting from the removal of the restriction.

#### Policy H11 - Renovation of Abandoned Dwellings

The renovation of abandoned dwellings in the open countryside for residential use will only be permitted where:

1. The dwelling has not been demolished or fallen into such a state of disrepair that it no longer has the substantial appearance or structure of a dwelling.
2. Any re-build shall be partial and sited within the footprint of the former dwelling and should make re-use, where practicable, of the materials used in the former dwelling.
3. The proposal shall not be more dominant in the landscape than the former dwelling and not have a detrimental effect on the character of the landscape or the open countryside.

### Policy H12 - Replacement Dwellings

Proposals to replace existing habitable dwellings will be permitted where they comply with the following criteria:

1. The existing dwelling shall not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended).
2. The proposal shall not result in the loss of a building of special architectural or historic interest or local vernacular character. Where this is the case, proposals will only be permitted where the building is proven to be beyond realistic repair.
3. The replacement dwelling shall:
  - i. be located within or adjacent to the footprint of the former habitable dwelling and reflect the form, size and scale of the former habitable dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position or size.
  - ii. respect or enhance the design of the original dwelling and those of surrounding properties and the locality.

### Policy H13 - Gypsy and Traveller Sites and Caravans

1. To meet a proven, unmet local need, proposals for permanent or temporary (transient or transit) Gypsy and Travellers sites and caravans will be permitted where:
  - (i) Located in a sustainable location with access to educational, community, social, health and other services and facilities.
  - (ii) Ancillary buildings must be for essential purposes which cannot reasonably be accommodated through the re-use of other existing buildings in the vicinity.
2. A permanent site is allocated in Machynlleth to meet an identified need.

### Policy H14 - Open Space Provision in Housing Development

Housing development proposals for ten dwellings or more, subject to viability, shall include provision for open space:

1. The type of open space required should be determined by the deficiencies identified in the Open Space Assessment for that area and may be provided on or off site depending on what is considered most appropriate.
2. Arrangements must be in place for the long term aftercare and maintenance of the open space.
3. In some instances it may be more appropriate for developer contributions of the equivalent value to be paid for the improvement of existing provision.

### Policy R1 – New Retail Development

The retail hierarchy of Powys is:

Area Retail Centres:	Llandrindod Wells, Llanidloes, Machynlleth, Newtown and Welshpool
District Retail Centres:	Builth Wells, Knighton, Presteigne, Rhayader and Ystradgynlais
Local Retail Centres:	Llanfair Caereinion, Llanfyllin, Llanwrtyd Wells and Montgomery

New retail developments should be of a scale and design appropriate to the settlement and in accordance with the settlement's role in the retail centre hierarchy.

Proposals that would undermine the retail hierarchy will not be permitted.

### Policy R2 – Development within Town Centre Areas

Within settlement Town Centre Areas as defined on the Proposals / Inset Maps, development will be permitted provided it complies with the following criteria:

1. It enhances the vitality and viability of the existing town centre and accords with Policy R1;

2. It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and
3. It would not result in an unacceptable concentration of non A1 (shops) and A3 (food and drink) uses within a Primary Frontage or non A1, A2, (commercial) A3 and other appropriate town centre uses in a Secondary Frontage, unless:
  - i. The shop has been vacant for a prolonged period and genuine attempts at marketing the existing use have been unsuccessful; or
  - ii. The proposal is for a community use which is of wider public benefit and in need of a town centre location.

### Policy R3 – Large Out-Of-Centre Retail Developments

Proposals for large scale retail developments will only be permitted outside of Town Centre Areas and within the development boundaries of an Area or District or Local Retail Centre and if they meet the following criteria:

1. The developer shall demonstrate that there is a need for the development and that there are no alternative more appropriately located sites available; and
2. The proposal, individually or in combination with other permitted retail developments, shall not undermine the retail hierarchy or have an unacceptable adverse impact on the vitality and viability of the Retail Centre or other nearby centres and accords with Policy R1.

### Policy R4 – Neighbourhood and Village Shops and Services

The establishment of new neighbourhood and village shops or services will be approved where they:

1. Are located within a Town, Large Village or Small Village; and
2. Serve the needs of the local area; and
3. Do not undermine the retail hierarchy or have an unacceptable adverse impact on the vitality and viability of the Retail Centre or other nearby centres and accord with Policy R1.

### Policy TD1 – Tourism Development

Development for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

1. Within settlements, where commensurate in scale and size to the settlement.
2. In the open countryside, where modest in scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and where:

- i. It is part of a farm diversification scheme; or
  - ii. It re-uses a suitable rural building in accordance with TAN6; or
  - iii. It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset.
3. Accommodation shall not be used for permanent residential accommodation.

#### Policy TD2 - Alternative Uses of Existing Tourism Development

Development proposals for the change of use from an existing tourism use will only be permitted where it can be proven that the existing use is no longer viable. Proposals to change holiday chalets, cabins or caravans to permanent residential accommodation will be refused.

#### Policy TD3 – Montgomery Canal and Associated Development

Proposals that support the restoration of the Montgomery Canal and preserve and enhance the role of the canal as a multifunctional resource, including off-line nature reserves and other appropriate canal-related development, will be supported.

Proposals for development that would adversely affect the role of the canal or prejudice its restoration will be opposed.

#### Policy W1 - Waste

Proposals will be permitted for the following types of waste facility only:

1. In-building waste facilities / bulking stations on:
  - i. High quality, local and mixed use sites in table E1.
  - ii. Other waste / employment / B2 sites or small extensions of them.
  - iii. Sites of up to 0.5 Ha. adjoining Towns or Large Villages.
2. Household Waste and Recycling Centres in, or adjoining, Towns or Large Villages.
3. Exemption Sites for inert waste:
  - i. To meet the needs identified in Regional Plans; or
  - ii To facilitate major construction projects.



### Policy RE1 - Renewable Energy

Proposals to generate energy from renewable and low carbon sources and associated infrastructure will be supported for up to 5MW (5,000kW), subject to criteria 1 and 2 below and all other relevant LDP policies.

Proposals for between 5 MW (5,000kW) and 50MW (50,000kW) will be determined in accordance with National Policy / Guidance, subject to criteria 1 and 2 below and all other relevant LDP policies.

1. All proposals must be incidental to existing visual and sensory landscape characteristics (as defined by LANDMAP).
2. All proposals must demonstrate efficiency, effectiveness and economy to minimise individual or cumulative adverse impacts, in particular where located in the open countryside, by:
  - i. Being carefully sited having regard to climatic factors, alternative sites, the prevailing landscape / skyscape character and views, topography, soils and vegetation, land allocated and or safeguarded for other purposes and the proximity to and potential impact on receptors; and
  - ii. Having appropriate design on matters of scale (numbers, massing and height), density, appearance (details e.g. lighting, colour / shape of structure, angles and materials); and
  - iii. Incorporating measures which mitigate adverse impacts on receptors, and ensure future maintenance and decommissioning where appropriate.

### Policy M1 – Existing Minerals Sites

1. Extensions (working area, depth and duration) to existing Minerals / Coal sites (Table M1) will be permitted where they would:
  - i) In the case of non-energy minerals help to maintain the required rate of supply; or
  - ii) In the case of non-energy minerals address a shortage of high quality material that is of limited availability nationally; or
  - iii) For all minerals - bring clear environmental benefits without significant increase in supply.
2. Proposals that enable a higher proportion of secondary aggregate or recycled material to substitute for the consumption of primary aggregates will be supported on existing sites.

### Policy M2 – New Minerals Sites

No new sites for the winning of hard rock, sand and gravel, or coal will be permitted in addition to those sites as shown on the proposals map and in Table M1 above unless they are:

1. Very small workings for locally distinct stone or sand and gravel for a local market; or
2. For coal where it would:
  - i. remove a mining legacy; or
  - ii. prepare land for future development of employment and economic benefit; or
3. A borrow pit under Policy M3 below.

### Policy M3 – Borrow Pits

Temporary mineral workings to supply a particular construction project, remote from an authorised quarry, will be permitted where they meet the requirements set out in National Policy / Guidance.

### Policy C1 – Community Facilities and Indoor Recreation Facilities

Proposals for community or indoor recreation facilities will be permitted where:

1. Proposals are within or adjoining a settlement identified in the strategic settlement hierarchy;
2. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
3. The appropriateness and feasibility of multi-use has been considered.

### Policy MD1 – Development Proposals by the MOD

Proposals by the MOD for development within the Sennybridge Training Area or elsewhere in Powys will be supported where they sustain operational use of an existing facility.