

### STEP 3 - Options Appraisal Tool (Prototype Tool)

Powys Options Appraisal Framework								
LAND BETWEEN/ADJ GWERNYFED AVENUE, THREE COCKS		potential contribution				issues raised	assessment / recommendations	
sustainable development aim	key questions	Impact: - Very Positive - Positive - Neutral / Unknown - Negative - Very Negative	Magnitude: - High - Moderate - Low	Probability: - High - Medium - Low	Significance Figure (I x M x L)	Significance Symbol		
<b>environmental capital</b>								
<b>energy and climate change (1)</b>	Does the site enable i) the co-location of commercial and residential uses to provide scope for energy reduction/renewable energy provision (eg district heating and generation schemes) or ii) otherwise contribute towards a low carbon Powys (eg south facing for solar gain)?	Positive	Moderate	High	12 Significant	++		Site located in accordance with Sustainable Settlement Hierarchy. No major obstruction to solar gain.
<b>energy and climate change (2)</b>	Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?	Neutral / Unknown	Moderate	Medium	-4 Minor	-		The site is not within an area of flood risk. Site boundary amend to exclude are of flood risk.
<b>waste and water (1)</b>	Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed?	Positive	Moderate	High	12 Significant	++		No contamination issues. Identified.
<b>waste and water (2)</b>	Will the development proposals contribute positively to sustainable waste management in the county and the move to a low waste Powys?	Neutral / Unknown	Moderate	Low	-2 Minor	?		Site located in accordance with Sustainable Settlement Hierarchy and therefore supporting sustainable waste management.
<b>waste and water (3)</b>	Is it expected that the site can be developed without an adverse impact on water resources or water quality?	Neutral / Unknown	Moderate	Low	-2 Minor	?		Unknown impacts will be addressed by policies.
<b>green infrastructure (1)</b>	Is the site free from environmental constraints/sensitivity such as the inclusion of, or proximity to, fragile habitats and species and protected landscape(s).	Negative	Moderate	Medium	-8 Minor	-		Ecology survey required.
<b>green infrastructure (2)</b>	Are there particular opportunities for biodiversity or ecological gain on this site (eg potential to create green areas, habitat corridors etc, or scope to improve water, air, or soil quality?)	very positive	Moderate	Medium	12 Significant	++		Potentially

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resource use (1)	Is the site previously developed land?	Neutral / Unknown	Moderate	High	-6 Minor	-		Part previously developed.
resource use (2)	Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?	Neutral / Unknown	Moderate	High	-6 Minor	-		Potential loss of Grade 3 BMV land.
resource use (3)	Can the site be developed without compromising the safeguarding of important mineral resources?	Positive	Moderate	High	12 Significant	++		Where resource is within the development boundary of a settlement, it is accepted, for the purposes of the LDP, that the resource is unavailable.

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<b>infrastructure capital</b>								
housing (1)	Do the development proposals support housing provision including affordable homes?	Positive	Moderate	High	12 Significant	++		Yes - in line with policy
housing (2)	Is the site well served by existing services (including access, water, drainage, energy supply) or is it realistically capable of being serviced by any necessary infrastructure (eg by upgrading)?	Neutral / Unknown	Moderate	Medium	-4 Minor	-		improvements required.
housing (3)	Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on green field land and/or at the edge of a settlement where development will extend into the open countryside).	Negative	Moderate	Medium	-8 Minor	-		Subject to design & layout
access (1)	Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?	Positive	Moderate	Medium	8 Minor	+		improvements required.
access (2)	Does the location of the site encourage a shift to using more sustainable forms of travel (eg is it central and accessible to local services and/or the public transport network without physical barriers to safe access on foot or cycle)?	Positive	Moderate	High	12 Significant	++		

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regeneration	Are the development proposals likely to regenerate the area? (eg bringing disused land/buildings back into positive re-use, meeting an identified community need, increasing footfall and/or creating new jobs).	Positive	Moderate	Low	<b>4 Minor</b>	<b>+</b>		Mixed use site.	

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<b>social capital</b>								
<b>community support (1)</b>	Is the site's development likely to encourage the community to get together and increase social interaction? Could the development proposals boost demand for local services and help to sustain or increase them?	Neutral / Unknown	Moderate	Medium	<b>-4 Minor</b>	-		
<b>community support (2)</b>	Will development of this site offer particular scope to build a more sustainable community? (eg are improvements to the physical or social infrastructure on offer, can the proposals contribute to supporting/protecting the Welsh language?)	Positive	Moderate	Medium	<b>8 Minor</b>	+		
<b>governance</b>	Does the candidate site development proposal have the support of the Town & Community Council?	Neutral / Unknown	Moderate	Medium	<b>-4 Minor</b>	-		no comments received.
<b>culture and sense of place</b>	Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of archaeological and built heritage assets?	Negative	Moderate	Medium	<b>-8 Minor</b>	-		HER site & Middle Wye Valley Historic Landscape - mitigation of impact required.
<b>business (1)</b>	Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.	Positive	Moderate	Medium	<b>8 Minor</b>	+		Mixed use site
<b>business (2)</b>	Will the development proposals contribute to providing a mix of uses in the settlement?	Positive	Moderate	Medium	<b>8 Minor</b>	+		Mixed use site

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<b>human capital</b>								
health (1)	Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement?	Positive	Moderate	High	<b>12 Significant</b>	<b>++</b>		
health (2)	Are the development proposals likely to be compatible with the established neighbouring land uses? (to avoid nuisance issues such as noise, disturbance and odour).	Positive	Moderate	Medium	<b>8 Minor</b>	<b>+</b>		
skills and employment	Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?	Positive	Moderate	Low	<b>4 Minor</b>	<b>+</b>		Mixed use site
<b>financial capital</b>								
maximising financial effectiveness (1)	Given the factors known about the site, could development provide a particular opportunity for planning gain that might not otherwise be achieved? (eg addressing a community need, overcoming settlement infrastructure constraints etc).	Positive	Moderate	Medium	<b>8 Minor</b>	<b>+</b>		Recreation space, pedestrian facilities, ecology gain etc
maximising financial effectiveness (2)	Given the factors known about the site, is it considered probable that the land will be released for development during the Plan period (2011-2026)? Consider if there is reasonable incentive to develop, recognising that the site will have value in its current use.	Positive	Moderate	Medium	<b>8 Minor</b>	<b>+</b>		Site part committed.

Total Score