

STEP 3 - Options Appraisal Tool (Prototype Tool)

Powys Options Appraisal Framework								
BUTTINGTON BRICKWORKS		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		
environmental capital								
energy and climate change (1)	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	++		A large site has been submitted for consideration which includes various parcels (ex-quarry, existing employment land, farmland and railway sidings). mooted as a strategic site to meet identified needs for the area (once known). Since then discussions have centred on revised proposals to encompass the existing quarry site and surrounds only. Owners have expressed serious interest in sustainable energy provision/on site generation.
energy and climate change (2)	Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?	Positive	Moderate	High	12 Significant	++		The site assessment identified 6% in surface water floodmap and a small area touching EA flood zone 2 (no objection received). Land drainage should be consulted at any detailed planning stage.
waste and water (1)	Is the site free from the risk of contaminated land or is it likely that any known contamination can be acceptably managed?	Neutral / Unknown	Moderate	High	-6 Minor	-		Clay brickworks, quarrying, railways - survey/conditions required. Site proposals would accord with national guidance to direct development towards previously developed land. Allocation would result in remediation of ex-minerals site.
waste and water (2)	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	?		Well screened site, large quarry void - proposer has suggested it could be suitable for a waste management facility of some sort but options are being kept open for the moment.
waste and water (3)	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.
green infrastructure (1)	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	-		Not within or adjacent to protected wildlife/landscape area. Geological SSSI on site (Gwaith Brics SSSI). The site comprises a mixture of habitats including operation quarry, woodland, grassland, scrub, small watercourse, buildings etc. Ecology surveys would be required. Protection of trees, hedgerows, watercourse.
green infrastructure (2)	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	++		Ecologist has identified significant opportunities to incorporate restoration and enhancement opportunities into proposed redevelopment of the site. The site has extensive scope for restoration and enhancement for biodiversity including restoration of grassland and wetland habitats, creation of sustainable urban drainage systems, incorporation of nesting and roosting opportunities within any new buildings or structures on site etc.

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resource use (1)	Is the site previously developed land?	Positive	Moderate	High	12 Significant	++		
resource use (2)	Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?	Positive	Moderate	High	12 Significant	++		
resource use (3)	Can the site be developed without compromising the safeguarding of important mineral resources?	Neutral / Unknown	Moderate	High	-6 Minor	-		The proposers have advised that the quarry is effectively worked out as it is no longer viable for the brick shale quarrying to continue. Access routes to other resources in the area would not be compromised by re-development of the quarry and employment/industrial uses on the site could still be compatible with future workings.

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infrastructure capital								
housing (1)	Do the development proposals support housing provision including affordable homes?	Neutral / Unknown	Moderate	High	-6 Minor	-		
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)?	Positive	Moderate	High	12 Significant	++		A new access has been approved in the past and this permission is still extant. Severn Trent raised concern about drainage due to lack of sewers in the local vicinity of the site and downstream pumping station, however these comments were made on the basis of a very large (27 ha) scheme rather than the revised proposals. It is therefore considered that the possible constraints re: sewerage infrastructure can be overcome with stakeholder consultation and involvement at the detailed stages.
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).	Positive	Moderate	Medium	8 Minor	+		The site benefits from existing tree screening, hillside screening, and an amenity bund which is still being added to. Given the past/existing use, re-development proposals can offer scope for continued remediation and improvement in visual terms.
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	+		The Trunk Roads Agency only support the scheme if the previously approved DMRB compliant access with right turn lane is constructed. They also advise that the existing access must be permanently closed on completion of the new access.
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)?	Neutral / Unknown	Moderate	High	-6 Minor	-		

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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).	Very Positive	Moderate	Medium	12 Significant	++		

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social capital								
community support (1)	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	-4 Minor	-		
community support (2)	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	8 Minor	+		Remediation of the old quarry site. Improved highways access/safety.
governance	Does the candidate site development proposal have the support of the Town & Community Council?	Neutral / Unknown	Moderate	Medium	-4 Minor	-		The community council have commented that this is a sensitive site.
culture and sense of place	Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of archaeological and built heritage assets?	Neutral / Unknown	Moderate	Medium	-4 Minor	-		CPAT have advised that the site overlies HER sites, further consultation will be required to ensure that historic features are not compromised.
business (1)	Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.	Very Positive	Moderate	High	18 Significant	++		
business (2)	Will the development proposals contribute to providing a mix of uses in the settlement?	Positive	Moderate	High	12 Significant	++		

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human capital								
health (1)	Is the site located so as to encourage health and wellbeing including physical activity, active travel and community interaction and engagement?	Neutral / Unknown	Moderate	High	-6 Minor	-		
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	8 Minor	+		
skills and employment	Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?	Very Positive	Moderate	Medium	12 Significant	++		
financial capital								
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	8 Minor	+		Re-development of the quarry brings the opportunity to secure an appropriate restoration scheme which might not otherwise come forward.
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	8 Minor	+		Proposer and agent have been very pro-active in approach to bringing the site forward for potential allocation. Parts of site already having planning permission are being actively marketed to find business/commercial occupiers. Realisation of the major redevelopment/expansion is likely to depend upon the right user and/or project coming forward at the right time as viability will be an overriding factor.

Total Score