

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

| Powys Options Appraisal Framework |                                                                                                                                                                                                                                                                                   |                                                                                                  |                                             |                                             |                                    |                     |               |                              |
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|                                   | Land off Slough Road, Presteigne                                                                                                                                                                                                                                                  | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim       | key questions                                                                                                                                                                                                                                                                     | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| <b>environmental capital</b>      |                                                                                                                                                                                                                                                                                   |                                                                                                  |                                             |                                             |                                    |                     |               |                              |
| 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)? | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           | -                   | 0             |                              |
| 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                                    | Medium                                      | 8 Minor                            |                     | 0             |                              |
| 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                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |
| 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?                                                                                                                                             | Positive                                                                                         | Moderate                                    | Medium                                      | 8 Minor                            |                     | 0             |                              |
| 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                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |
| 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).                                                                                                                   | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |

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|                                   | Land off Slough Road, Presteigne                                                                                                                                                                  | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim       | key questions                                                                                                                                                                                     | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| 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?) | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |
| resource use (1)                  | Is the site previously developed land?                                                                                                                                                            | Negative                                                                                         | Moderate                                    | High                                        | 12 Significant Negative            |                     | 0             |                              |
| resource use (2)                  | Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?                                                                                              | Positive                                                                                         | Moderate                                    | Medium                                      | 8 Minor                            |                     | 0             |                              |
| resource use (3)                  | Can the site be developed without compromising the safeguarding of important mineral resources?                                                                                                   | Positive                                                                                         | Moderate                                    | Medium                                      | 8 Minor                            |                     | 0             |                              |

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|                                   | Land off Slough Road, Presteigne                                                                                                                                                                                                                                                                                                        | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim       | key questions                                                                                                                                                                                                                                                                                                                           | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| <b>infrastructure capital</b>     |                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                             |                                             |                                    |                     |               |                              |
| <b>housing (1)</b>                | Do the development proposals support housing provision including affordable homes?                                                                                                                                                                                                                                                      | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | <b>-4 Minor</b>                    |                     | 0             |                              |
| <b>housing (2)</b>                | 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                                      | <b>-4 Minor</b>                    |                     | 0             |                              |
| <b>housing (3)</b>                | 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                                      | <b>-8 Minor</b>                    |                     | 0             |                              |
| <b>access (1)</b>                 | Can the site be safely accessed and can the highway network serving the site adequately accommodate the associated traffic implications?                                                                                                                                                                                                | Negative                                                                                         | Moderate                                    | High                                        | <b>12 Significant Negative</b>     |                     | 0             |                              |

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|                                   | Land off Slough Road, Presteigne                                                                                                                                                                                                             | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim       | key questions                                                                                                                                                                                                                                | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| 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)? | Negative                                                                                         | Moderate                                    | Medium                                      | -8 Minor                           |                     | 0             |                              |
| 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).                             | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |

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|                                   | Land off Slough Road, Presteigne                                                                                                                                                                                                               | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim       | key questions                                                                                                                                                                                                                                  | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| <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>                    |                     | 0             |                              |
| <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?) | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | <b>-4 Minor</b>                    |                     | 0             |                              |
| <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>                    |                     | 0             |                              |
| <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?                                                                     | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | <b>-4 Minor</b>                    |                     | 0             |                              |
| <b>business (1)</b>               | Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.                                                                                                       | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | <b>-4 Minor</b>                    |                     | 0             |                              |
| <b>business (2)</b>               | Will the development proposals contribute to providing a mix of uses in the settlement?                                                                                                                                                        | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | <b>-4 Minor</b>                    |                     | 0             |                              |

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|                                        | Land off Slough Road, Presteigne                                                                                                                                                                                                           | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
| sustainable development aim            | key questions                                                                                                                                                                                                                              | Impact:<br>- Very Positive<br>- Positive<br>- Neutral / Unknown<br>- Negative<br>- Very Negative | Magnitude:<br>- High<br>- Moderate<br>- Low | Probability:<br>- High<br>- Medium<br>- Low | Significance Figure<br>(I x M x L) | Significance Symbol |               |                              |
| <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?                                                                                           | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |
| 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).                                                                        | Negative                                                                                         | Moderate                                    | High                                        | 12 Significant Negative            |                     | 0             |                              |
| skills and employment                  | Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?                                                                                                                                 | Neutral / Unknown                                                                                | Moderate                                    | Medium                                      | -4 Minor                           |                     | 0             |                              |
| <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). | Neutral / Unknown                                                                                | Moderate                                    | Low                                         | -2 Minor                           |                     | 0             |                              |

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|                                               | Land off Slough Road, Presteigne                                                                                                                                                                                                                                         | potential contribution                                                                           |                                             |                                             |                                    |                     | issues raised | assessment / recommendations |
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| <b>maximising financial effectiveness (2)</b> | 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. | Negative                                                                                         | Moderate                                    | Medium                                      | <b>-8 Minor</b>                    |                     | 0             |                              |
| Total Score                                   |                                                                                                                                                                                                                                                                          |                                                                                                  |                                             |                                             | <b>-3</b>                          | <b>-</b>            |               |                              |