

APPENDIX 8 – Settlement Allocations

Towns	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 31/12/2013)
Builth Wells & Llanelwedd	P08	HC1	The Old Skin Warehouse Site, Brecon Rd, Builth.	0.3	7	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC
Builth Wells & Llanelwedd		HC2	Hay Road Garage	0.2	11	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Builth Wells archaeological intervention maybe required.
Builth Wells & Llanelwedd		HA1	Builth Wells Cottage Hospital	0.5	17	100	17.0	N/A	100% Affordable Housing Allocation. Planning application for 17 affordable units pending. Ecology and Land Contamination surveys required. There are isolated incidents of flooding in the public sewerage system that need to be resolved. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. *Project level HRA screening required - River Wye SAC.
Builth Wells & Llanelwedd		HA2	Land west of primary school, Builth Wells	2.2	56	20	11.2	N/A	Transport Assessment required. Refer also to sewerage system requirements in P08 HA1 above. *Project level HRA screening required - River Wye SAC.
Builth Wells & Llanelwedd		HA3	Land adj. to Tai Ar Y Bryn, Hospital Rd., Builth	1.6	40	20	8.0	N/A	Transport Assessment, Land Contamination and ecology surveys required. Refer also to sewerage system requirements in P08 HA1 above. *HRA screening required - River Wye SAC.

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Builth Wells & Llanellwedd		EA1	Land at Wyeside Enterprise Park, Llanellwedd	1.2	N/A	N/A	N/A	1.2	Badger Survey required. The local sewerage network can accommodate foul flows from the proposed site, however off site sewers would be required to connect to the public sewerage network. These can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991.*Project level HRA screening required - River Wye SAC.
Knighton	P24	HC1	Former clothing factory, West Street.	0.5	21	N/A	7.0	N/A	Commitment. Ref: (P/2010/0798) (PR73301). Site overlies the Offa's Dyke Scheduled Ancient Monument therefore further consents and archaeological intervention maybe required.
Knighton		HA1	Adj 'Shirley' Ludlow Road.	1.4	24	N/A	8.0	N/A	Site awaiting signing of s106 (P/2009/0038).
Knighton		HA2	Site of former Motorway mouldings factory	0.5	18	10	1.8	N/A	Site part in Shropshire - Full site previously pp 36. (PR3227/05) (P/2010/0115, P/2013/0504). Part of site in DAM C2 flood zone. If any further planning application is submitted the developer will need to revisit the FCA to ensure flood risk is up to date. Contains the site of a historic asset, any proposed development here may require archaeological intervention as part of any planning application.
Knighton		HA3	Presteigne Road	3.5	70	10	7.0	N/A	New allocation. Potential need for traffic calming measures. Hydraulic modelling required as upstream of a small diameter pipe (Waste Water), potential need for improvements. Off site water mains may be required, and could be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Other site specific issues include the fact that the site is sloping and is near a farming enterprise. Power lines cross site. Ecological Survey advised to inform enhancement, retain hedgerows and trees where possible. Pond close to NW corner of site.

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Llandrindod Wells	P28	HC1	Land at Gate Farm	0.2	10	N/A	0.0	N/A	Commitment (P/2009/0186, P/2013/0923). *Project level HRA screening required - River Wye SAC.
Llandrindod Wells		HC2	Highland Moors	1.3	16	N/A	16.0	N/A	Commitment. PR475404. 100% Affordable Housing Allocation. *Project level HRA screening required - River Wye SAC. Trunk road improvements (in the form of right turn lanes, roundabouts or possibly traffic lights) may be required if any further planning applications submitted.
Llandrindod Wells		HC3	Site adj, Autopalace	0.2	22	N/A	0.0	N/A	Commitment. Series PR458300. *Project level HRA screening required - River Wye SAC.
Llandrindod Wells		HA1	Land adj. Crabtree Green	2.2	50	20	15.0	N/A	Pending (P/2013/0444). Planning Committee resolved to permit subject to a legal agreement being completed. *Project level HRA screening required - River Wye SAC. Site lies adjacent to a SSSI / SAC any planning application submitted will be required to demonstrate that development does not have an adverse effect on these designations. Eastern edge of the site is within TAN 15 C2 zone, this area will not be able to be developed.
Llandrindod Wells		HA2	Tremont Park extension	4.5	100	20	20.0	N/A	New allocation. Ecological / Botanical Survey advised to inform enhancement. Off site works to connect with public sewer may be required and could be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991*Project level HRA screening required - River Wye SAC.

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Llandrindod Wells		HA3	Ithon Road	4.5	100	20	20.0	N/A	New allocation. Ithon Road near to proposed line of roman road, Cardiff to Castell Collen. Off site works may be required to connect with water mains and could be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve flooding, subject to funding being approved by our Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or S106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) is required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Extension to the speed limit and possible footway improvements. Development must consider relationship with cemetery, all weather pitch, school and existing housing development. *Project level HRA screening required - River Wye SAC.

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Llandrindod Wells		HA4	Land at Ridgebourne Drive,	7.6	100	20	20.0	N/A	Transport Assessment and provision of a 'ghost' island right turning lane in the trunk road. Right turn lane required at the junction with the trunk road. Site lies near the Lake Park Local Nature Reserve, ecology survey required to demonstrate no adverse impact from development and to inform enhancements. Local sewerage network can accommodate foul flows from the site however off site sewers may be required and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. Contaminated land survey required. *Project level HRA screening required - River Wye SAC.
Llandrindod Wells		EA1	Heart of Wales Business Park	4.3	N/A	N/A	N/A	4.3	Only part developable. Drainage pond on part of allocation. This is a biodiversity rich site supporting Great Crested Newts. An ecological survey is required to inform enhancement through development. Site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe may be required, and may impact upon the density achievable on site. Off-site water connection required. *Project level HRA screening required - River Wye SAC.
Llanfair Caereinion	P30	HA1	Land at Tanyfron, Llanfair Caereinion	2.4	30	10	3.0	N/A	New access to be created through the garage (further residential units to the 30 may be built here on brownfield land). Concerns from the community regarding highways issues will need to be resolved through highways alterations including the closure of existing access points, and traffic management / pedestrian access to be detailed in a development brief. The whole site to be developed together as one. However the steep middle part of the site is not to be developed and is for access only. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.

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Llanfair Caereinion		HA2	UDP Allocation M154 HA3	1.1	20	10	2.0	N/A	Highway improvements along Watergate Street, awaiting the signing of a S106 agreement for P/2009/0484. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin	P32	HC1	Adjacent 38 Maes Y Dderwen, Llanfyllin	0.4	14	N/A	5.0	N/A	Commitment. Ref: M/2007/1043. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA1	Land opposite Maesydre, Llanfyllin	0.5	12	10	1.2	N/A	*Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA2	Maesydre Field, Llanfyllin	2.3	55	10	5.5	N/A	Two sites need to be developed together as highways access needs to come from site furthest from the settlement. It is imperative that this scheme is of good sensitive design as it is near a Y Dolydd Listed Building and will be creating a new gateway into Llanfyllin (this can be done through a development brief). *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.
Llanfyllin		HA2	Field 7674, South of Maesydre, Llanfyllin	3.8	90	10	9.0	N/A	
Llanidloes	P35	HC1	Lower Green, Victoria Avenue	0.8	31	N/A	9.0	N/A	Commitment. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.
Llanidloes		HC2	Land at Hafren Furnishers	0.5	23	N/A	0.0	N/A	Commitment. Site lies within the historic settlement core of Llanidloes therefore archaeological intervention may be required.

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Llanidloes		HC3	Land adjacent Dolhafren Cemetery, Llanidloes	1.1	31	N/A	31.0	N/A	Commitment. 100% Affordable Housing. Ref: P/2014/0188 for 31 dwellings.
Llanidloes		HA1	Land at Penyborfa, Llanidloes	1	25	10	2.5	N/A	Sewerage connection and hydraulic modelling required. Access through Pen-y-brofa only. Site lies within the Llanidloes character area of the Clywedog Valley Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2. Ecology mitigation required.
Llanidloes		HA2	Chapel Farm, Gorn Road, Llanidloes	1.7	42	10	4.2	N/A	Access improvements and pedestrian facilities required. Within the Clywedog Valley Registered Historic Landscape therefore landscape impact mitigation will be required together with the potential visual amenity effects on the Glyndwr's Way national trail which will need to be considered in a project assessment. Ecology survey and mitigation required.
Llanidloes		EA1	Land at Parc Derwen Fawr, Llanidloes	0.8	N/A	N/A	N/A	0.75	Brownfield site. Ecology mitigation required for loss of extended phase 1 habitat. Land contamination survey required.
Llanidloes		EA2	Land at Parc Hafren, Llanidloes	1.7	N/A	N/A	N/A	1.67	Ecology survey and mitigation required for loss of extended phase 1 habitat.
Llanwrtyd Wells	P39	HC1	The Vicarage Field, Beulah Road, Llanwrtyd	0.5	7	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.
Llanwrtyd Wells		HC2	OS 2664 Caemawr, off Ffos Road	1.9	47	N/A	6.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.
Llanwrtyd Wells		HC3	OS 1451 Meadow View, Station Road	0.8	19	N/A	6.0	N/A	Commitment. S106. *Project level HRA screening required - River Wye SAC.

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Machynlleth	P42	HA1	OS1546, Aberystwyth Road	1.4	29	10	4.0	N/A	Site awaiting signing of s106 (P/2013/0144). Off site sewers would be required to connect to the public sewerage network and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Machynlleth		HA2	Land Adjacent HA1, Aberystwyth Rd	0.5	13	10	1.3	N/A	Ecological Survey will be required to inform enhancements. Road access via adjoining site allocation to the east on to roundabout. Off site sewers would be required to connect to the public sewerage network and can be provided through the sewer requisition scheme under Sections 98-101 of the Water Industry Act 1991. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC , Cors Fochno SAC and Meirionydd Oakwood and Bat sites.

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Machynlleth	P42	HA3	Mid Wales Storage Depot	0.4	15	10	1.5	N/A	Ecological survey will be required to inform enhancements. Transport assessment will be required to support any development proposals. Site is a brownfield site and may therefore require land contamination investigation and remediation. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. Existing building on site contributes to character and appearance of Conservation Area. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites. The boundary of the site abuts the flood zone - a FCA will be required to demonstrate that the consequences of flooding on access / egress can be managed.
Machynlleth		HA4	Newtown Road	0.3	5	0	0.0	N/A	Proposed permanent site to accommodate a gypsy family residing in the local area. Please note that the precise location of the site within the allocation is to be determined. Alterations to the local highway network will be required to enable a satisfactory access to be achieved. *Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites.
Machynlleth		EA1	Land at Treowain	1.7	N/A	N/A	N/A	1.7	*Project level HRA screening maybe required - Dyfi Estuary SAC, Llyn Peninsula and Sarnau SAC, Cors Fochno SAC and Meirionydd Oakwood and Bat sites.

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Montgomery	P45	HC1	Land at New Road	2.6	18	N/A	6.0	N/A	Commitment (final phase). Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Montgomery		HA1	Land at Verlon, Forden Road	12	50	20	10.0	N/A	Sensitive site re: heritage and landscape. Approx 2 ha required in this Plan period, allocation dependant on provision of link road. Plan for phasing and potential future phasing, buffer required for Sewage Treatment Works. Lies within the Trefaldwyn character area of the Vale of Montgomery Registered Historic Landscape - so will require assessing under ASIDOHL2. Site lies immediately close to three Scheduled Ancient Monuments, 'Montgomery Castle', 'Montgomery Town Walls' and and 'Ffridd Faldwyn hillfort' development adjacent to these sites may come within the terms of 1979 Scheduled Ancient Monuments and Archaeological Areas Act and would require consultation with Cadw and CPAT to ascertain the effects that it might have on the setting of this historic asset. Any development here may also require archaeological intervention as part of any planning application. As part of any development proposal the existing junction of the B4385/B4388 will need to be permanently closed up to all vehicular traffic. Site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

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Newtown	P48	HC1	Heol Pengwern	2	50	100	50.0	N/A	Commitment - Affordable Housing Site (P/2010/0199). *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections).
Newtown		HC2	Bryn Lane	3.3	65	N/A	12.0	N/A	Commitment (M/2005/1154). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC3	Ffordd Croesawdy	0.5	29	100	29.0	N/A	Commitment - Affordable Housing Site (P/2009/0521). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC4	Land at Severn Hts, (Brimmon Close)	5.4	23	N/A	0.0	N/A	Commitment (P/2008/1620). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC5	Rock Farm	8.5	96	N/A	17.0	N/A	Commitment (Series of Permissions). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Site impinges on the historic settlement core of Llanllwchaiarn therefore any proposed development here may require archaeological intervention as part of any planning application.
Newtown		HC6	Rear of Pentecostal Church	1	27	100	27.0	N/A	Commitment - Affordable Housing Site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HC7	South of Heol Treowen / Great Brimmon	6.8	135	20	27.0	N/A	Pending Section 73 Application (P/2014/0227) to allow extension of time to submit Reserved Matters. Density of site may be affected by utility corridors.*Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HA1	Sevenside Yard, Commercial Street, Newtown	0.5	48	N/A	48.0	N/A	Subject of planning application (P/2013/1185). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		HA2	Hendidley	3.8	14	20	2.8	N/A	Part of residential site remaining undeveloped. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).

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Newtown		HA3	South of Heol Treowen Extension	2.6	65	20	13.0	N/A	An ecological survey will be required to inform enhancements. The topography of the site and utility corridors will be significant considerations when drawing up development proposals for this site. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Newtown		MUA 1	St. Giles Golf Course	8.3	88	20	17.6	4	Existing golf course with a developable area of approx. 8 Ha. It is anticipated that the site will contribute approx. 3.5ha towards residential & 4ha towards employment. However, the form of development and precise mix/amount of uses on site will be identified through the preparation of a development brief that takes account of issues such as viability, the setting of a Scheduled Ancient Monument (and associated archaeology (discussions will also need to take place with CADW and CPAT) and ecology (an ecological survey will be required). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Small area the north eastern corner of the site falls with the TAN 15 C2 zone, measures will need to be taken to ensure this area is left as open space. In addition to the SAM this site includes 5 historic assets therefore any proposed development may require archaeological intervention as part of a planning application.

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Newtown		EA1	Llanidloes Road	5.6	N/A	N/A	N/A	2	Only 2ha. of the allocated site lies outside of the C2 zone of the Development Advice Mapping accompanying TAN15. Therefore, development of this site will be subject to a satisfactory Flood Consequences Assessment being submitted prior to permission being granted. Land within Zone C2 will only be appropriate for informal gravel surfaced car parking, open space and landscaping. An ecological survey will be required to inform enhancements. *Project level HRA screening maybe required - Montgomery Canal SAC (hydrological connections). The site overlies the line of the Roman Road, therefore proposed development here will require archaeological intervention as part of any planning application

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Presteigne	P51	MUA 1	Former Kaye Foundry Site	2.4	50	20	10.0	0.4 (Retail)	The Strategic Flood Consequences Assessment has identified that 6% of the site is in flood zone 2 this area will need to be left as open space / avoided. Ecological Survey required to inform enhancement. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. A public right of way crosses the site (156/1807/1). Impact on Town Centre and historic environment to be demonstrated. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. The delivery of affordable housing and other developer contributions in respect of this site will depend on the financial viability of the site and that this is particularly affected by the contamination on-site.

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Presteigne		HA1	Knighton Road Site.	0.6	12	20	2.4	N/A	100% AH - P/2013/1026 pending decision on part of site. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. Evidence of MG5/6 Grassland Priority Habitat - Ecological Survey required to inform enhancement. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required.
Presteigne		HA2	Joe Deakins Road Site	1.3	30	20	6.0	N/A	Off site works required to connect with the water main which is approx 160m away. Off site works may be required to connect with the public sewer and can be provided through the sewer requisition scheme under sections 98-101 of the Water Industry Act 1991. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. Highways improvements required include the re-configuration of the junction of Broadaxe Lane with the Presteigne By Pass B4355.

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Presteigne		EA1	Broadaxe Ind. Estate	2.4	N/A	N/A	N/A	2.4	Ecological Survey required to inform enhancement. Offsite works may be required to connect to the public sewers can be provided through the sewer requisition scheme under sections 98-101 of the Water Industry Act 1991. Presteigne Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements (not expected until the 2020-2025 Asset Management Programme) then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening maybe required - River Wye SAC. Contaminated land survey required. Site contains a historic asset therefore any proposed development here may require archaeological intervention as part of any planning application. Flood risk at the site is considered manageable. However, demonstration that access / egress to the site can be achieved in line with guidance set out in TAN15 should be provided in a site specific FCA. Recommend consultation with Emergency Services / Emergency Planners re access / egress. The site specific FCA would need to consider the overland flow routes from the Clatter Brook and the un-named brook forming the western boundary of the site, in addition to considering the impact of the development on third-parties. Infrastructure design will be key for this site. Note: the developable area of the site may be constrained as a result of the mitigation required.
Rhayader	P52	HC1	Nant Rhyd-Hir	1	18	N/A	0.0	N/A	Commitment P/2010/0524. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.

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Rhayader		HC2	Old Builders Supply Depot	0.2	10	N/A	3.0	N/A	Commitment P/2009/0321. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		HA1	Tir Gia	3.5	70	20	14.0	N/A	Pending planning application P/2010/1383. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		HA2	Land off East Street	0.6	15	20	3.0	N/A	Part of site (along the south east boundary) is within the flood zone and will need to be left as open space, developable area is reduced accordingly although whole site is allocated. Ecological Survey required to inform enhancements, retention of substantial buffer along watercourse is desirable. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Rhayader		EA1	Brynberth Ind. Estate	3.7	N/A	N/A	N/A	3.7	Ecological Survey Required to inform enhancements, retention of a substantial buffer along the watercourse is desirable. the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon density achievable on site. Offsite works are required to connect the whole area to the water mains. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Access is affected by flooding - a FCA will be required at the planning application stage which will need to demonstrate that flood risks and consequences to the access can be managed acceptably (see Powys SFCA).
Welshpool	P57	HC1	Burgess Land, Welshpool	5	73	N/A	22.0	N/A	Commitment. Under construction. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.

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Welshpool		HC2	Land r/o High Street, Park Lane	0.1	6	N/A	0.0	N/A	Commitment (2 previously built). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Site lies within the historic settlement core of Welshpool, any proposed development here may require archaeological intervention as part of any planning application.
Welshpool		HA1	Land off Gallowstree Bank	1.5	30	20	6.0	N/A	Adj to Montgomery Canal (SAC), expect lower density (20/ha) to provide canal buffer. Transport assessment required. Investigate need for new sewerage infrastructure. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool		HA2	Land at Greenfields, Caeglas	0.4	10	20	2.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.
Welshpool		HA3	Land at Red Bank	5.5	138	20	27.6	N/A	Transport assessment required, investigate sewerage infrastructure requirements; contaminated land survey. Significant highway improvements will need to be undertaken to the highway leading to the site from the town end, together with new footway links to the existing infrastructure. The junction of the U2212/U2208 would need to be permanently closed up and re-routed to the new access point that would serve the development. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC. Development proposals must be identified through the preparation of a development brief that takes account of all issues including constraints and viability.
Welshpool		EC1	Land at Buttington Cross Enterprise Park	1.2	N/A	N/A	N/A	1.23	Commitment. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat & Vyrnwy Bat Sites SAC.

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Ystradgynlais Area	P58	HA1	Land off Brecon Road, Ystradgynlais	2.2	56	10	5.6	N/A	Highway access solution required. Ecology survey required to identify extent of habitat and impact on protected species including Marsh Fritillary Butterflies. Land contamination / methane gas surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HC1	Land R/O Jeffrey's Arms, Brecon Road	1	18	N/A	6.0	N/A	Commitment. Ecology, contamination.
Ystradgynlais Area		HA2	Gurnos School, Lower Cwmtwrch, Ystradgynlais	1.1	28	100	28.0	N/A	100% Affordable Housing Allocation. Heritage issues and ecology survey required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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Ystradgynlais Area		HA3	Penrhos CP School, Brecon Rd, Ystradgynlais	1.5	38	10	3.8	N/A	Highway access improvements. Ecology and contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA4	Penrhos playing field, Brecon Road, Ystradgynlais	0.3	8	10	0.8	N/A	A public Right of Way crosses the site. Ecology survey and enhancements required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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Ystradgynlais Area		HA5	Glanrhyd Farm, Ystradgynlais	0.3	8	10	0.8	N/A	Ecology and land contamination surveys required. The site is crossed by a sewer and protection measures in the form of easement widths or a diversion of pipe would be required, which may impact upon the density achievable on site. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA6	Maes Y Dderwen Comp School, Ystradgynlais Areas A	0.7	18	10	1.8	N/A	Highways access solution and improvements required. Ecology and land contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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Ystradgynlais Area		HA7	Maes Y Dderwen Comp School, Ystradgynlais Areas B	1.6	39	10	3.9	N/A	Highways access solution and improvements required. Development of this site will require major alteration works to the school access onto Glanrhyd Road whilst the resulting access will have to be shared with the school. Ecology and land contamination surveys required. Due to the amount and close proximity of sites, it will be necessary for developers to fund a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Ystradgynlais Area		HA8	Ynysbydfe Farm	1	24	10	2.4	N/A	Highways improvements and ecology survey required. Off site mains may be required to serve the site and can be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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Ystradgynlais Area		EA1	Land at Woodlands Business Park, Ystradgynlais	2.3	N/A	N/A	N/A	2.31	Highways improvements required. Due to the amount and close proximity of sites, it will be necessary for developers to fund the undertaking of a hydraulic modelling assessment of the water supply network to establish any improvements required to serve the sites with an adequate water supply. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.

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Hay-on-Wye	P21	MUA 1	Land at Gypsy Castle Lane	4.2	45	20	9.0	2.4	Mixed use site - development brief required. Highways, new junction with the county class II road will be required along with the stopping up for vehicular use of sections of the existing Gypsy Castle Lane. Surface water flooding issue with culvert improvements required, ecology survey. Recreation space provision to be included on site. The foul flows from this development would pass through two Welsh Water Sewerage Pumping Stations and the cumulative effect of flows from the site would require an assessment of the sewerage pumping stations to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply. Hay on Wye Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC. Site lies within the Glasbury character area of the Middle Wye Registered Historic Landscape therefore proposed development may require assessing under ASIDOHL2.
Large Villages	Inset Map	Site Ref	Site Name	Site Area (Ha)	No. Units	Affordable Housing Target (%)	Affordable Housing Target (No.)	Area Empl / Other (Ha)	Issues / Infrastructure / S106 Requirements (Base date for planning permission information - 31/12/2013)

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Abercrave	P01	HA1	Land to East of Maesycribarth	0.5	13	10	1.3	N/A	Drainage improvements and ecology survey required. Two separate landowners, agree access to whole of site. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements.
Abermule	P02	HA1	Land adjoining Abermule House	0.2	10	20	2.0	N/A	Ecological Survey may be required to inform enhancements. Utility corridors adjoin site and will need to be considered in drawing up development proposals for the site. Offsite works will be required to achieve an appropriate Highways access (e.g. visibility splays and pedestrian links). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Abermule		HA2	Land adjacent The Meadows & Land adjacent Parkside	1.1	30	20	6.0	N/A	Site comprises 3 distinct parts that are subject of a number of constraints relating to issues such as highways access, utility corridors and flooding. A comprehensive scheme for the development of the entire allocation shall be identified through the preparation of a development brief that takes account of all constraints, viability and phasing (with no more than 30 dwellings within the Plan period). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Abermule		EC1	Land south of Maesderwen	2.6	N/A	N/A	N/A	2.6	Commitment (P/2009/1353) *Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Flood risk - at risk in the 0.1% annual probability fluvial flood event and falls within DAM C2

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Arddleen	P03	HA1	Land West of Trederwen House	1.7	16	20	3.2		Part site required in this Plan period. Plan for potential future phasing. Allocation dependant on provision of community car park. Sensitive heritage - listed Trederwen House nearby. Sympathetically designed car park could usefully buffer listed building. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Berriew	P04	N/A	Settlement Note	N/A	N/A	20	N/A	N/A	No allocations in this settlement, however an area of suitable land to the rear of Glan Yr Afon has been retained within the development boundary to facilitate housing provision. *Project level (planning application stage) HRA screening required for sites in this settlement due to Montgomery Canal SAC (hydrological connections).
Bettws Cedewain	P05	HC1	Bryn Bechan	0.4	10	N/A	4.0	N/A	Commitment (Series - incl. P/2008/0167). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Boughrood & Llyswen	P06	HC1	The Depot Boughrood	0.3	12	N/A	4.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.
Boughrood & Llyswen		HC2	Beeches Park , Boughrood	0.3	5	N/A	0.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC.

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Boughrood & Llyswen		HA1	Land at Llyswen adj B24 HA3	1.1	29	20	5.8	N/A	LNG pipeline 250 protected area. Access must be onto adjoining estate road of Llys Meilion. Middle Wye Valley Historic Landscape (proposed development may require assessing under ASIDOHL2) and within the setting of 2 listed buildings. Improvements to Talgarth Waste Water Treatment Works may be required. Ecology Survey required. Play space provision required. *Project level HRA screening required - River Wye SAC.
Boughrood & Llyswen		HA2	Land adjoining Beeches Park, Boughrood	1.2	30	20	6.0	N/A	Transport Assessment & Ecology Survey Required. Pedestrian facilities required. Llyswen Village Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements*Project level HRA screening required - River Wye SAC.
Bronllys	P07	HC1	Land adjacent to Bronllys Court	1.5	32	N/A	8.0	N/A	Commitment (including conversion). Outline permission for main part of site. Highways & pedestrian facilities improvements. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Site lies within the Llynfi character area of the Middle Wye Registered Historic Landscape proposed development may require assessing under ASIDOHL2. Site contains two historic assets and partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any planning application.

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Bronllys		HC2	Land to rear of Greenfields Bronllys	0.3	6	N/A	2.0	N/A	Commitment. Highways & pedestrian facilities improvements. *Project level HRA screening required - River Wye SAC. Contaminated land survey required. Site contains a historic asset and partly impinges on the historic settlement core of Bronllys therefore any proposed development here may require archaeological intervention as part of any planning application.
Bronllys		HA1	Land adj Bronllys CP School, Neuadd Terrace	1.4	36	20	7.2	N/A	Access from Bronllys hospital roundabout or Class 111 road. No access from bypass. Ecology Survey required. There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 . Site contains three historic assets therefore any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - River Wye SAC.

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Bronllys		HA2	Land at Bronllys to the west of Hen Ysgubor	0.6	15	20	3.0	N/A	There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. Middle Wye Valley Historic Landscape. *Project level HRA screening required - River Wye SAC. Site lies within the historic settlement core of Bronllys any proposed development here may require archaeological intervention as part of any planning application
Caersws	P09	HA1	Land north of Carno Road	1.6	40	10	4.0	N/A	Area of site subject to flooding has been excluded from the allocation. Surface and foul drainage, landscape setting, archaeology and trunk road access will be significant considerations when drawing up development proposals for the site. Site lies partly within the Caersws character area of the Caersws Basin Registered Historic Landscape and partly within the Maesmawr character area of the Caersws Basin Registered Historic Landscape therefore depending on its size and nature any proposed development here may require assessing under the ASIDOHL2. Site contains a historic asset therefore any proposed development here may require archaeological intervention as part of any planning application.

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Carno	P10	HA1	Land off Ffordd Dol-Llin	0.5	13	10	1.3	N/A	Ecological Survey will be required to inform enhancements. Achieving an appropriate standard of trunk road access will be a significant consideration when drawing up development proposals for this site.
Carno		HA2	Land north of Gerddi Cledan	1	25	10	2.5	N/A	Ecological Survey may be required to inform enhancements. Surface water drainage and achieving an appropriate standard of trunk road access (which may require off-site works) will be significant considerations when drawing up development proposals for this site.
Castle Caereinion	P11	HC1	Land at Swallows Meadow	2.3	25	N/A	6.0	N/A	Commitment. Partly developed, partly under construction. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC and Montgomery Canal SAC (hydrological connections).
Churchstoke	P12	HC1	Land at Maes Neuadd (rear of Village Hall)	0.6	16	N/A	0.0	N/A	Commitment (site partially completed).
Churchstoke		HC2	Land at the Garage	0.3	6	N/A	0.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Churchstoke		HC3	Land at the Hatchery	0.5	12	N/A	5.0	N/A	Commitment. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.

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Churchstoke		HC4	Land adjacent The View	0.4	11	N/A	0.0	N/A	Commitment. Under construction. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Churchstoke		EA1	Land adj Tuffins Supermarket	1.5	N/A	N/A	N/A	1.54	This allocation takes forward into the LDP the same parcel of land previously allocated in the past plan. Site lies within the Yr Ystog character area of the Vale of Montgomery Registered Historic Landscape depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application. This site is within a catchment that is failing WFD objectives (due to phosphate levels). Further loading of phosphates in this catchment through inappropriate drainage could prevent achieving WFD objectives. All trade and foul water effluent should be disposed via mains public sewer in the first instance. If not, an assessment is required at planning application stage to show development is not adding to phosphate levels.
Clyro	P13	HC1	Land South east of Clyro (A)	0.6	15	N/A	6.0	N/A	Planning permission for 21 units lapsed in 2011 however, technical start made on part of site for 6 local needs on 04.01.2011. *Project level HRA screening required - River Wye SAC. Contaminated land survey required.

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Clyro		HA1	Land South east of Clyro (B)	0.5	13	20	2.6	N/A	Highways & access improvements. Potential developers need to be aware that the site is crossed by a sewer and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. The proposed growth being promoted for this settlement would require improvements to Clyro Wastewater treatment works which would need to be funded through Welsh Water's Asset Management Plan or potentially earlier through developer contributions. Land contamination and ecology surveys required. *Project level HRA screening required - River Wye SAC.
Coelbren	P14	HA1	Land adjacent to Festry Fach, Dol Henrhyd	0.9	22	10	2.2	N/A	Ecology, drainage. Off site mains may be required to serve the site. These can be provided through a water requisition scheme under Sections 41-44 of the Water Industry Act 1991. Ystradgynlais Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening maybe required - Blaen Cynon SAC.
Crewgreen	P15	HA1	Land Opposite The Firs (between Malt House Farm & Bryn Mawr)	1.5	21	20	4.2	N/A	Expect reduced density and careful design to protect/enhance existing ecological features, including pond - sensitive landscape - development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. Investigation required to satisfy highways requirements and also investigate capacity of sewerage infrastructure. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.

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Crossgates	P16	HC1	Oaktree Meadows	1.4	15	N/A	3.0	N/A	Commitment. Ref: P/2009/1043. *Project level HRA screening required - River Wye SAC. Consideration needs to be given to drainage on this site.
Crossgates		HA1	Land South of Studio Cottage	0.7	15	20	3.0	N/A	Ecological Survey to inform enhancement. Potential developers need to be aware that this site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site. The proposed growth being promoted for this settlement would require improvements at Crossgates Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. *Project level HRA screening required - River Wye SAC.
Forden / Kingswood	P17		Settlement Note	N/A	N/A	20	N/A	N/A	No allocations in the main part of the village (old Forden) due to sewerage and highways constraints, however suitable land has been retained within the development boundary to facilitate smaller scale housing development. Allocations have been identified at Kingswood.
Forden / Kingswood		HA1	Land off Heritage Green	0.8	15	20	3.0	N/A	Sensitive heritage. Expect lower density (15-20/ha) as requires open space/buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT). Development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels), so foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.

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Forden / Kingswood		HA2	Land between Heatherwood & Kingswood Lane	0.5	10	20	2.0	N/A	Up to 10 dwellings reliant on addressing highways concerns - access is permitted off the adjacent housing estate (Heatherwood) or significant highway improvements are undertaken on the U2487. Sensitive heritage - Requires buffer to protect setting of Offas Dyke (consult and involve Cadw & CPAT, development here may also require archaeological intervention as part of any planning application). *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC. In a catchment that is failing WFD objectives (due to phosphate levels). Therefore foul water disposal must go to a mains public sewer or developer must show private connection is not adding to phosphate levels in the catchment.
Four Crosses	P18	HA1	Land at Oldfield (including land rear of School)	3.4	30	10	3.0	N/A	Part site required in this Plan period (1.2 ha), potential future phasing, allocation dependant on provision of community space to be agreed (adj school?) for expansion/sports facilities. Possible mixed use opportunities, phasing plan required. Care re: heritage constraints, retain disused railway as potential transport corridor. Whole site would require archaeological evaluation as part of any planning application and appropriate archaeological mitigation as part of any development thereafter (consult and involve CPAT). Mix/amount of uses on site must be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

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Four Crosses		EC1	Employment Land at Four Crosses Business Park	0.8	N/A	N/A	N/A	0.75	Commitment - employment land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Glasbury	P19	HA1	Treble Hill Stables, Glasbury	0.3	9	20	1.8	N/A	Highways improvements. Glasbury Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC. Site lies within the Glasbury character area of the Middle Wye Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Guilfield	P20	HC1	Land at Sarn Meadows	3.3	46	N/A	14.0	N/A	Commitment. Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Any further / fresh planning application at this site should provide a FCA informed by the latest flood modelling.
Guilfield		HA1	Land adj Celyn Lane	0.9	20	20	4.0	N/A	Highways Improvement/local link road required, closure of existing junction. Development must avoid flood risk areas. *Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC. Proximity of Granllyn SAC - Great Crested Newts may be present - development proposals will require appropriate surveys/action plan. Lower density reflects potential mitigation measures/buffers for protected species and land required for link road. Sensitive ecological issues - liaison with NRW required at pre-

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									application stage - European Protected Species Licence may be required.
Guilsfield		HA2	Land to East of Groes-lwyd, Guilsfield	0.8	19	20	3.8	N/A	The flood zone has been excluded from the allocation. Part of field nearest existing built form is allocated so that a green buffer is retained to nearby Groes-llwyd. Access point to be determined with highways including relocation of existing 30mph speed limit, footways to link up with the existing infrastructure. *Project level HRA screening required - Granllyn SAC & Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Howey	P22	HC1	Land adjacent Goylands Estate	0.8	11	N/A	0.0	N/A	Commitment. Reserved Matters application P/2011/1538. *Project level HRA screening required - River Wye SAC.
Howey		HA1	Land at Crossways Court.	1.4	30	20	6.0	N/A	Ecology Survey to inform enhancement, include a 10m buffer along the boundary with the railway. Requires significant works to the trunk road junction with class III road. Nearby Tree Preservation Order. Potential developers need to be aware that the site is crossed by a water main and protection measures in the form of easement widths or a diversion of the pipe would be required, which may impact upon the density achievable on site.*Project level HRA screening required - River Wye SAC.

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Kerry	P23	HA1	Dolforgan View, Kerry	2.1	62	N/A	0.0	N/A	Site awaiting signing of s106 (P/2009/0106). If the current proposal (P/2009/0106) is not implemented affordable housing contribution will be sought on future proposals for this site. Site contains two historic assets, any proposed development here may require archaeological intervention as part of any planning application. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections).
Knucklas	P25	HA1	Land at Castle Green	0.4	17	10	1.7	N/A	Site awaiting signing of s106 (P/2012/0272).
Llanbrynmair	P26	HC1	Bryncoch	1	5	N/A	2.0	N/A	Partially Committed (Series - incl. P/2012/0357). Ecological Survey will be required to inform enhancements. Single road access required to serve this site and adjoining allocation. Transport assessment may be required to ascertain impacts on Trunk Road. Off-site highway infrastructure improvements required.
Llanbrynmair		HA1	Land west of Bryncoch	0.7	17	10	2.0	N/A	Ecological Survey will be required to inform enhancements. Road access via committed site to the north. Transport assessment may be required to ascertain impacts on Trunk Road. Off-site highway infrastructure improvements required.
Llandinam	P27	HA1	Land opposite Old Barn Close, Llandinam	0.3	8	20	1.6	N/A	Highways improvements, ecology.
Llandrinio	P29	HA1	Gwernybatto Land off Orchard Croft	1.1	20	20	4.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

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Llanfechain	P31	HA1	Land north of Church, Llanfechain	1	25	10	2.5	N/A	Flood zone excluded. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Site lies within the historic settlement core of Llanfechain, any proposed development here may require archaeological intervention as part of any planning application. Highways access will need to be obtained via the adjacent housing estate Phasell Maes Dinas (U4978). The existing unadopted highway would need to be upgraded and offered for adoption in order to serve the allocation.
Llangurig	P33	HC1	9180 Adj Penybont Farm & Maescurig (A/27/001)	0.4	9	N/A	2.0	N/A	Commitment. *Project level HRA screening required - River Wye SAC. Majority of the site is in TAN 15 C2.
Llangurig		HA1	Land adj. Maesllan, Llangurig	0.7	18	10	1.8	N/A	Highways improvements, Ecology, Heritage, Drainage. Llangurig Wastewater Treatment Works has limited capacity and dependant on the pace and build rate of development there will ultimately be a time when increased capacity is required. Should developers wish to proceed in advance of any regulatory improvements then financial contributions from developers are required to fund the necessary improvements. *Project level HRA screening required - River Wye SAC.
Llangynog	P34	HA1	Llangynog Glebe	0.3	8	10	0.8	N/A	Needs to be accessed from the road to the south east. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC , the Berwyn and South Clwyd Mountains SAC and Berwyn SPA. Site impinges on the historic settlement core of Llangynog, any proposed development here may require archaeological intervention as part of any planning application. The site also lies within the Llangynog character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here

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									may require assessing under the ASIDOHL2 as part of any planning application.
Llanrhaeadr-ym-Mochnant	P36	HA1	Land at Maes yr Esgob, Llanrhaeder ym Mochnant	0.7	19	10	1.9	N/A	*Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Site lies within the Llanrhaeadr-ym-Mochnant character area of the Tanat Valley Registered Historic Landscape. Depending on its size and nature any proposed development here may require assessing under the ASIDOHL2 as part of any planning application.
Llansantffraid-ym-Mechain	P37	HC1	Land off Fford Spooney, Llansantffraid	0.4	12	N/A	3.0	N/A	Commitment. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Llansantffraid-ym-Mechain		HA1	Land at Spoonley Farm, Llansantffraid	0.8	20	10	2.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections). Tanat and Vwrnwy Bat sites SAC..
Llansantffraid-ym-Mechain		HA2	Land adj. Maes y cain, Llansantffraid-ym-Mechain	0.6	13	10	1.3	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Llansilin	P38	HC1	Land Opposite the Wynnstay Inn, Llansilin	0.7	23	N/A	8.0	N/A	Commitment. Ref: P/2012/1144 - Section 73 on Outline. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.

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Llanymynech	P40	HC1	UDP allocation M170 HA1 (Parc Llwyfen)	0.4	10	N/A	0.0	N/A	Commitment, site partially complete. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech		HA1	Land adj Parc Llwyfen	0.4	10	10	1.0	N/A	*Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.
Llanymynech		HA2	Land off Carreghofa Lane	1.6	15	10	1.5	N/A	Part site required for this Plan period (provide for potential future phasing). Up to 0.75 ha required for 15 dwellings. Ensure any new works/infrastructure etc. does not compromise proposals for restoration of canal. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vyrnwy Bat sites SAC.

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Llanyre	P41	HA1	Land at Llanyre Farm	0.7	12	20	3.6	N/A	Requires third party land for access (PCC owned). There are isolated incidents of flooding in the public sewerage system that will need to be resolved to allow development to proceed. Potential developers can either wait for DCWW to resolve the flooding, subject to funding being approved by Ofwat, or progress the improvements through the sewerage requisition provisions of the Water Industry Act 1991 or s106 of the Town and Country Planning Act 1990. The proposed growth being promoted for this settlement would require improvements at Llanyre Wastewater Treatment Works which would need to be funded through DCWW's Asset Management Plan or potentially earlier through developer contributions. Offsite works required to connect with the water main and public sewers. Llanyre Village Tree Preservation Order and village green nearby. Ecological Survey required to inform enhancement. *Project level HRA screening required - River Wye SAC. Site impinges on the historic settlement core of Llanyre any proposed development here may require archaeological intervention as part of any planning application.
Meifod	P43	HA1	Pentre works and adjacent land, Meifod	1.9	13	10	1.3	N/A	Majority of site falls into DAM C1. Site benefits from NRW maintained defences at present. FCA prepared and reviewed by NRW (reference SE/2014/117751/01). FCA has demonstrated that consequences of flooding can be managed acceptably. Further FCA will be required at planning application stage to inform design and layout of site required. Highways improvements needed include a pedestrian link to rest of settlement. Close working with CADW and CPAT will be required to ensure the protection of the SAM, development here may also require archaeological intervention as part of

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									any planning application. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC. Contaminated land survey will be required.
Middletown	P44	HA1	Land west of Golfa Close	0.7	18	20	3.6	N/A	Highways stipulation that access should be taken off Golfa Close. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
New Radnor	P46	HC1	Water Street Farm	0.6	14	N/A	5.0	N/A	Commitment. (Ref: P2008/1685).The site contains a historic asset and lies within the historic settlement core of New Radnor any proposed development here may require archaeological intervention as part of any planning application.
Newbridge on Wye	P47	HC1	The Orchard	0.3	5	100	5.0	N/A	Commitment. 100% Affordable. (Application P2008/1151). *Project level HRA screening required - River Wye SAC.
Penybontfawr	P49	HA1	Land east of Ysgol Pennant, Penybontfawr	0.4	10	10	1.0	N/A	Highways Alterations. *Project level HRA screening required -Tanat and Vyrnwy Bat sites SAC, the Berwyn and South Clwyd Mountains SAC and the Berwyn SPA.
Pontrobert	P50	HA1	Land at Y Fferm, Pontrobert, Meifod, Powys	1.5	6	10	0.6	N/A	Highways improvements required as per the lapsed planning permission M/2007/0324. *Project level HRA screening required - Tanat and Vwrnwy Bat sites SAC.

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Three Cocks	P53	MUA 1	Land between/adj Gwernyfed Avenue, Three Cocks	4	15	20	4.5	3.4	Mixed use - Development Brief required. Ecology Survey. Foul flows from this development would pass through the Welsh Water terminal Sewerage Pumping Station and would require an assessment of the sewerage pumping station to establish whether improvements are required. If improvements are required the sewer requisition provisions of the Water Industry Act 1991 can apply. The proposed growth being promoted for this settlement would require improvements at Aberllyfni Wastewater Treatment Works which would need to be funded through DCWW's asset management plan or potentially earlier through developer contributions. HER site. Part of site has existing employment use by agricultural contractor / machinery sales business. Part of site has permission for Laura Ashley factory & office accommodation. *Project level HRA screening required - River Wye SAC. Site contains a historic asset Any proposed development here may require archaeological intervention as part of any planning application.
Trefeglwys	P54	HC1	Land to West of Llwyncelyn (Phase 2)	0.9	17	N/A	8.0	N/A	Commitment - flooding constraint. Ongoing planning application to provide a flood protection bund to development site. Yet to be determined. (P/2014/0669). If permission is granted, the flood bund will provide flood protection to the consented site making the development safe and resistant.
Tregynon	P55	HA1	Rear of Bethany Chapel	0.9	22	20	4.4	N/A	An ecological survey will be required to inform enhancements. Appropriate arrangements for highway access and chapel parking will need to form part of any development proposals for this site.

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Trewern	P56	HA1	Land east of Trewern School	4.1	24	20	4.8	N/A	Highways improvement required, allocation dependant on working with school/landowner(s) to create acceptable joint access and improved parking arrangements (PCC own the third party land). 1 ha housing land required in this Plan period, phasing plan (plan for potential future growth). Development must avoid flood risk areas. Investigate suitable community/ecological uses for flood plain area adj. to site. Sewerage infrastructure will need investigation. Protect/enhance ecology including existing mature trees and watercourses. Development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints and viability. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
Employment Sites outside settlements	P59	EA1	Buttington Brickworks, Nr Welshpool	6	N/A	N/A	N/A	6	Brownfield site, partly in employment use, allocated for further expansion for General Industrial Uses. Expansion dependant on new access (extant p.p.). Heritage/Ecology Value. Development proposals should be identified through the preparation of a development brief that takes account of all issues including constraints. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.
	P60	EC1	Land at Offas Dyke Business Park, Welshpool	7.3	N/A	N/A	N/A	7.31	Commitment. Employment Land. *Project level HRA screening required - Montgomery Canal SAC (hydrological connections) and Tanat and Vwrnwy Bat sites SAC.

Notes:

* In line with the Habitats Regulations it will be necessary for project level assessments to be undertaken where there is a potential for significant effects from development on European Sites. Any development project that could have an adverse effect on integrity of a European

site will not be in accordance with the development plan, within the meaning of S.38(6) of the Planning and Compulsory Purchase Act 2004. Where sites are shown as committed (have planning permission), screening of any fresh applications will be necessary.