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From

Sent: 11 July 2016 11:46

**To:** National Infrastructure Consents

Subject: Llanbrynmair & Carnedd Wen windfarm determination

Dear Sirs,

On the 4th December 2013 between 6pm - 9.30pm, I attended a public meeting at Banwy School called by the Inspector with regards to the Mid Wales con-joined public inquiry.

(] .

I had previously indicated to your representatives, <a href="mailto:banksolutionsuk@gmail.com">bankssolutionsuk@gmail.com</a> and <a href="mailto:a@msn.com">a@msn.com</a>, (document attached / ConJoined\_071013 / below) that I wished to make a representation to the inspector and had forwarded my statement to them in advance, stating in my submission email:

'Dear Sir,

Due to the new draft position of the proposed National Grid sub-station and their new draft route for pylons, we have to stake a claim that the inquiry should allow our submission for rejection of the proposed windfarms at:

Llanbadarn Fynydd Llaithddu Llandinam Llanbrynmair Carnedd Wen

because of the attached statement.

I was due to speak at sometime during the evening at this meeting, according to the Inspectors clerk who showed me my position on their listing: the Inspector ignored my turn. When I confronted the clerk that I had been missed, the Inspector was advised and eventually I managed to speak.

The Inspector was not prepared to accept my submission. His concern he said was to do with the 'Windfarms' and not the infrastructure that was needed for their development.

I tried to point out to him that he had a duty, either legal or otherwise to take into account all the requirements that went into his decision as to the outcome of the public inquiry: he was argumentative to the point of not being prepared to accept that Infrastructure played any part in his decision.

His decision not to take into account the fact that any associated infrastructure is one of the vital points in any enquiry is against the rules laid out for such a public inquiry and to pre-suppose, as his report states for both Llanbrynmair & Carnedd Wen, that there would be an actual Cefn Coch hub sub-station is wrong:

Potential to Connect to the Grid 377. RWE's connection agreement with SP Manweb envisages that connection would be via the proposed Cefn Coch hub sub-station. As with the other schemes before the inquiry the indications are that this, and the associated 400kV line from Cefn Coch, would be strongly opposed by the Council and would not be supported by the Welsh Government. However, the evidence before the inquiry is that there is no technical reason why Carnedd Wen, either alone or in conjunction with the Llanbrynmair scheme, could not be connected at 132kV. PPC accepts in principle that a connection at 132kV could be acceptable. There is therefore no obvious reason why the proposed development could not be connected to the grid.

That there has in fact been no decision, let alone a planning application, about a National Grid Hub at Cefn Coch highlights his complete lack of understanding that it would be his decision alone that would decided this outcome: his naivety in not grasping this fact alone should call into question his decision making.

In our own discussions with National Grid they have clearly indicated if any of these windfarms are approved then they have a duty to connect them to the grid and this would mean that there would be a requirement for a sub-station at Cefn Coch.

If these two windfarms alone are allowed then the National Grid Hub at Cefn Coch sub-station and all its associated infrastructure will become a reality and will devastate not only the area where it will be built and also areas such as ours which is regarded by Powys County Council as an area of 'historic and ancient landscape'. All agricultural workings in the area will be devastated and are in complete contradiction to Powys Unitary Development Plan 2001-2016 1.4.1 Protection of Agricultural Land (copy attached).

Dear Sirs.

# The Mid Wales (Powys) Conjoined Wind Farms Public Inquiry

We bought our home here at Lletty Shencyn over eleven years ago and have returned to family roots here in Wales. We have objected to all the proposals of Tan 8 and the devastation it has been bringing to this small and wonderful landscape.

We have come late to this inquiry as the windfarm proposals are not directly next to us but we would be seriously affected by the windfarms:

- 1 a massive increase in traffic movements and all the associated disturbance these windfarms create and by the siting of National Grid's sub-station and its associated infrastructure
- 2 the pylon route to cater for the output from these sites will have a devastating effect on our lives here.

We laid out strict criteria for our future home here in Wales, ranging from no footpaths, no major roads, no direct neighbours, no flood plain, no environmental issues such as landfill sites but very importantly was no pylons and no industrial infrastructure (which windfarms certainly are).

We bought additional land around our property so that no-one could develop here and spoil our views.

All the windfarms here in Wales do not and will not never produce sufficiently stable electricity supplies to warrant such upheaval in people's lives. The destruction of such inspiring landscapes is not a testament to progress with this outdated technology, more a monument to the destruction of one of Wales' most unspoilt heritages — its landscape.

At the moment, National Grid can cope with the fluctuations of output from windfarms because traditional power stations still supply the majority of power, and their output is stable, but as old power stations are decommissioned and the proportion of electricity supplied to the grid from windfarms increases, the fluctuations in their output become more of a problem.

If these windfarms are allowed we will be devastated by the new proposed route from the National Grid sub-station as it not only comes across two of our fields with access through our third field, it also comes within 70m of our living accommodation.

# The route:

- 1 Original proposed route was well clear of our property. (Blue on National Grid Project News 2012/3)
- 2 The additional area was proposed, closer to us but did not including our property. (Hatched Blue)
- 3 Now we have just been presented with a draft route at the extreme edge and outside of the additional area, across our property.
- 4 It is quite clear that strenuous opposition to the original Meifod Valley line has resulted in all the changes so far, including expensive undergrounding and the additional land area and, now, the latest draft route. The newly affected properties did not raise strenuous objection to the original blue land and only now are doing so because of the late adoption of the latest draft, which adversely affects people who have not banged the drum which has simply benefited those who have.

- 5 Moving the draft route more centrally into the additional land (Hatched Blue) would be unlikely to prompt anything like the same objection from landowners and occupiers currently affected.
- The draft line runs through Lletty Shencyn land, which is not a farm and possibly the smallest area directly affected: it is purely residential. No letter has been sent to us, the owners, from National Grid even though our land is registered, and we have a legitimate complaint regarding this.
- 7 The letter sent to one of our neighbours makes it clear that National Grid is aiming to accommodate individual concerns: there can be no reason to refuse our proposal not to have the line on or near our home and land.
- 8 The pylon route and sub-station are dependent upon the windfarms subject to this Public Inquiry and should they be rejected then the pylon route and sub-station will no longer be necessary.

And, it is important that these windfarms are rejected as they are without doubt reliant on subsidies and debt. I ask you to consider especially the Vattenfall involvement as they have financial constraints currently:

.... The Swedish group is not alone in suffering. But with rivals also grappling with a gloomy industry outlook and high debt levels, they are unlikely to splash out on big acquisitions.

http://www.reuters.com/article/2013/09/26/utilities-vattenfall-idUSL5N0HG1TR20130926

'Swedish state-owned energy group Vattenfall could put its UK operations up for sale after unveiling a massive writedown in the value of its business. The group, which directly employs nine people in Scotland out of a UK workforce of about 180, ...'

http://www.scotsman.com/business/energy/vattenfall-may-sell-off-uk-division-1-3011074

Yours faithfully,



**Cyngor Sir Powys County Council** 

UNITARY DEVELOPMENT PLAN 2001-2016

Including Mineral & Waste policies

# Consultation Draft November 2002

Economic & Community Regeneration Directorate Planning & Conservation Section

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#### A1 Introduction

# The Unitary Development Plan System

A2.1 The Authority is required by the Local Government (Wales) Act 1994 to prepare a Unitary Development Plan (UDP) for its area, excluding that part covered by the Brecon Beacons National Park, which is to be covered by a separate UDP prepared by the National Park Authority. Section 54A of the Town and Country Planning Act 1990 (as amended) places the Development Plan central to the development control decision making process. It requires that:

- A2.2 "Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise,"
- A2.3 Additional relevant primary legislation includes the Planning (Usted Buildings and Conservation Areas) Act 1990 and the Planning (Hazardous Substances) Act 1990. National planning policy guidance on the content and provisions of UDP's include:
- Unitary Development Plans: Waies (2001).
  Planning Policy Wales (2002).
  Technical Advice Noies (TANs).
  Mineral Planning Policy Wales (2000).
  Welsh Office and National Assembly Orders, Regulations and Circulars.
- A2.4 Taken together, these comprise the national planning policy in Wales and their contents have been taken into account during the preparation of the Powys UDP.

#### A3 The Form of The Unitary Development Plan

- A3.1 UDP's are required to be divided into two parts: a short strategic overview with limited supporting text (Part One) and a more detailed and extensive Part Two. UDP's must also contain an overall Proposals Map together with detailed inset Maps for individual settlements (or parts of settlements) and for other major development sites, for example industrial estates or technology parks.
- A3.2 UDP's are required to have regard to The National Assembly's over-arching goals of:

  - Sustainable Development
    Building a dynamic and advanced economy
    Tackling social disadvantage
  - Tackling social disa
     Equal opportunities
- A3.4 These principles have been incorporated and integrated throughout the UDP, not only in the policies and proposals, but also in the process itself. In particular, Unitary Development Plans Wales (2001) stipulates that the UDP should cover the following topic areas where they are relevant to the particular area covered:

- Housing;
- Conservation and improvement of the natural and built environment
- Economy, including agriculture, forestry, industry, business, retail and other employment-generating and weelth-creating development; Land use/fransportation strategy addressing accessibility and the provision of strategic and integrated transport facilities including highways, railways and
- Mineral working (including disposal of mineral waste) and the protection of mineral resources; Safeguarding of natural resources; Waste management and disposal, land reclamation, re-use and hazards;

- Tourism, leisure, sport and recreation
- Energy conservation and generation, including renewable energy.

# Current Development Plans in Powys

- Within Powys (ex Park), the development plans already in place include:
  - The Powys County Structure Plan (Replacement) (Feb. 1996). The Minerals Local Plan (March 1995). The Brecknockshire Local Plan (October 1997).

  - The Radnorshire Local Plan (April 1999),
    The Montgomeryshire Local Plan (Deposit Version October 1995 &
    Subsequent Modifications),
- A4.2 The Chwyd Structure Plan and Glyndwr Local Plan covered the three communities of Llangedwyn, Llanrhaeadr-ym-Mochnant and Llansllin that were transferred to Powys upon reorganisation in April 1996. However, PCC updated that guidance informally in the Interim Planning Guidance (Strategic and Local) that was adopted in October 1997. Whilst the Montgomeryshire Local Plan has passed through most of the statutory plan preparation stages it has yet to proceed to formal adoption.
- A4.3 Until such time as the Powys Unitary Development Plan is statutorily adopted, the above-named development plans, which all have a time horizon of mid-2006, will remain operative for strategic planning, development control and other land use planning and regeneration purposes

# The New Unitary Development Plan

The Powys UDP will guide development during the plan period from mid-2001 A5.1 The Powys ULP will guide development during the pian period from mid-zour until mid-2016. It provides a policy framework for positive forward planning; proposals and allocations for future developments and the basis on which consistent development control decisions can be made. Proposals must be capable of implementation within that period and the ULPP will be subject to continuous monitoring and periodic review, the first of which may take place 5 years into the plan period in 2006.

Powys County Council UDP 2001-2016

- b) A written statement setting out appropriate policies and proposals for the
- b) A written statement setting out appropriate profuses and proposals for the
  development and other use of land within the plan area;
   c) A reasoned justification of the pollotes and proposals in Part 2;
   d) Such tables, diagrams, graphs and other material as may be necessary; and
   e) A proposals map and series of settlement inset maps depicting those policies
  and proposals on a map base for illustration purposes only.

# Unitary Development Plan Process in Powys

- A7.1 The UDP is being prepared in the context of the work undertaken by the four regional planning groupings, which includes one covering the whole of mid-Wales. Within the Authority every effort has been made to ensure that the UDP is wholly consistent with other relevant strategies and plans, especially the Corporate Plan, the Local Transport Plan (LTP), the Housing Strategy and Operational Plan (HSOP) and the Local Agenda 21 (LA21) Strategy. The latter has been called Local Futures in Powys and aims to deliver a sustainable way of life for the whole of society, not just for Powys County Council.
- A7.2 This is particularly important, as sustainability is an issue that affects every aspect of the UDP, every community and every resident in Powys. The LA21 Round Tables, which meet to progress eight key sustainability themes of local concern, have been involved in UDP consultation exercises and the Local Futures Officer is a member of the UDP Sustainability Sub-Group. The role of that group is to ensure that the Plan and the whole UDP process are truly sustainable.
- A7.3 The County Council places a great deal of emphasis on effective consultation with members of the public and interested organisations and, prior to Deposit, carried out the following non-statutory, but very worthwhile exercises:
  - i. To identify and rank Key Issues (October-December 1999). ii. To confirm the choice of UDP Strategy (April-June 2000).
- A7.4 The responses have been retained in an administrative database designed specifically to handle the whole UDP preparation process from start to finish. From this were generated reports of each consultation exercise that were then placed on deposit at 36 locations around the County. The members, whose resolutions gave guidance to subsequent stages of the process, including the preparation of this consultation draft version of the Plan, also took these reports to the County UDP Working Party for
- Once representations on the Consultation Draft have been considered, a Deposit Version of the Plan will be prepared, which will be subject to a further statutory period of public consultation lasting six weeks. A UDP Inquiry will be held if necessary for representations on the Deposit Version to be heard should any objections to the plan remain unresolved.

A5.2 The Powys UDP process has given the County Council, its partners, local interest groups and local residents an opportunity to review and revise the land use strategy for the County in response to emerging economic, environmental, social and

- A5.3 The Powys UDP will retain the concept of Planning Areas, natural catchment areas around the sixteen main market lowns in Powys, which are known as Area Centres. These are still very evident and stratistically justifiable in terms of provision of employment, shopping facilities and a wide range of local services. The fact that the National Park boundary cuts through several of these natural Planning Areas and that four of Powys' sixteen Area Centres lie within the National Park does not diminish their legitimacy and full account will be taken of their influences and the cross boundary interactions. Similarly, the Powys UDP has taken account of larger centres outside the County, in England as well as elsewhere within Wates, and their influences upon activities within the County. within the County
- A5.4 In addition, there is a need within Powys to take into consideration the differences that exist within the very large area covered and to take due account of the Authority's political and organisational arrangements that reflect this, Therefore, where appropriate, politices, proposals and allocations in the UDP will be provided on a Shire and / or Planning Area basis.
- Below the level of Area Centre there are several hundred other settlements of varying size, composition, character and role. These are described in terms of the Strategic Settlement Hierarchy later in Part One.

#### The Content of the 2 Parts of The UDP

#### (a) Part One

Powys County Council UDP 2001-2016

- The purpose of Part One of the Powys UDP is to:
  - Set the legislative and statutory background to the UDP:

  - Describe the land use planning context in Powys;
     Ili. Provide a strategic framework for Part Two, including:
    - The broad Strategic Vision;

    - The 17 Strategic Alms;
      The Sustainable Growth Strategy;
      A hierarchical approach to settlements and community development;
      13 Strategic Policies.

#### A6.2 (b) Part Two

- A6.2.1 Part 2 of the UDP will contain more detailed and (in some cases) site-specific policies and proposals and will consist of:
  - a) A reasoned justification of the general policies in Part 1;

Introduction

Powys County Council UDP 2001-2016

# Part One Strategic Policies

#### PART ONE

# Context of The Powys Unitary Development Plan

B1.1 In developing a strategy for the future growth of Powys, the Council has taken in to account the need for future development to be undertaken in a manner that promotes sustainable and viable communities and is sensitive to protecting those characteristics and features of value, Part One, below, sets out the factors that influence strategic planning in Powys as a prelude to defining a vision, strategic aims and policies for the County.

## Landscape and Environment

- B1.2 Powys is the largest county in Wales covering some 5,196 square kilometres (2,000 square miles), which represents almost exactly 25% of the total tandmass of Wales, Powys is an extensively rural county with a high proportion of the land being of very poor agricultural quality 95% is grade 4 or 5 (more than any other rural county in Wales) and 86% is severely disadvantaged, a level only exceeded by two South Wales valleys authorities. Apart from the broad river valleys of the Severn, Wye and Usk and their tributaries, Powys is an area of upland mountain and moor land, well suited to grazing livestock, outdoor pursuits and forestry, but with limited scope for other forms of economic development. However, these characteristics also combine to provide a high quality landscape throughout the area, one which is attractive to tourists and day visitors as much for fits remoteness and rugged natural beauty as for its distinctive market towns as much for its remoteness and rugged natural beauty as for its distinctive market towns
- B1.3 The Brecon Beacons National Park covers about 16% of Powys, Immediately to the north west of Powys there is a second national park (Snowdonia) and there has been speculation in the past that the Cambrian Mountains would be an obvious location for a further such designation, These, together with The Radnor Forest, the Berwyns, the Tanat Valley, Lake Vyrnwy, the east Mortgomeryshire Hills and very many national historic, archaeological and nature conservation designations, illustrate what an attractive and valuable landscape and environment there is in Powys.
- B1.4 Powys is an area of cultural diversity, steeped in history, and littered with archaeological remains. Apart from the more obvious castles, cathedrals, churches and abbeys, there are very many sites and monuments from all periods of our past; including considerable Neolithic, bronze and Iron Age remains.
- B1.5 Statutory designations may receive individual protection, but the UDP starts out with the premise that all of the tandscape and environment of Powys is of high quality, worthy of conservation, careful management and enhancement.

#### Population

B1.6 Powys (outside of the B.B.N.P) had a resident population of 103,987 at mid-2001. Even for a rural County the population density is low at just 24 persons per sq.

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result, there is a dependence on the nearest higher order settlement and / or a degree of interdependence between certain villages,

# Social Inclusion

- The availability and accessibility of local services and facilities, including B1.14 The availability and accessibility or local services and facilities, including schools, surgeries and community centres, represents an essential component in the development and well being of the County's communities. While the Area Centres and Key Settlements may have many of these within easy reach, there are many smaller villages and rural communities that have few if any of these services and facilities and that also experience difficulty in accessing them elsewhere. This combined with unemployment, poor skills, tow incomes, poor housing, high crime environments, family breakdown, ill health and disabilities can lead to families and individuals being socially excluded.
- B1.15 The Powys UDP will aim to provide a land use development framework which will preserve and enhance the range of services and their accessibility within the County. This will reflect the trends and needs, whilst protecting the vitality and viability of both urban and rural communities.

- B1.16 The housing stock in the County at April 1999 was estimated to be 55,209, with 84% owner occupied and privately rented, 12% rented from the Local Authority and 5% rented from housing associations (Digest of Welsh Local Area Statistics 2000).
- B1.17 The average number of persons per household in the County has been declining over time, in line with national Irends. In 1981, for the old pre-reorganisation Powys, it was estimated at 2.73 persons per household (pph) and by 1991 it had declined to 2.40 pph (new Powys), (1981 and 1991 Censuses of Population). It has been determined from official stalistics and rigorous techniques that the average household size (ahs) has already declined further to 2.38 in 1998 and will be about 2.25 in 2001, it is probable that this will continue to decline over the Plan period to about 2.18 in 2016. Even without net in-migration, this will increase the number of dwellings required in the County over the same period.
- B1.18 The level of residential provision in the existing Local Plans provides sufficient land for the County's requirements until at least 2006. The latest Housing Land Availability Survey (1998), published in 2000, established that there was in excess of a five-year supply already available with planning permission or identified in adopted Local Plans in each of Powys' three Shires. The UDP will ensure that there is sufficient land for residential and other uses for an extended period to 2016 and will aim to maintain a 5 year supply of housing land at all times.
- B1.19 The County Council recognises that the process of housing land allocation by the 'predict and provide' method is no longer the most appropriate approach and now prefers a more 'hands on', lexible approach of 'monitor and manage'. This will lead to the creation of more sustainable communities, a reduction in the need to travel and

- kilometre, compared with 140 persons per sq. kilometre for Wales as a whole, Powys is the most sparsely populated County in England and Wales by far, B1.7 The profile of the population of Powys does not conform to the national profile, Those over retirement age in Powys form a higher proportion (22,3%) of the total population than for Wales as a whole (19,9%) (ONS 2000 Mid Year Population Estimates, England and Wales),
- B1.8 Demographic dynamics differ significantly too. The components of change in the County's population over the last 15 years have highlighted the fact that deaths have consistently exceeded births by several hundred per annum. However, migration, both in and out, is the key determinant of change in the population size and structure, Recent trends in the population of the County between 1991-1999 have indicated an average net population gain of approximately 850 per annum. However, while most 5 year age groups (cohorts) show a net gain (more in-comers than out-movers), there is a substantial net loss in the 15-19 age group, especialty of young females, and as many out-movers as incomers in the 20-24 age group. These both reduce the available labour force and have serious repercussions for births and the numbers of children in Powys.
- B1.9 Demographic projections undertaken by the former Welsh Office have suggested in the past that the population of the County is likely to continue to grow over the UDP period to 2016. Recent Irend based projections prepared by Powys CC in July 2001 from the best 1998 based data available, indicate that the total population will grow by about 5,940 to about 109,930 in mid-2016.
- B1.10 It is projected that the number of persons of working age will actually decline a little and the overall profile of the workforce will appear more elderly. Meanwhile numbers over retirement age will increase by about 31%. This means that the workforce will be a smaller proportion of the total and that the dependency ratio (workers to non-workers) will increase, requiring an increase in productivity just to maintain the same quality of life for all. Numbers of children aged 0-15 will continue to decrease by an estimated 12% by
- B1.11 In addressing these issues, permitting higher levels of net in-migration has been considered, but it is not possible to justify them statistically unless one considers a return to the development boom of the late 1980's likely. It is difficult to see how this would occur in practice and local residents have indicated a preference for more modest growth in their consultation responses.

- B1.12 The settlement pattern of Powys has been largely determined by the geography of the area and by its rural activities. Despite-the recent difficulties, the agricultural industry, perficularly sheep and livestock farming, have established the County as one of the most important agricultural areas in Wales.
- The rural area is served by a network of main market towns, together with a number of smaller towns and large villages, which have a reasonable range of services and facilities. However, many of the smaller villages are not so well provided for and, as a

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consequent reduction of inappropriate development in the countryside. The housing requirement and land allocations for the Plan period will focus on supporting the Council's Sustainable Strategic Settlement Hierarchy

# Economy and Employment

- B1.20 There are many challenges facing the economy of Powys and it has to restructure to adapt to changing circumstances. In particular, the future of the agricultural industry and its support services, which employ almost one quarter of the County's workforce, is under severe threat from CAP (Common Agricultural Policy) reforms and other external influences. Agriculture still forms the mainstay of the local economy. In 1998 about 5,400 agricultural holdings employed about 12,400 people; these are often husband and wife teams that help to give Powys a higher than average activity rate for women, but the pay is very low. However, with 85% of the farmed area given over to cattle and sheep (one of the highest levels in Wales) incomes are not only low but also declining. 4.3m sheep represents over 37% of the total flock in Wales, but this is an area of farming that has been hit harder than most of late. of farming that has been hit harder than most of late.
- B1.21 For several decades, the economy of the County has diversified into manufacturing, light engineering, new technology, small business enterprises, tourism and service industries, but it is recognised that Powys is an area that has relatively small local markets. Powys has a reputation for innovation and entrepreneurship (business start-ups), but also for relatively high rates of business failures. Throughout the 1990s, the closure or downstring of some of Powys' largest employers hit the County very hard. Lack of employment opportunities continues to drive many people away, especially our able and skilled voung adults. and skilled young adults.
- B1.22 Deprivation is more common throughout the County than one would expect, though it often goes undetected because 'urban' based indicators fail to identify rural problems. Only recently has the Welsh Index of Multiple Deprivation included appropriate factors such as 'access to services', which highlighted the remoteness of many Powys communities and the disadvantages that they suffer, including widespread social
- B1.23 The focus for the future must be to broaden the County's economic base and diversity into the new technology and other business and employment opportunities in order to retain the County's young people. The regeneration of the Area Centres and Key Settlements is a high priority in environmental, social and economic terms, helping to re-invigorate former industrial areas and the rural heart of the County.
- B1.24 Any land use planning strategy has to meet the locational and structural requirements of the emerging economy in a sustainable manner taking full account of the environmental, social and cultural aspects of local communities. The Authority, together with others in the Mid Wales Partnership, has received advice in early 2001 on the strategic allocation of employment sites from consultants DTZ Pieda. In the light of this, the UDP intends to make appropriate use of existing allocated or previously developed sites and premises and in addition to allocate sufficient new employment land in suitable locations to provide a firm basis for effective economic development. Such sites will be

identified in sustainable localions providing the opportunity to reduce the need to travel and supporting the County Council's Sustainable Strategic Settlement Hierarchy.

#### Highways and Transport

- B1.25 Transport facilities and infrastructure are vital for the social and economic well-being of Powys and provide the means for the area's population to have access to employment, education, shopping, services and leisure opportunities as well as enabling people and goods to move in and through the County, Apart from satisfying personal travel needs, strategic transport provision also plays a key role in sustaining and promoting the area's economy.
- B1.26 Transportation issues in Powys are particularly important in view of the dispersed nature of the County's population, particularly as sparsely populated wards cover 90% of the County area. Most households rely on the car as their main and / or only method of transport, The rail network is restricted to the Cambrian and Heart of Wales railway lines.
- B1.27 Public transport by bus is limited and supplemented by post buses and other means of community and voluntary transport. Bus routes may be flexible, but in a sparsely populated area their feasibility and viability of provision can be assisted by the relative locations of housing, employment, leisure and education developments. The judicious juxtaposition of land uses and activities in this way can make a significant contribution to
- B1\_28 In rural market lowns and villages there is a greater reliance on access to motor vehicles and to the road network in general. Recent transportation developments within Powys include improvements to the A470 and the construction of certain bypass roules, These road improvements have greatly enhanced the accessibility of many parts of the County, but much remains to be done.
- The level of vehicle exhaust emissions is a major contributor to pollution and the generation of greenhouse gases and consequently, the Plan will seek to limit the need to travel, especially by car. The UDP sets out the future land use strategy for the County, and the Local Transport Plan provides a short-term (5 year) prioritisation for the implementation of transport policies. The UDP is a land use based document and it will be for the Local Transport Plan to cover highway and transportation management
- B1,30 The Government and Welsh Assembly Government aim to increase personal choice by improving alternatives to private transport and to provide transport options that are sustainable in the long term. Powys County Council will seek to provide an efficient and enhanced transport system serving the inherited settlement pattern and, through the Sustainable Strategic Settlement Hierarchy, facilitate progressive changes so as to allow the development of a sustainable transport system. Whilst the aim of reducing private travel in the short term will be a major challenge, unless there is a focus on what needs to be done now, the long-term aims of sustainability are unlikely to be met. The main aim of future transport planning therefore must be to make best use of the existing infrastructure,

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- Maintenance of high and stable levels of economic growth,
- The environmental issues which face society, both locally and globally, have B1.36 become matters of grave concern. These include rising carbon dioxide emissions, global warming, ozone depletion, consumption of finite natural resources and the protection of the natural environment, biodiversity and landscape. In Ight of these concerns the principles of sustainable development now need to underpin all development considerations. The UDP seeks to address these issues by providing a more sustainable development framework for all land uses and activities.

# A Sustainable Wales in the 21st Century

- B1.37 Within Wales, the Welsh Assembly Government under Section 121 of the Government of Wales Act 1998 now has a constitutional duty to promote the principles of sustainable development. They subscribe to the view that our current way of living is unsustainable and that real progress can no longer be measured by economic growth (GDP) alone... prosperity should be reflected in such things as the health of our children, vibrancy of our communities, the quality of the environment and the strength of our economy." (A Sustainable Wales, Learning to Live Differently, 2000, p.6).
- B1.38 in doing so, The Welsh Assembly Government sees the land use planning system as having a fundamental role in delivering sustainable development in Wales, by helping ensure that the development needs of the present are met without reducing such opportunities for those in the future. Consequently, Planning Policy Wales (2000) contains a very comprehensive list of 18 sustainability objectives that underpin the Assembly Government's approach to planning policy for sustainable development in Wales. These include:
  - The promotion of settlement patterns that minimize land take and the demand for
  - travel.

    Contribute towards climate protection by encouraging energy efficient development and the promotion of the use of energy from renewable sources. Reduce the use of non-renewable resources, and promote efficient use of them. Protect and improve the quality of the natural and built environment.

  - Ensure that all communities have sufficient good quality housing for their needs, including affordable housing for local needs.

    Promote social inclusion by encouraging more accessible environments for
  - evervone
  - Reduce waste and all forms of pollution.
  - Improve local transport infrastructure, services and facilities, and promote developments that facilitate opportunities for integrating transport

# Sustainability Appraisal of the UDP

Sustainable Development aims to create a "win-win" situation by achieving a balance between the social, economic and environmental benefits brought about through development. To aid in this, the Council has undertaken a Sustainability Appraisal of all the aims, policies and proposals contained in Part One and Part Two of this Plan, and thereby supporting the broad aims of producing a sustainable and integrated transport

# Welsh Language and Culture

- The 1991 Census states that Powys has a Welsh-speaking population of D1,31 The 1991 Census states that Powys has a weight-powering population or 20,5% (aged 3+ in 1991). This compares with a figure of 18,7% for Wales as a whole. The highest proportion of the County's Welsh speakers is within the 65 years and over age group, where 23,3% in Powys and 22,6% in Wales speak Welsh, A high proportion also exists within the 3 to 15 years age group, with 30% in Powys and 24% in Wales being able to speak Welsh, North and southwest Powys have the highest proportion of Welsh speakers, although strongholds of the language are also found in certain rural
- B1.32 The above figures confirm that the Weish language and its associated culture are an important and integral part of community life within Powys. Accordingly, the protection of the Weish language is considered to be an important policy issue for Powys
- The Authority supports and encourages the use of the Welsh language, through its service delivery and many other activities, operating a bilingual policy for its day-to-day management. The Welsh language is a material consideration in the preparation of the UDP and the settlement policy, seeking to ensure the continued viability of identified communities throughout the County and particularly in rural locations,

#### Sustainable Development

B1,34 The term 'sustainable development' first emerged in 1980 at the World Conservation Conference, but it was not until 1987 that the term became widely popularised with the publication of The Brundtland Report. This report provided a definition that has since been widely accepted as meaning:

\*Development which meets the needs of the present without compromising the ability of future generations to meet their own needs'

- Today, these principles and their promotion are a key objective of current governmental policy, and are fundamental components of spatial planning. More recently, there has been the publication of the Government's UK Strategy for Sustainable Development, A Better Quality of Life' (1999). This strategy indicates that a better quality of life can be achieved for everyone without unnecessarily damaging the earth and is based on the four key principles for achieving a sustainable society:
  - Social progress which recognises the needs of everyone;
     Effective protection of the environment;
     Prudent use of natural resources; and

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has ensured that the goal of sustainable development, which is the underlying theme of has ensured that the goal of sustainable development, which is the unbeying interior the UDP, is taken in to account across all aspects of the Development Plan. A summary report of this appraisal, which includes the methodology, process and recommendations has been produced by the Council and accompanies the Draft Consultation of the Powys Unitary Development Plan.

# B2 The Powys Unitary Development Plan Strategy

# Strategic Vision

- B2.1 Powys County Council corporately adopted the principles of sustainable development in the mid-1990's and set up the LA21 Local Futures initiative. This is reflected in the Strategic Vision of the Powys UDP:
- B2.2 "The Powys of the future will offer residents, local businesses and visitors to the area: an improved and sustainable quality of life; high quality services and facilities; better and more diverse job opportunities; greater access to social, leisure and cultural activities
- This vision seeks to provide an environment in which future growth within Powys should, amongst other things, meet the economic and social needs of the people who live and work in the area; enhance the viability of existing villages and market towns; provide balanced communities with appropriate services and facilities; protect natural resources; conserve the character of the countryside and provide a high quality of life for all. The challenge is to create a sustainable future for Powys.

# Creating a Sustainable Future for Powys

- Faced with this challenge, the Council has carried out consultation to seek the B2.4 Faced with this challenge, the Council has carried out consultation to seek the views and ideas of the local communities, the general public and other organisations on the key issues at the start of the Unitary Development Plan process. The aim of this was to gather opinions which would inform the policies of the County Council's Unitary Development Plan, thus ensuring that policies would be developed in the interest of residents and all interested parties (and in doing so, promote one of the key principles of sustainable development, i.e. participation). The outcome of this public consultation process revealed that an approach was favoured that sought to achieve balanced and sustainable growth as summarised in the UDP Strategy Consultation document (April 2000).
- B2.5 Thus within Powys there is both a demand and a need for an equitable distribution of growth amongst the main towns and the smaller communities, and this is reflected in the *UDP's strategic aims*:
  - To promote a diverse and sustainable rural economy;
  - b) To sustain modest growth and development, appropriate to local needs and
  - in disalam mouse, grown and development, appropriate to local needs and individual locations;

    To support the agricultural sector and rural economies and encourage sustainable diversification;

- d) To direct large economic developments to the main towns and property serviced locations
- services locations,

  9 To encourage the provision and creation of better quality and better paid jobs in the area, for example, adding value to existing local resources and enterprises and laking advantage of new and emerging technologies such as ICT (information Communication Technology);

  10 To encourage appropriate small scale economic developments and
- regeneration in rural areas:
- g) To build on our strengths, such as the market town-hinterland pattern, tourism and leisure;
  h) To retain more retail spend within Powys - to support local shops and shopping
- centres;
- To support and improve community services and facilities e.g. rural schools, sub-post offices, GP's surgeries, neighbourhood shops, local businesses and community hospitals;
  To address local housing needs across the County;
- To strengthen communities and promote social inclusion for all
- To improve strategic road and rail communications, N-S and E-W;
   To support and, where possible, develop public transport, rights of way and
- cycle facilities;
  To conserve and enhance the environment, historic and archaeological assets
- and the countryside as a whole;
  o) To plan positively for waste management and promote waste reduction;
  p) To promote energy conservation and efficiency; and
  q) To encourage appropriate energy generation from renewable sources.

- These strategic aims seek to promote economic development so as to support and enhance the local economy, and also to protect the valuable natural resources that add to the character and landscape of Powys. However, it is clear that these two objectives can often conflict with each other, and therefore the success of the Unitary Development Plan rests on the Council's ability in reconciling these different, but
- B2.7 To meet this challenge, it is proposed that a sustainable growth strategy should be developed so as to integrate the principles of sustainable development across the Unitary Development Plan as a whole.

## A Sustainable growth Strategy for Powys

- B2.8 A growth strategy based on the principles of sustainable development is one way that future development can take place within Powys in support of existing towns, sillages and communities, providing equitable access to goods, services and employment opportunities, without unnecessary adverse effects on the local environment,
- B2.9 Land use policies should be consistent with other Powys strategies, such as those dealing with Access, Bio-Diversity, Education, Housing, Local Transport, Sustainability, Recreation & Leisure and, of course, The Corporate Plan. In anticipation of the emerging Communities First and Community Strategy initiatives, the UDP can do

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- It is desirable to direct new development and investments to those locations that already have a range of facilities and services or that have the potential for them to be sustained or enhanced in order to assist community regeneration. This would have the effect of minimising the distances between trip origin and destination, thus reducing the propensity for additional private car travel.
- B2<sub>1</sub>14 Important to the effectiveness of rural communities is the availability of suitable transport links to enable effective interaction. Certain rural villages may be isolated, although they do provide a significant role for the surrounding community, i.e. farms, isolated houses, etc. The UDP takes special care to ensure that the localised strategic importance of these settlements is recognised.

# A Sustainable Strategic Settlement Hierarchy

- B2.15 The current Powys Structure Plan and Local Plans are based upon a growth strategy built upon 15 Planning Areas each with an Area Centre (or 2 joint centres in one strategy built upon 15 Planning Areas each with an Area Centre (or 2 joint centres in one instance in the National Park), As explained earlier, nothing has changed to remove the validity of these areas and they are still a very practical and realistic way of considering the whole of Powys, though we now have to take account of a separate UDP in the Park area. Whilst previous development plans made allocations, e.g. of housing and employment land, to each Planning Area, there was also a guiding principle of the dispersal of development on as broad a basis as practical. This widespread dispersal of investment and development is now considered to be "spreading the jam too thinty", it could result in spatial inefficiencies in terms of disproportionate access and service infrastructure costs being incurred in remote areas and communities over and above what is required to meet local needs.
- B2.16 In order to distribute new development sustainably and to encourage the support and regeneration of communities, a hierarchy of settlements in Powys is proposed. This includes directing the largest proportion of new development towards the Area Centres and larger villages. These settlements provide a wider range of services and facilities, possess sufficient existing or proposed infrastructure capacity, better access to existing and potential public transport facilities and have the capacity to accommodate the growth.
- B2.17 Elsewhere, smaller amounts of growth would be allowed in other villages, commensurate with the needs of the community and the role that each settlement plays within its local area. The need and opportunity for regeneration, the availability of utility services and the need to support other community services would also be important considerations. It is important to understand that the current size of a settlement and the current range of services provided are not the only considerations or determining factors as regards the appropriate level of future growth and development.
- It has to be acknowledged that varying levels of social and economic interaction occur between a large number of settlements within the County, together with those located outside its administrative boundaries. Such cross- boundary relationships will need to be identified in conjunction with the neighbouring authorities and reflected in the settlement hierarchy and development proposals.

much to draw these strands of strategic policy together. In keeping with the aims of the Powys Corporate Plan, a sustainable growth strategy would therefore provide Powys County Council with a framework that would:

- Enable people to maintain and improve access to services and facilities;

- Provide the opportunity for people to meet their housing needs;
  Provide the opportunity for people to meet their housing needs;
  Reduce the disparities between different areas and groups;
  Maintain and enhance the distinctive culture and character of communities;
  Enable the skills of all individuals and the community to grow; and
  To protect natural resources and enhance the character of the countryside within
- B2,10 By developing a growth strategy based on the principles of sustainable development it will be possible for:
  - Decisions to be taken in terms of the impact (both positive and negative) that a
    development will have on the character and amenities within the settlement itself and the surrounding area, thus ensuring that the character of the settlement and the wider countryside is sustained.
  - A better understanding of local needs and local opportunities (capacity) for developments to be established by identifying the distribution and availability of services and amenities throughout Powys.
- However it would be unsustainable to concentrate development opportunities in a few select areas, as this would have a detrimental effect on rural communities and the nural economy. Therefore there is a need to try to introduce a pattern of development that calers for the interests of the rural areas and at the same time, readily embraces the concept of sustainable development. The UDP seeks to achieve this balance in its allocations of land for employment, housing and other development on a needs, capacity and opportunities basis.

## Sustainable Integrated Transport - Land Use Strategy

- B2.12 The inter-relationship between transport and land use in achieving a sustainable future for Powys through the UDP strategy has already been mentioned, if future employment opportunities, services, and leisure facilities are located in close proximity to where people live, then the need for travel is reduced while at the same time supporting existing communities in both towns and rural areas. The UDP aims to reduce private car usage by
  - Limiting development in areas that would generate substantial new or longer car

  - Uniming development in account towards towns and other appropriate locations which are accessible by foot, cycle, and public transport;
     Promoting and retaining mixed use areas, where practicable, to reduce the need for car travet, and
  - · Improving access to public transport.

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B2.19 The following settlement hierarchy forms the basis for future growth within Powys, excluding the area covered by the Brecon Beacons National Park, but bearing in mind the influence upon settlements and communities in the plan area of Brecon, Hay, Talgarth and Crickhowell:

# \_\_Area Centres

Builth Wells, Knighton, Llandrindod Wells, Llanfair Caerelnion, Llanfyllin, Llanidloes, Newtown, Machynlleth, Presteigne, Rhayader, Welshpool, Ystradgynlais

- The Area Centres are the established centres of activity, containing about 45% of the total population. They are usually traditional market towns; a term that is often used to encompass a diversity of small to medium sized historic centres, and not just those that have a general street or livestock market. They have historically been, and still are, the social and trading focal points for quite extensive rural hintertands. Their legacy of ancient streets and buildings is a fundamental part of our national heritage.
- B2.21 The Area Centres are all accessible by main roads, which are part of the County's Strategic Road Hierarchy. They are focal points for many public transport services, including rail in some cases. They contain more diverse employment opportunities and a wider range of shops, services and facilities, including in most instances secondary schools, cottage hospitals or health centres and recreation / leisure
- Due to the availability of a wider range of services and the availability of and B2.22 Due to the availability of a wider range of services and the availability of and accassibility to a range of development opportunities in the Area Centres, it is envisaged that these settlements are the most appropriate locations for accommodating a substantial proportion of future housing and employment development on a scale that is appropriate to the town and relative to the planning area that it serves.
- However, three Area Centres appear in bold in the list and, acting on the advice of consultants who have considered the overall distribution and attractiveness employment sites throughout mid-Wales, these are considered to be the main anchors employment growth and inward investment in Powys (outside the National Park).

# **Key Settlements**

B2.24 Key Settlements include some smaller towns as well as the larger villages. They do not have as wide a range of services and facilities as the Area Centres, but normally provide an important service function to surrounding smaller settlements and rural provide an important service inductor to structure to provide a range of services and a numb housing and employment development opportunities, in keeping with their existrategic role and character.

B2.25 Whilst Key Settlements offer opportunities for development, it is also recognised that there may be constraints and that each Key Settlement has different needs, Following detailed settlement appraisals, consultation with town and community councils and discussion with the providers of utility services and other infrastructure, each settlement will be allocated an appropriate amount and mix of development on an

# Large Villages

B2.26 Large villages may contain a few key facilities and services but they do not provide a full range and they are less well served than Key Settlements. Job opportunities may be limited but in some instances they offer a few future options for new

B2.27 Large villages are important in their own community area, which may include several smaller villages, but development demands and opportunities are usually less than those in Key Settlements, A similar process to that described above will be used to identify appropriate allocations for new development.

B2.28 Small villages provide the focus of rural living for much of the remaining population within Powys, They have little scope for new development, but nonetheless, they fulfil an important community and social function in their own area, which may include several smaller rural settlements. As a means of ensuring the sustainability of local communities and the future viability of rural villages in Powys, limited housing growth may be acceptable within these settlements. Preferably, new housing provisions would be based principally on local needs, ensuring the viability of communities and existing services. Development demands and opportunities are less than those in Large Villages,

B2\_29 These are small clusters of just a few dwellings in a rural setting. One of the key features of a Rural Settlement is that there are often significant gaps between the dwellings. As it is not desirable to encourage general or speculative development in such settlements, it would therefore be inappropriate to draw a settlement limit around them. They have few if any facilities and are only suited to just one or two dwellings to provide affordable local needs housing, in order to support the local community. These would normally be accommodated by the sensitive filling-in of small gaps, but on occasion and subject to the character of the surroundings, some minor extension to such groups of dwellings may be accommodated. dwellings may be appropriate.

B2.30 A surprisingly high proportion of the housing in Powys lies outside of any recognised settlements. The large number of farms and smallholdings is self-evident, but there are also very many other dwellings, in ones and twos along rural roads and country lanes, few of which need a countryside location because of employment reasons. Powys

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B3.1 The Part 1 policies listed below provide the strategic framework for the detailed policies and proposals in Part 2 of the Unitary Development Plan. They have been devised to accord with Local, National and European policy whilst taking account of the aspirations of the County Council and the needs of Powys residents and other interested

# UDP SP 1 - SOCIAL, COMMUNITY & CULTURAL SUSTAINABILITY

IN ASSESSING PROPOSALS FOR NEW DEVELOPMENT DUE REGARD WILL BE GIVEN TO THE NEED TO SUSTAIN AND WHERE POSSIBLE ENHANCE THE SOCIAL, CULTURAL AND LINGUISTIC CHARACTERISTICS OF THE AREA AND TO THE CONTRIBUTION THAT THE PROPOSALS CAN MAKE TOWARDS MEETING THE NEEDS OF LOCAL COMMUNITIES AND RESIDENTS.

# UDP SP2 - SUSTAINABLE SETTLEMENT HIERARCHY

LAND WILL BE ALLOCATED FOR DEVELOPMENT TO REFLECT THE NEEDS OF EACH PLANNING AREA / COMMUNITY, THE CAPACITY OF EACH SETTLEMENT / COMMUNITY, AND THE PRINCIPLES OF SUSTAINABILITY IN ACCORDANCE WITH THE FOLLOWING SETTLEMENT HIERARCHY:

> AREA CENTRES KEY SETTLEMENTS LARGE VILLAGES SMALL VILLAGES RURAL SETTI EMENTS COUNTRYSIDE

# UDP SP3 - LANDSCAPE AND ENVIRONMENT

IN ORDER TO SAFEGUARD THE LANDSCAPE AND ENVIRONMENT OF POWYS, ACCOUNT WILL BE TAKEN OF THE NEED TO PROTECT, CONSERVE AND, WHEREVER POSSIBLE, ENHANCE SITES AND FEATURES OF IMPORTANCE FOR THEIR AESTHETIC, AMENITY, ARCHAEOLOGICAL, ARCHITECTURAL, BIODIVERSITY, ECOLOGICAL, GEOLOGICAL, HERITAGE CONSERVATION, HISTORIC, NATURE CONSERVATION, PHYSIOGRAPHICAL AND SCIENTIFIC VALUE.

# UDP SP4 - ECONOMIC AND EMPLOYMENT DEVELOPMENTS

UP TO 50 HECTARES OF LAND WILL BE ALLOCATED FOR EMPLOYMENT RELATED DEVELOPMENTS DURING THE PLAN PERIOD, 2001 - 2016, AND DEVELOPMENTS WILL BE ACCEPTABLE IN PRINCIPLE ON SUCH ALLOCATED SITES & IN OTHER APPROPRIATE LOCATIONS WHERE THEY WOULD:

- SUPPORT & ACCORD WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY.
- ENCOURAGE AND FACILITATE SUSTAINABILITY.
- iii. DIVERSIFY AND STRENGTHEN THE LOCAL ECONOMY.

has a landscape of consistently high quality throughout its area. This is one of our main assets and it is the basis of one of our other main employment sectors, tourism.

For the above reasons and because a sporadic pattern of development is B2.31 For the above reasons and because a sporadic pattern of development is inherently unsustainable, developments in the countryside will be strictly controlled and should only be allowed for the benefit of the rural economy (bid, para, 14.3.1). However, agriculture needs special help to restructure and diversify and rural communities need to be able to develop and expand local enterprises to safeguard their vitality and viability. Consequently in instances where workers in agriculture, forestry or other appropriate rural enterprises absolutely need to live "on the spot" and not in the nearest settlement, single dwellings may be allowed in appropriate locations in the countryside.

B2,32 Development Plans make site-specific allocations to meet known and anticipated needs for employment, housing, services, road schemes, other infrastructure, community facilities and other land uses. In practice, it is the first two, and especially housing, that can have the greatest impact.

B2.33 The housing and employment land already allocated in the existing Local Plans, which are all due to run until mid 2006, will not be sufficient to meet the needs of the area during the UDP period up to mid 2016. However, substantial ellocations remain undeveloped and provide the UDP with a stock of identified sites to carry forward. However, these sites may have to be considered again in terms of appropriateness and sustainability. Consequently, the allocation of a site in an earlier local plan is no guarantee of its acceptability for inclusion in the UDP.

B2,34 Including acceptable existing allocations, the County Council proposes to allocate land for housing and employment sufficient to meet the identified needs during the Plan period, in keeping with the Sustainable Strategic Settlement Hierarchy above.

B2,35 In terms of the number of houses required to achieve this ambition, the County Council (subject to completion of research and projections) proposes to allocate sufficient land to accommodate up to 6,300 additional dwellings, including conversions, during the Plan period, representing an average of 420 completions per annum,

B2.36 It is not quite so easy to predict the future need for employment land as there are so many variables and unknowns. However, the Employment Sites Study of mid-Wates undertaken for the Mid Wales Partnership by DTZ Pieda in late 2000/early 2001 has guided the UDP in this matter. The need to make provision for expansion of existing firms, diversification and new enterprises, plus provision for inward investment and growth suggests that approximately 100 hectares of new employment land needs to be identified (subject to completion of research and projections). Once again, some sites are already identified and allocated in the existing development plans, though additional sites will also be projection. sites will also be required,

# Strategic Part One Policies

Part One Strategic Policies

- CONTRIBUTE TO COUNTERING THE EFFECTS OF AGRICULTURAL
- CONTINUED TO COUNTENING THE EFFECTS OF AGRICULTURAL RESTRUCTURING.

  TAKE ADVANTAGE OF OPPORTUNITIES TO PROCESS AND ADD VALUE TO LOCAL: AGRICULTURAL, FORESTRY AND OTHER PRODUCE IN ACCEPTABLE LOCATIONS.
- SUPPORT THE NEED FOR REGENERATION AND JOB CREATION.
  SUSTAIN THE VITALITY / VIABILITY OF COMMUNITIES, INCLUDING THE
  PROVISION OF SMALL VILLAGE WORKSHOPS; AND / OR
  , TAKE ADVANTAGE OF THE POTENTIAL OFFERED BY E-COMMERCE &
- INFORMATION TECHNOLOGY

# UDP SP5 - HOUSING DEVELOPMENTS

SUFFICIENT LAND WILL BE ALLOCATED, INCLUDING APPROPRIATE EXISTING ALLOCATIONS AND COMMITMENTS, TO ACCOMMODATE UP TO APPROXIMATELY 5841 ADDITIONAL DWELLINGS (389 PER ANNUM) DURING THE PLAN PERIOD MID 2001 - MID 2016, IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY.

# UDP SP6 - INTEGRATED TRANSPORT DEVELOPMENTS

DEVELOPMENTS WHICH WOULD MAINTAIN AND IMPROVE THE DEVELOPMENTS WHICH WOULD MINISTANT AND IMPROVE IN TRANSPORTATION INFRASTRUCTURE AND COMMUNICATIONS IN POWYS OR WHICH WOULD ENABLE ACCESS BY PUBLIC TRANSPORT SERVICES, CYCLE OR FOOT WILL BE ACCEPTABLE IN PRINCIPLE ESPECIALLY WHERE THEY:

- MEET THE ECONOMIC, SOCIAL AND RECREATIONAL NEEDS OF ALL
- I. MEET THE ECONOMIC, SOCIAL AND RECREATIONAL NEEDS OF ALL RESIDENTS / VISITORS;

  II. CREASE ACCESS TO SERVICES AND FACILITIES;

  III. CO-ORDINATE LAND USES AND ACTIVITIES TO REDUCE THE NEED TO TRAVEL OR TRANSPORT GOODS;

  IV. HELP COMMUNITIES TO BE SELF-SUFFICIENT AND SUSTAINABLE;

  V. MAKE THE TRANSPORT METWORK MORE EFFICIENT, EFFECTIVE AND SAFE;

  VII. DEVELOP THE USE OF RAIL SERVICES;

  VII. DEVELOP THE USE OF RAIL SERVICES;

- VII, DEVELOP THE USE OF RAIL SERVICES;
  VIII. PROVIDE ADDITIONAL SAFE, EFFICIENT AND EFFECTIVE PUBLIC TRANSPORT OPPORTUNITIES;
  IX. SUPPORT THE PROVISION OF AND ENCOURAGE THE USE OF LOCAL AND LONG DISTANCE FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS; AND / OR X MAKE A CONTRIBUTION TOWARDS SUSTAINABILITY, E.G. BY REDUCING TRAFFIC MOVEMENTS.

# UDP SP7 - RETAIL DEVELOPMENTS

RETAIL DEVELOPMENTS WILL BE ACCEPTABLE IN PRINCIPLE WHERE THEY CAN DEMONSTRATE THAT THEY:

L. ARE IN ACCORDANCE WITH THE COUNTY'S SUSTAINABLE GROWTH
STRATEGY AND SETTLEMENT HIERARCHY.

II, SUSTAIN AND ENHANCE THE EXISTING RETAIL PROVISIONS OF THE

USSTAIN AND ENHANCE THE VIABILITY, VITALITY AND ATTRACTIVENESS OF TOWN CENTRES.

IV. SATISFY THE SEQUENTIAL TEST FOR RETAIL DEVELOPMENT LOCATION.

# UDP SP8 - TOURISM DEVELOPMENTS

TOURISM DEVELOPMENTS APPROPRIATE IN SCALE AND APPEARANCE TO THE LOCALITY AND COMMUNITY WILL BE ACCEPTABLE IN PRINCIPLE WHERE THEY

i. IMPROVE VISITOR FACILITIES; ii., EXTEND THE VISITOR SEASON SUCH AS BY THE PROVISION OF ALL WEATHER FACILITIES:

WEATHER FACILITIES;
iii. HELP TO SUSTAIN THE LOCAL ECONOMY;
iv. ALSO BE AVAILABLE TO LOCAL RESIDENTS; AND / OR
v. MAKE A CONTRIBUTION TOWARDS SUSTAINABILITY, E.G. BY REDUCING
TRAFFIC MOVEMENTS OR BY BEING ENERGY EFFICIENT.

## UDP SP9 - LOCAL COMMUNITY SERVICES AND FACILITIES

DEVELOPMENTS THAT ENCOURAGE, SUSTAIN AND FACILITATE THE PROVISION OF LOCAL COMMUNITY SERVICES AND FACILITIES IN APPROPRIATE LOCATIONS THROUGHOUT THE COUNTY, IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY, WILL NORMALLY BE PERMITTED, INCLUDING:

SCHOOLS, ESPECIALLY WITH COMBINED USE FACILITIES; TELECENTRES;

II. TELECENTRES;
III. COMMUNITY HALLS;
IV. SUB POST OFFICES, LOCAL SHOPS AND PUBS;
V. COMMUNITY HOSPITALS AND DOCTOR'S SURGERIES;
VI. EMERGENCY SERVICES;
VII. COMMUNITY OR SOCIAL FACILITIES; AND / OR

vili, PLAYING FIELDS & PLAY AREAS.

## UDP SP10 - MINERALS DEVELOPMENTS

IT IS THE POLICY OF POWYS COUNTY COUNCIL TO FACILITATE THE EXTRACTION OF MINERAL RESOURCES UNDER CIRCUMSTANCES WHERE:

ENVIRONMENTAL IMPACTS ARE ACCEPTABLE AND ARE MINIMISED; IT IS IN THE LOCAL AND/OR NATIONAL INTEREST FOR THAT EXTRACTION TO TAKE PLACE; AND WHERE SIMILAR PRODUCTS CANNOT BE READILY SUPPLIED FROM SECONDARY AND RECYCLED SOURCES. íii:

Part One Strategic Policies

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WHERE VALUABLE MINERAL RESOURCES EXIST, THEY WILL BE SAFEGUARDED FROM STERILISATION BY ALTERNATIVE DEVELOPMENT.

#### UDP SP11 - WASTE MANAGEMENT

AS DETAILED IN THE PUBLISHED WASTE MANAGEMENT STRATEGY AND RECYCLING PLAN THE ACCEPTABILITY OF DEVELOPMENT PROPOSALS WHICH INCORPORATE SUSTAINABLE PRINCIPLES FOR WASTE MANAGEMENT PROCESSES WILL BE ASSESSED SEQUENTIALLY AS TO WHETHER THEY

REDUCE THE CREATION OF WASTE;
RE-USE WASTE;
RE-CYCLE OR RECOVER WASTE;
CONVERSION OF WASTE TO ENERGY;
DISPOSE OF WASTE TO LANDFILL WITH MINIMUM ENVIRONMENTAL

PROPOSALS FOR SITES AND FACILITIES THAT WOULD RE-USE, RE-CYCLE, RECOVER, TREAT OR SAFELY DISPOSE OF WASTE WILL BE REQUIRED TO DEMONSTRATE THAT THEY ARE THE MOST SUSTAINABLE OPTION,

# UDP SP12 - ENERGY CONSERVATION & GENERATION

- DEVELOPMENTS SHOULD DEMONSTRATE CONSERVATION AND EFFICIENCY MEASURES HAVE BEEN CONSIDERED AND, WHERE PRACTICABLE, INCORPORATED.
- B) APPROPRIATE PROPOSALS FOR ENERGY GENERATION FROM APPROPRIATE PROPOSALS FOR ENERGY GENERATION FROM RENEWABLE SOURCES WILL NORMALLY BE APPROVED PROVIDING THAT THEY MEET THE LANDSCAPE, ENVIRONMENTAL, AMENITY AND OTHER REQUIREMENTS SET OUT IN THE OTHER POLICIES OF THIS PLAN.

## UDP SP13 - UTILITIES / SERVICE INFRASTRUCTURE

IN ACCORDANCE WITH THE STRATEGIC SETTLEMENT HIERARCHY AND SUBJECT TO THE OTHER POLICIES OF THIS PLAN;

- A) NEW DEVELOPMENT WILL BE ACCEPTABLE IN PRINCIPLE IN THOSE LOCATIONS WHERE APPROPRIATE UTILITY SERVICE INFRASTRUCTURES ARE AVAILABLE OR PROGRAMMED, WHERE NEW FACILITIES ARE TO BE PROVIDED, PERMISSION FOR DEVELOPMENT WILL BE PHASED TO ACCORD WITH THE AVAILABILITY FOR USE OF THOSE FACILITIES.
- B) NO DEVELOPMENT WILL BE PERMITTED WITHIN AN AREA SUBJECT TO A 1 IN 100 YEARS RISK OF FLOODING UNLESS THE COUNCIL CONSIDERS THE DEVELOPMENT TO BE OF STRATEGIC IMPORTANCE AND THEY CAN AGREE APPROPRIATE FLOOD COMPENSATORY MEASURES.

Part One Strategic Policies

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# Part Two . Policies & Justifications



#### 1: Environment

- The quality of its environment is one of Powys' most important resources. The County possesses townscapes; landscapes and countryside that are valued and enjoyed by local people and form an altraction for visitors. The UDP aims to provide sustainable policies and proposals that will ensure that the environment can support the needs of the present and future generations. The UDP will aim to balance the need for accommodating new development with that of protecting and enhancing the natural and built environments. It is intended that environmental enhancement and protection should maintain or improve the quality of life for all
- 1.1.2 The environment and the principles of sustainable development are fundamental to the UDP and should be applied consistently across all policy areas. Environmental factors are key elements in making locational choices for new development and the future planning of the Country.

#### Strategic Framework and Part One Justification

- 12.1 Powys is fortunate to possess a rich and varied natural and built environment that is valued and enjoyed by local people and forms a major attraction for visitors. With the increasing and often conflicting demands being placed on the environment the UDP will have to balance the need for reconciling new development with the need to protect and enhance the natural and built environment. The Plan seeks to safeguard, conserve and enhanced these different elements that make the environment in Powys unique and it recognises that they are a finite resource, Consequently, Part One of the Plan, contains the following strategic aims and policies:
  - To conserve and enhance the environment, historical and archaeological assets
- 1.2.2 Strategic Policy UDP SP3 Landscape and Environment is an "over-arching" policy, which underlines the Council's commitment to maintaining the environmental quality of Powys for the enjoyment of present and future generations, and seeks to attain the above by safeguarding, protecting and conserving the natural, and built environment,

# UDP SP3 - LANDSCAPE AND ENVIRONMENT

IN ORDER TO SAFEGUARD THE LANDSCAPE AND ENVIRONMENT OF POWYS, ACCOUNT WILL BE TAKEN OF THE NEED TO PROTECT. CONSERVE AND, WHEREVER POSSIBLE, ENHANCE SITES AND FEATURES OF IMPORTANCE FOR THEIR AESTHETIC, AMENITY, ARCHAEOLOGICAL, ARCHITECTURAL, BIODIVERSITY, ECOLOGICAL, GEOLOGICAL, HERITAGE CONSERVATION, HISTORIC, NATURE CONSERVATION, PHYSIOGRAPHICAL AND SCIENTIFIC VALUE. 1.3 National Planning Policy and Guidance

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# POLICY ENV2 - SAFEGUARDING THE LANDSCAPE

PROPOSALS FOR DEVELOPMENT AND USE OF LAND SHOULD TAKE ACCOUNT OF THE HIGH QUALITY OF THE LANDSCAPE IN POWYS AND BE APPROPRIATE AND SENSITIVE TO THE CHARACTER OF THE SURROUNDING LANDSCAPE PROPOSALS WHICH ARE ACCEPTABLE IN PRINCIPLE SHOULD:

- 1, CONTAIN APPROPRIATE MEASURES TO ENSURE SATISFACTORY INTEGRATION INTO THE LANDSCAPE;
- 2, SAFEGUARD FEATURES OF IMPORTANCE FOR NATURE CONSERVATION OR AMENITY: AND
- 3. SEEK TO CONSERVE NATIVE WOODLANDS, TREES, HEDGEROWS AND THE LANDSCAPE.
- 1.4.5 As part of the overall assessment of the environment the Council intends to develop Supplementary Planning Guidance (SPG) in the form of a Landscape Appraisal for Powys. The Council's aim in carrying out the landscape appraisal will be to reveal the distinctive characters of different parts of the County and to identify the opportunities they present for new development and land uses, for landscape enhancement and the integration of development into the landscape and to identify those special features weekly of consequence.

# Nature Conservation and Biodiversity

- Powys has a rich and varied landscape, which contains a wealth of habitals and 1.4.7 Powys has a nch and varied landscape, which contains a wearin or nauriate and sites of nature conservation and geological importance. Areas of nature conservation value are important resources in their own right but can also provide sustainable opportunities for recreation and education as well as scientific study and are a significant aspect of the County's affaction for tourists. As well as contributing to the local economy through fourism based around its wildlife interest, natural habitats and outdoor pursuits, they can help to foster a greater appreciation of the environment and a desire to care for a label feeting.
- 1.4.8 It is recognised that maintaining biodiversity is an essential element of sustainable development. The Government's policy is to protect the nature conservation interest of statutorily designated sites and to sustain or enhance the biodiversity in the
- 1.4.9 The Council has an important part to play in promoting alternative, sustainable approaches to development, which will avoid damage and create new opportunities for biodiversity or compensate for losses. The UK Biodiversity Action Plan (UKBAP) includes objectives to conserve, safeguard and where possible enhance:
  - The quality and range of wildlife habitats and ecosystems
  - The overall populations and natural ranges of native species

- 1,3,1 The Welsh Assembly Governments policy relating to planning and the environment is embodied Planning Policy Wales (2002), various Technical Advice Notes (e.g. TAN 5 Nature Conservation 1996) as well as Welsh Office circulars such as those on Planning and the historic environment.
- 1.3.2 The guidance in Planning Policy Wales states that most development plan policies and proposals will have environmental implications, which should be appraised as part of the plan preparation process, it identifies the following key policy objectives: that the countryside should be protected for the sake of its landscape, natural resources and its agricultural, ecological, geological, physiographic, historical, archaeological, and recreational value. The government is committed to conserving and, where possible, enhancing biodiversity and to the protection and enhancement of the historic anytronment.

#### The Natural Environment - Policies and Proposals 1.4

## Protection of Agricultural Land

1.4.2 The agricultural industry has a vital role to play, not only in the economy, development, culture and community life of Powys but also in safeguarding the quality of its landscape and biodiversity. Because of the importance of agriculture in these respects, it is considered that the best and most versatile agricultural land should be safeguarded wherever possible. This is normally agricultural land of grades 1, 2 and 3a of the former Ministry of Agriculture Fisheries and Food (MAFF) Agricultural Land Classification (ALC), However, given the nature of the topography in Powys, grade 3b agricultural land may be also valuable locally. It is important that the right circumstances are maintained to enable agriculture to function effectively and to continue to make its major contribution to the beauty of the Powys landscape,

## POLICY ENV1 - AGRICULTURAL LAND

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE COUNCIL WILL SEEK TO SAFEGUARD THE BEST AND MOST VERSATILE AGRICULTURAL LAND WHEREVER POSSIBLE WHICH WILL NORMALLY BE GRADE 3A AND ABOVE, THOUGH GRADE 3B MAY BE VALUABLE LOCALLY.

The Powys landscape is one of its most important assets and is a product of 1.4.4 The Powys landscape is one of its most important assets and is a product of Powys' natural history, its geology and the influence of human activity. Maintaining the distinctiveness of Powys' landscape is an important factor in safeguarding the quality of its environment and ensuring the economic well being of the area. It can help in attracting inward investment and employment opportunities, in developing the bourism industry and in providing an attractive setting in which local people can live and work. It is also desirable to protect the countryside for its own sake wherever possible. Consequently, the Council recognises the need to reconcile the conflict that exists between development and the need to safeguard the landscape.

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- Internationally important and threatened species, habitats and ecosystems, Species, habitats and natural and managed ecosystems characteristic of local
- Biodiversity of natural and semi-natural habitats where they have been diminished over recent decades.
- 1.4.10 All local authorities are also required to produce a Biodiversity Action Plan that sets out priority wildlife species and habitats for each area. This includes targeted action plans for the next 10 to 15 years aimed at safeguarding, enhancing and raising the awareness of the species and habitats in question. Work on their preparation is undertaken in collaboration with statutory organisations and individual contractors
- 1.4.11 The Council acknowledges the need to protect blodiversity through careful monitoring, maintenance and the projection of habitats worthy of conservation from adverse development. Therefore the nature policies in the UDP seek to safeguard and enhance blodiversity and they will be supplemented by the development of a Local Biodiversity Action Plan for the County

# POLICY ENV3 - SAFEGUARDING BIODIVERSITY AND WILDLIFE HABITATS

THE COUNCIL RECOGNISES THE NEED TO MAINTAIN BIODIVERSITY AND THE NATURE CONSERVATION AND AMENITY IMPORTANCE OF VALUABLE WILDLIFE HABITATS AND CORRIDORS INCLUDING HEDGEROWS, ROADSIDE VERGES, THE NATURAL WATERCOURSE SYSTEM, WATER BODIES, WETLAND AREAS, ANCIENT AND SEMI-NATURAL WOODLANDS AND MOORLANDS AND WILL PROTECT THOSE INTERESTS AGAINST ADVERSE FORMS OF DEVELOPMENT WHEREVER POSSIBLE.

# 1.4.12 Habitat Protection

- Powys supports species and habitats that are internationally and nationally rare and their protection and conservation is considered to be of particular importance.

  Ranges of habitats in Powys have been designated for their nature conservation importance and interest. Three tiers of site exist and are identified on the Proposals and Inset Maps:

  - Internationally important sites; Nationally important sites; and Regionally & locally important sites.

# 1.4.14 International Areas of Conservation Importance

The Welsh Assembly Government has indicated its intention to ensure that international responsibilities and obligations for conservation are fully met. Where internationally designated sites exist it is clearly important to ensure that they are protected from damage and deterioration. The Council supports this by protecting these areas from development that would adversely impact on the special qualities for which the sites were designated. The fragmentation or loss of any part of an international site by inappropriate development will be resisted and proposals for development will only be permitted in the very exceptional circumstances outlined in the policy below

- 1.4.16 In Powys areas protected by international designations include Special Protection Areas, Candidate Special Areas of Conservation and a RAMSAR site:
- 1.4.17 Special Areas of Conservation (SACs): The EC Directive on Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (known as the "Habitats Directive") aims to help maintain the rich variety of European wildlife by protecting vulnerable habitats, and the plants and animals they support, as Special Areas of Conservation (SAC). Such areas are recognised internationally for their vulnerable, rare or endangered habitats and species.
- 1.4.18 Special Protection Areas (SPAs): These areas are designated under the 1979 EC Directive on the Conservation of Wild Birds (known as the 'Birds Directive'). These areas are recognised internationally and have been set up to conserve rare and vulnerable birds and the sites used by some migratory species.
- 1.4.19 Ramsar Sites: These sites, which originate from the Ramsar Convention 1971, are internationally important wetlands especially as waterfowl habitats.
- 1.4.20 Most SACs and SPAs are owned and used by private interests, thus the Countryside Council for Wates (CCW) supports the preparation of management plans to maintain such sites in prime condition. SACs and SPAs will contribute to a European Union network of protected sites to be known as "Natura 2000". The regulations governing SPAs and SACs are contained within the Conservation (Natural Habilats & C.) Regulations 1994.

## POLICY ENV4 - INTERNATIONALLY IMPORTANT SITES

WITH REGARD TO THE FOLLOWING NOTIFIED AND PROPOSED / CANDIDATE SITES, DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT WOULD NOT UNACCEPTABLY ADVERSELY AFFECT, EITHER DIRECTLY OR INDIRECTLY, THE INTEGRITY OF THE SITE AND ITS FEATURE (S) OF CONSERVATION IMPORTANCE:

- SPECIAL PROTECTION AREAS (SPAs)
- SPECIAL AREAS OF CONSERVATION (SACs)
- RAMSAR SITES.

FOR DEVELOPMENTS TO BE ACCEPTABLE THEY WILL BE EXPECTED TO MEET THE FOLLOWING CRITERIA:

- THE PROPOSED DEVELOPMENT IS DIRECTLY CONNECTED WITH OR NECESSARY TO THE MANAGEMENT OF THE SITE FOR CONSERVATION PURPOSES; OR
- 2. THERE ARE IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST: OR

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B. SITES OF SPECIAL SCIENTIFIC INTEREST AND THEIR CONSULTATION ZONES.

- DEVELOPMENTS WILL ONLY BE PERMITTED WHERE:

  1. SATISFACTORY PROVISION CAN BE MADE FOR THE SAFEGUARDING OF FEATURES OF NATURE CONSERVATION IMPORTANCE WITHIN THE PROPOSED DEVELOPMENT; OR
- 2. ADEQUATE COMPENSATORY RESERVES CAN BE CREATED NEARBY TO OFFSET THE IMPACT OF THE PROPOSALS.

# 1.4.26 Nature Conservation Sites of Regional and Local Importance

- 1.4.27 There are many other sites of nature conservation, geological or geomorphologic significance that do not enjoy the same status as NNR's and SSSI's but which nevertheless deserve consideration when dealing with proposals for development. Such sites include regionally important geological / geomorphologic sites (RiGS), local nature reserves, reserves managed for nature conservation purposes and Wildlife Sites identified by local Wildlife Trusts.
- 1.4.28 Whilst not afforded the same degree of legal protection as those with more formal recognition, they do represent a variety of earth science sites and grassland, woodland, open water and welland habitats that have become increasingly under threat and have consequently diminished in recent years. Where a formal assessment of a sites nature conservation of geological value has been carried out, the desirability of protecting and enhancing such sites and of taking into account nature conservation interests is recognised. However developments may be acceptable if features of importance can be conserved. Alternatively the provision of compensatory reserves may be sufficient to permit the development to proceed.
- 1.4.29 When considering development proposals the Council will encourage the use of management agreements, and if necessary planning obligations, to ensure the protection and enhancement of a site's nature conservation interest.

# POLICY ENV6: NATURE SITES OF REGIONAL & LOCAL IMPORTANCE

DEVELOPMENT PROPOSALS INVOLVING SITES OF REGIONAL OR LOCAL CONSERVATION IMPORTANCE WILL ONLY BE PERMITTED WHERE THEY WOULD NOT UNACCEPTABLY ADVERSELY AFFECT THE CONSERVATION INTEREST OF THE SITE AND WHERE THEY WOULD SATISFY THE FOLLOWING CRITERIA:

- SATISFACTORY PROVISION CAN BE MADE FOR THE SAFEGUARDING OF FEATURES OF CONSERVATION IMPORTANCE WITHIN THE PROPOSED DEVELOPMENT; OR
- 2. ADEQUATE COMPENSATORY RESERVES CAN BE CREATED NEARBY TO OFFSET THE IMPACT OF THE PROPOSALS.

# Protected Species

- WHERE A EUROPEAN SITE HOSTS A PRIORITY HABITAT OR SPECIES, THERE ARE REASONS OF HUMAN HEALTH OR PUBLIC SAFETY OR BENEFITS OF PRIMARY IMPORTANCE TO THE ENVIRONMENT WHICH NECESSITATE THE DEVELOPMENT; AND
- 4. THERE IS NO ALTERNATIVE SOLUTION.

# 1.4.21 National Sites of Nature Conservation Importance

- 1.4.22 Siles of national importance have been designated as National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSI's) are designated to conserve the best examples of wildlife habitats and geological features:
- 1.4.23 Sites of Special Scientific Interest (SSSI's): These sites are notified by the Countryside Council for Wales (CCW), under the Wildlife and Countryside Act 1981 by reason of their flora, fauna, geological or physiographic features, CCW is consulted on development proposals which are within a designated site or which might affect an SSSI. They are in the process of defining consultation zones around all sites and consultation will be carried out with them on any planning application within these zones. Most SSSI's remain in private ownership and the management of SSSI hinges on a strong working partnership between CCW and the owners and occupiers. CCW is working with landowners with the aim of preparing management plans for all SSSI's in Wales by the
- 1.4.24 National Nature Reserves (NNR's): These are declared by CCW under the National Parks and Access to the Countryside Act 1949 but can also be established under the Wildlife and Countryside Act 1981, They include land of national conservation importance and are managed as a nature reserve to provide opportunities for research or to preserve plants and animals, and ecological or physiographic features of special integent All NNRs also carry the status or a SSSI. interest. All NNRs also carry the status of an SSSI,
- 1.4.25 As these siles are considered to be of national conservation importance development that would unacceptably and adversely impact on designated sites will not be permitted. Developments adversely affecting the conservation interest of these sites will only be permitted where features of importance can be safeguarded within the development or where salisfactory compensatory reserves can be provided nearby to offset the impact on the site. The Council will wish to discuss the adequacy of such proposals with the Countryside Council for Wales before agreeing to this course of action.

## POLICY ENV5 - NATIONALLY IMPORTANT SITES

DEVELOPMENT PROPOSALS WITHIN THE FOLLOWING EXISTING OR PROPOSED STATUTORILY DESIGNATED AREAS WILL ONLY BE PERMITTED WHERE THEY WOULD NOT UNACCEPTABLY ADVERSELY AFFECT, EITHER DIRECTLY OR INDIRECTLY, THE NATURE CONSERVATION INTEREST OF THE SITES:

A. NATIONAL NATURE RESERVES,

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1.4.31 The Welsh Assembly Government acknowledges that the protection of sites must be accompanied by the protection of certain important species wherever they occur. European Protected Species are of such rarity that they must be protected in all but the most exceptional circumstances. Development will always have an effect on species and their habitats; therefore the Council will seek opportunities for the conservation, maintenance and enhancement of the populations of other protected species within the development. development.

# **POLICY ENV7 - PROTECTED SPECIES**

DEVELOPMENT WHICH UNACCEPTABLY ADVERSELY AFFECTING EUROPEAN PROTECTED SPECIES WILL ONLY BE PERMITTED WHERE THEY:

- ARE NECESSARY IN THE INTERESTS OF PUBLIC HEALTH OR SAFETY, OR FOR OTHER IMPERATIVE REASONS OF OVERRIDING PUBLIC INTEREST, INCLUDING THOSE OF A SOCIAL OR ECONOMIC NATURE AND BENEFICIAL CONSEQUENCES OF PRIMARY IMPORTANCE FOR THE ENVIRONMENT. EVIDENCE WILL BE REQUIRED TO INDICATE THAT A DEVELOPER HAS CONSIDERED ALTERNATIVE SITES FOR THE DEVELOPMENT BUT THAT THESE HAVE NOT PROVED SUITABLE. PERMISSION WILL ONLY BE PERMITTED FOR DEVELOPMENTS SIGNIFICANTLY ADVERSELY AFFECTING OTHER PROTECTED SPECIES WHERE PROVISION CAN BE MADE TO SAFEGUARD THEM WITHIN THE DEVELOPMENT.

# 1.4.32 Trees and Woodlands

- Trees, woodlands and forests are important components of the landscape offering colour, form and variety, complementing open spaces and the built environment, making a positive impact on the visual character of an area. The effect that trees have varies tremendously depending on whether they are individual hedgerow oaks, omamental plantings in historic parks and gardens, small broad-leaved woodlands or large conifer plantations. The role that they play in the economy of the area and the effect that they have on the landscape, the environment, nature conservation and archaeology must all be considered. must all be considered
- 1.4.34 The Council will continue to use its powers to protect important trees and woodlands with Tree Preservation Orders (T.P.O.s), especially where they are under threat. The unnecessary felling of trees will be resisted, particularly in conservation areas where it is a requirement of legislation that the Council is given prior notice of intention to carry out work on most trees. Nevertheless, it is recognised that some surgery or tree felling may be required where the Council is convinced that it is necessary for reasons of public safety. Where trees and woodlands are protected, the Council will endeavour to persuade landowners to adopt a management programme to ensure that the condition of the trees or woodland does not deteriorate.

# POLICY ENV8 - TREE PRESERVATION ORDERS

TREES, GROUPS OF TREES AND WOODLANDS OF AMENITY VALUE THAT MAKE A PARTICULAR CONTRIBUTION TO THE LANDSCAPE OR THAT ARE OF NOTE FOR THEIR BEAUTY OR LOCAL RARITY, WILL BE PROTECTED BY TREE PRESERVATION ORDERS, PROPOSALS FOR DEVELOPMENT THAT UNACCEPTABLY ADVERSELY AFFECT TREES THAT ARE THE SUBJECT OF SUCH AN ORDER WILL BE REFUSED, IN CASES WHERE TREES ARE KNOWN TO BE UNDER THREAT, AN ORDER WILL BE MADE WHICH TAKES EFFECT

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WHERE IT IS NECESSARY TO MAINTAIN THE CHARACTER OF A CONSERVATION AREA, TREES WILL BE PROTECTED BY TREE PRESERVATION ORDERS AND PROPOSALS FOR DEVELOPMENT THAT UNACCEPTABLY ADVERSELY AFFECT THE TREES WILL BE REFUSED.

APPLICATIONS TO FELL OR CARRY OUT WORK ON TREES WHICH ARE THE SUBJECT OF A TREE PRESERVATION ORDER WILL BE APPROVED IF THE WORK IS NECESSARY FOR PUBLIC SAFETY OR TO SECURE THE FUTURE OF THE TREES THEMSELVES BY APPROPRIATE MANAGEMENT MEASURES.

1.4.35 Hedgerows are also a very important landscape feature and provide valuable wildlife corridors linking habitats. The Hedgerow Regulations 1997 provide protection for hedgerows in the countryside, with the exception of garden hedges. Under these regulations, the applicant must notify the Local Planning Authority where they propose to remove a hedgerow. A hedgerow retention notice can then be served in appropriate cases to protect important hedgerows.

#### 1.4.36 Woodland Planting

- 1.4.37 Forestry is a significant industry in the area and makes a useful contribution to the local economy both as a commercial activity and as a lourist attraction. As well as new plantling and the management of existing woodlands and forests, some local enterprises are also involved in the processing of timber and the manufacturing of timber based products. The Council encourages sustainable forestry in Powys and supports the positive management and expension of woodlands in appropriate locations and will seek to protect landscapes and conservation interests, in addition to timber production. Broad-layed planting will be encouraged in preference to single species. leaved planting and mixed planting will be encouraged in preference to single species coniferous plantations.
- 1.4.38 Whilst new afforestation proposals do not require planning permission, the Forestry Authority under the Woodland Grant Scheme consults the Council on significant new proposals. In assessing new schemes, there are many factors that need to be taken into consideration in addition to the economic benefits such as those outlined below.
- 1.4.39 Where new plantings schemes are proposed, it is important to ensure that they conserve any viewpoints and significant natural features such as streams, pools and rocky outcrops in order to reduce the impact on the existing landscape and to retain some visual variety and a range of habitats. Also, planting should retale well to the

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- In addition to the beauty of the natural environment, Powys has a wealth of
- 1.5.1 In addition to the beauty of the natural environment, Powys has a wealth of attractive bulldings in its towns, villages and open countryside. There are already 51 designated conservation areas and in the region of 3200 buildings which have been listed as being of special architectural or historic interest. There is a re-surveying programme currently being undertaken by Cadw so numbers may increase.
  1.5.2 These form an important part of the Country's heritage and contribute to its character. As well as adding to the quality of the environment for local people, they are significant attractions for tourists and inward investors and they are therefore valuable contributors to the local economy. Powys Country Council is committed to the preservation and enhancement of its historic built environment.

#### 1.5.3 Conservation Areas

- In conservation areas, the Council will pursue policies aimed at safeguarding In ourselvation areas, the Council will produce process africe at salegularity the character of the area, its buildings and open spaces, enhancing the environment and controlling any potential new development which would detract from the character and setting of historic buildings. The Council will continue to promote environmental improvements to enhance the character and appearance of the conservation areas and will seek to encourage landowners, developers, amenity and resident's societies and community groups to undertake improvements in appropriate circumstances.
- 1.5.5 Conservation area designation strengthens a Local Authority control over demotition, minor development, advertisements and the protection of trees. However it also provides increased opportunities for enhancement with Local Authorities being required to publish proposals for their preservation and enhancement.
- 1.5.6 As well as conferring a new status on the areas in question and highlighting the need to treat them with special care, the designation of conservation areas is intended to provide for the formulation and publication of proposals for their preservation and enhancement. This positive feature allows environmental improvements to be made to buildings and to the settings of conservation areas, initiatives such as town and building faceliff schemes allow for funds to be set-aside over a nutrier of years for the purpose of making grants for the repair and restoration of buildings in conservation areas. The rate at which they can be brought forward will of course be dependent on the availability of manpower and financial resources. However, such schemes could make a valuable contribution to the conservation of the fabric of buildings in some of the larger conservation areas that would complement improvements resulting from environmental enhancement and regeneration proposals. enhancement and regeneration proposals

# POLICY ENV 10: CONSERVATION AREA ENHANCEMENT AND TOWN SCHEMES

THE COUNCIL WILL FORMULATE PROPOSALS FOR THE ENHANCEMENT OF ITS CONSERVATION AREAS AND WILL PURSUE THE IMPLEMENTATION OF TOWN SCHEMES AND BUILDING FACELIFT SCHEMES IN APPROPRIATE CASES AS RESOURCES PERMIT.

topography avoiding straight boundary edges, access roads and rides, which can be harsh discordant elements. The incorporation of open spaces within plantations and alongside pools and watercourses, together with appropriate broad-leaved planting can add to the visual and ecological diversity. Some variety in the species used and in the age structure of planting can also add interest,

#### POLICY ENV9 - WOODLAND PLANTING

THE COUNCIL ENCOURAGES THE NEW PLANTING, RESTOCKING, NATURAL REGENERATION AND MANAGEMENT OF EXISTING BROAD-LEAVED WOODLANDS IN APPROPRIATE LOCATIONS, PROPOSALS FOR THE COMMERCIAL, RECREATIONAL OR CONSERVATION DEVELOPMENT OF BROAD-LEAVED OR CONIFEROUS WOODLAND INCLUDING THE PLANTING OF APPROPRIATE NATIVE BROAD-LEAVED SPECIES IN EXISTING COPSES, WOODLANDS, AND HEDGEROWS, WILL APPROVED, PROVIDING THAT:

- PROPOSALS ARE COMPATIBLE WITH AND PROPERLY MANAGED IN AN INTEGRATED FASHION WITH AGRICULTURE AND OTHER COUNTRYSIDE USES, AND DO NOT ADVERSELY AFFECT THE VIABILITY OF FARM HOLDINGS;
- PROPOSALS ARE DESIGNED TO A HIGH STANDARD AND DO NOT ADVERSELY AFFECT THE QUALITY OF THE LANDSCAPE;
- 3. WHEREVER POSSIBLE EXISTING BROAD-LEAVED TREES AND HEDGEROWS, WOODS OR ANCIENT SEMI-NATURAL WOODLANDS ARE RETAINED, PROTECTED AND INCORPORATED INTO PROPOSED SCHEMES;
- 4. NATURE CONSERVATION AREAS ARE PROTECTED;
- 5 SITES OF ARCHAEOLOGICAL OR HISTORIC IMPORTANCE ARE PROTECTED;
- 6. THE INTEGRITY OF EXTENSIVE WILD, OPEN AND UNDEVELOPED TRACTS OF LAND AND OTHER UPLAND LANDSCAPE, WHICH IT IS IMPORTANT TO CONSERVE IN THEIR OWN RIGHT, FOR NATURE CONSERVATION, RECREATION OR GRAZING PURPOSES REMAIN UNAFFECTED;
- 7. WATER RESOURCES AND THE AQUATIC ENVIRONMENT, INCLUDING GROUNDWATER RESOURCES AND FISHERIES, ARE SAFEGUARDED AND THAT ADVERSE IMPACT RESULTING FROM THE EFFECTS OF CONIFEROUS AFFORESTATION ON RUN-OFF AND WATER QUALITY IS AVOIDED, WITH PARTICULAR REFERENCE TO ACIDIFICATION AND SEDIMENTATION;
- 8, THE PROPOSALS INCLUDE A DETAILED LONG TERM PLAN FOR THE PROTECTION AND THE MANAGEMENT OF WOODLANDS, TREES AND/OR HEDGEROWS, INCLUDING PROVISIONS FOR NATURE CONSERVATION AND ACCESS FOR NATURE CONSERVATION, SPORT AND REC
- 9, WHERE PRACTICAL, SUBSTANTIAL PROPORTIONS OF BROAD-LEAVED TREES ARE INCLUDED WITHIN AND AROUND MAINLY CONIFEROUS

#### 1.5 The Bullt Environment - Policies and Proposals

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# Development In Conservation Areas

- 1.5.8 Whilst preservation and enhancement are both important elements of the Council's policies with respect to conservation areas, it is not intended to obstruct all change. Some development may well be welcome in order to sustain the vitality of the towns, villages and communities in which it occurs. However, it is desirable that new development makes a positive contribution to the appearance of conservation areas and it should be sympathetic to their existing character. Consequently it will be necessary for new development proposals to be of a high standard of design with layouts, proportions, design details and materials being complementary to the adjoining traditional buildings.
- When considering development proposals affecting a designated conservation 1.5.9 Writen considering development proposals attecting a designated conservation area, the Council will seek to ensure that all proposals preserve or enhance the character or appearance of the area, in terms of setting, form, scale, materials, design and detailing. They will take account of the desirability of retaining traditional buildings, groups of buildings, existing street patterns, spaces, building lines, and hard landscape surfaces. The retention or restoration of architectural features as part of the development together with the need to protect valuable existing trees, open spaces and landscape features will
- 1.5.10 In order to satisfy the Council that proposals will be appropriate, the submission of full planning applications will normally be required for development proposals in conservation areas so that their suitability can be gauged. However, planning officers will be prepared to discuss the detailed design of proposals in advance of the submission of an application in order to minimise additional costs for the applicant. The Council also intends to produce Supplementary Planning Guidance that will contain character appraisals and advice on sympathetic design and proposals for enhancement in conservation areas. The S.P.G will also be used for determining the acceptability of proposals for development.
- 1.5.11 Buildings adjoining the boundaries of conservation areas can have a considerable impact on their settings. Therefore, proposals for new developments in such localions will also be expected to be of high quality design in keeping with the character of the adjoining conservation area.

# POLICY ENV11 - DEVELOPMENT IN CONSERVATION AREAS

- PROPOSALS FOR DEVELOPMENT WITHIN OR ADJOINING A CONSERVATION AREA SHOULD BE OF HIGH QUALITY DESIGN AND SHOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THAT AREA. THE COUNCIL WILL OPPOSE INAPPROPRIATE DEVELOPMENTS THAT WOULD SIGNIFICANTLY DETRACT FROM THAT CHARACTER.

  FULL APPLICATIONS WILL BE REQUIRED FOR DEVELOPMENT PROPOSALS WITHIN OR ADJOINING CONSERVATION AREAS.

# 1.5.12 Permitted Development in Conservation Areas

# 1.5.13 In addition to larger proposals that require planning permission, numerous minor atterations are able to proceed under permitted development rights. Although often less significant in themselves, the cumulative effect of many such changes can seriously harm the character of conservation areas. Such developments can involve small flat roofed extensions, the replacement of traditional doors and windows, the use of unsympathetic modern designs and materials and the replacement of slate roofs with concrete tiles.

1.5.14 It is possible where this has become a matter of concern, for the Council to make a Direction withdrawing certain permitted development rights so that planning permission is required for the specified developments. The Council will therefore consider making Directions under Article 4 (2) of the Town and Country Planning (General Permitted Development) Order 1995 in such instances to withdraw permitted development rights for developments which would materially adversely affect the external appearance of dwelling houses and therefore the character of the conservation area. The ongoing character appraisals of the conservation areas may indicate where Article 4 Directions will be necessary or appropriate.

## POLICY ENV12 - PERMITTED DEVELOPMENT IN CONSERVATION AREAS

WHERE THERE IS EVIDENCE THAT THE CHARACTER OF A CONSERVATION AREA IS BEING UNACCEPTABLY ADVERSELY AFFECTED BY "PERMITTED DEVELOPMENT" NOT REQUIRING THE EXPRESS CONSENT OF THE LOCAL PLANNING AUTHORITY, THE COUNCIL WILL MAKE A DIRECTION, SEEKING APPROVAL WHERE NECESSARY, REMOVING THE BENEFIT OF "PERMITTED DEVELOPMENT" FROM THOSE CLASSES OF DEVELOPMENT THAT ARE ADVERSELY AFFECTING ITS CHARACTER.

## 1.5.15 Infrastructure in Conservation Areas

1.5.16 There are many other features in addition to the buildings themselves that can help to create the character of an attractive built up area. These include traditional pavement surfaces and street lamps, bollards and seating of attractive design. Unfortunately, it is all too common for these features to be removed and replaced with concrete or tarmac and bland modern street furniture and lighting when repair or replacement becomes necessary. The appearance of a street can also be seriously impaired by overhead telephone and electricity cables, and by highway signs and road markings. The Council will therefore seek the commitment of the relevant bodies responsible for these matters to ensure that repairs and new installations are carried out in a manner that is sympathetic to the character of the conservation area.

## POLICY ENV13 - INFRASTRUCTURE IN CONSERVATION AREAS

THE COUNCIL WILL SEEK THE COMMITMENT OF THE RELEVANT STATUTORY AUTHORITIES, UNDERTAKERS AND COMPANIES RESPONSIBLE FOR INFRASTRUCTURE PROVISION TO EXERCISE THEIR FUNCTIONS IN A MANNER WHICH CONSERVES AND WHERE POSSIBLE ENHANCES THE CHARACTER OF CONSERVATION AREAS.

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PROPOSALS FOR DEVELOPMENT UNACCEPTABLY ADVERSELY AFFECTING A LISTED BUILDING OR ITS SETTING WILL BE REFUSED, IN CONSIDERING PROPOSALS FOR DEVELOPMENT AFFECTING A LISTED BUILDING AND IT'S SETTING, THE COUNCIL WILL TAKE ACCOUNT OF THE FOLLOWING:

- 1. THE DESIRABILITY OF PRESERVING THE LISTED BUILDING AND ITS SETTING;
- $\mathbf{2}_{*}$  THE IMPORTANCE OF THE BUILDING, ITS INTRINSIC ARCHITECTURAL AND HISTORIC INTEREST AND RARITY;
- $3_{\circ}$  THE EFFECT OF THE PROPOSALS ON ANY PARTICULAR FEATURES OF THE BUILDING WHICH JUSTIFIED ITS LISTING;
- $\mathbf{4}_{\circ}$  The Building's contribution to the local scene and its role as part of an architectural composition;
- 5. THE CONDITION OF THE BUILDING AND THE BENEFIT THAT THE PROPOSALS WOULD HAVE TO ITS STATE OF REPAIR;
- 6. THE MERITS OF THE PROPOSALS IN SECURING AN APPROPRIATE ALTERNATIVE USE OF THE BUILDING; AND
- 7. THE NEED FOR PROPOSALS TO BE COMPATIBLE WITH THE CHARACTER OF THE BUILDING AND ITS SURROUNDINGS AND TO BE OF HIGH QUALITY DESIGN, USING MATERIALS IN KEEPING WITH THE EXISTING BUILDING.

# 1.5.22 Demolition of Listed Buildings

- 1.5.23 The Council has control over the proposed demolition of all listed buildings. The general presumption is that all buildings that are listed will be preserved because of their architectural and/or historic importance. With regard to total or substantial demolition every possible effort should be made to continue the present use or find a suitable alternative use for the building. The applicant would also need to demonstrate that all practical attempts to save and refurbish the building have been explored.
- 1.5.24 The Council proposes to undertake the preparation of supplementary planning guidance to provide practical advice on development affecting listed buildings and the maintenance of historic buildings in order to complement and support these policies.

# POLICY ENV16 - DEMOLITION OF LISTED BUILDINGS

THE COUNCIL WILL NOT GRANT PERMISSION FOR DEVELOPMENT INVOLVING THE TOTAL OR SUBSTANTIAL DEMOLITION OF A LISTED BUILDING UNLESS OVERRIDING ENVIRONMENTAL, ECONOMIC OR PRACTICAL REASONS EXIST IN FAVOUR OF DEMOLITION AND EVERY POSSIBLE EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND A SUITABLE ALTERNATIVE USE FOR THE BUILDING, THE DEMOLITION OF A GRADE I OR IF LISTED BUILDING WILL ONLY BE PERMITTED IN WHOLLY EXCEPTIONAL CASES WHERE THE STRONGEST JUSTIFICATION HAS BEEN PROVIDED.

# 1.5.25 Historic Parks, Gardens and Landscapes

#### 1.5.17 Demolition In Conservation Areas

1,5,18 The Council will exercise special care in considering proposals for the demolition of all or part of a structure in the conservation area. The Council will only grant planning permission for development involving demolition where natifier the character nor appearance of the conservation area will be harmed. Consent for demolition will normally only be given where there are acceptable and detailed plans of a scheme for redevelopment of the site.

1.5.19 The Development Control chapter of the plan contains details of policies and supplementary planning guidance on shop fronts, adverts, solar panels and antennae in Conservation Areas

# POLICY ENV14 - DEMOLITION IN CONSERVATION AREAS

THE COUNCIL WILL ONLY GRANT PLANNING PERMISSION FOR DEVELOPMENT INVOLVING DEMOLITION OF AN UNLISTED BUILDING IN A CONSERVATION AREA WHERE NEITHER THE CHARACTER NOR APPEARANCE OF THE AREA WILL BE HARMED. WHERE THE STRUCTURE MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA, THE COUNCIL WILL TAKE ACCOUNT OF:

- 1. WHETHER IT IS CAPABLE OF RETENTION OR REPAIR FOR A BENEFICIAL USE:
- WHETHER THE PROPOSED REPLACEMENT, IF ANY, WOULD MAKE A SIMILAR OR GREATER POSITIVE CONTRIBUTION TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA; AND
- 3. WHETHER IT IS NECESSARY FOR REASONS OF OVER-RIDING PUBLIC INTEREST, INCLUDING SAFETY,

#### 1.5.20 Listed Buildings

1.5.21 The Welsh Assembly Government has a duly to compile lists of buildings of special architectural or historic interest. There are currently around approximately 4,400 llsted buildings within Powys. The Council considers that their preservation, protection and correct maintenance is essential. Where proposals require listed building consent, the Council under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 shall have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest which it possesses. Listed buildings are a finite and non-renewable resource. When considering proposals for development the presumption will be in favour of the preservation of listed buildings and their settings and permission will only be granted where a strong case can be made for doing so. To enable the Council to assess fully the effect of such proposals, full detailed plans will be required.

## POLICY ENV15 - LISTED BUILDINGS

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1.5.26 The Council considers that it is important to protect historic parks and gardens and their landscape setting. It also recognises the sensitivity of historic landscapes to development proposals. The areas and properties in question are included on Cadw's provisional register of landscapes, parks and gardens of special historic interest. Although the register does not afford the degree of protection and control given to conservation areas or listed buildings, it recognises the importance of the historic landscapes, parks and garden in local and national terms. The register includes several landscapes, gardens and parks in the County and the Authority will seek to protect their special historic interest. Where development proposals would unacceptably adversely affect parks and gardens on the register, these will be opposed. When considering development proposals within or in proximity to these areas, the setting, which can be crucial to the historical character, and the views from key points, will also be taken into account.

# POLICY ENV17 - HISTORIC PARKS, GARDENS AND LANDSCAPES

THE COUNCIL WILL OPPOSE DEVELOPMENT PROPOSALS WHICH WOULD UNACCEPTABLY ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF HISTORIC PARKS AND GARDENS AND IN CONSIDERING PROPOSALS FOR DEVELOPMENT, WILL SEEK TO PROTECT THE SPECIAL HISTORIC INTEREST OF AREAS LYING WITHIN RECOGNISED HISTORIC LANDSCAPES.

# 1.5.27 Archaeological sites and Ancient Monuments

- 1.5.28 Archaeological remains are also a finite and non-renewable resource, and in many cases, highly fragile and vulnerable to damage and destruction. Appropriate protection and management is therefore essential to ensure that the archaeology survives in good condition and care is laken to see it is not needlessly destroyed. The preservation of this heritage, above and below ground, as evidence of Powys's distinctive past, is of national and international importance.
- 15.29 The Council will seek to ensure the protection, enhancement and preservation of sites of archaeological interest and their settings. There are currently some 700 designated Scheduléd Ancient Monuments within Powys. Where nationally important archaeological remains, whether scheduled monuments or not, and/or their settings are considered to be unacceptably adversely affected by proposed development, there will be a presumption in favour of their physical preservation. In addition, archaeological remains of more regional or local importance may also be identified as worthy of preservation. Proposals for the enhancement of archaeological sites and their settings will normally be supported.

# POLICY ENV18 - ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

DEVELOPMENT WHICH WOULD UNACCEPTABLY AFFECT THE SITE OR SETTING OF A SCHEDULED ANCIENT MONUMENT OR OF AN ARCHAEOLOGICAL SITE OF NATIONAL IMPORTANCE WILL NOT BE PERMITTED AND THE COUNCIL WILL

SEEK TO SAFEGUARD OTHER SITES OF ARCHAEOLOGICAL IMPORTANCE

In some instances, development proposals will affect sites, which it is believed may be of archaeological interest but where the extent and importance of that interest is may be of archaeological interest but where the extent and importance of that interest is unclear. Archaeological field evaluations will be required in these circumstances to ascertain the significance of the site. Whilst the preservation of archaeological remains in-situ is the preferred solution, the Council does acknowledge that it will not be feasible in all cases. Where the significance of a site of archaeological interest, when weighed against all other material considerations is deemed not sufficient to justify preservation "in-situ", an archaeological investigation (including excavation or survey as appropriate) for the purposes of preservation by record may be considered an acceptable alternative. If the extent or importance of any archaeological remains is uncertain, a "watching brief" during the course of the development may be required to secure the observation and subsequent recording of finds of interest, The results and finds from archaeological investigations also need to be analysed, interpreted, presented to the public, and cursted investigations also need to be analysed, interpreted, presented to the public, and curated

# POLICY ENV19 - DEVELOPMENT PROPOSALS AFFECTING ARCHAEOLOGICAL

- WHERE IT APPEARS THAT A PROPOSED DEVELOPMENT MAY AFFECT A SITE CONTAINING IMPORTANT ARCHAEOLOGICAL REMAINS, THE COUNCIL WILL REQUEST THE APPLICANT TO UNDERTAKE AN ARCHAEOLOGICAL FIELD EVALUATION BEFORE DETERMINING ANY PLANNING APPLICATION.
- IN INSTANCES WHERE ARCHAEOLOGICAL REMAINS OF IMPORTANCE ARE REVEALED ON DEVELOPMENT SITES, THEIR PRESERVATION IN-SITU SHOULD BE CARRIED OUT WHEREVER POSSIBLE,
- 3. WHERE PRESERVATION IN-STU IS NOT POSSIBLE BUT THE COUNCIL IS CONVINCED THAT THE MERITS OF THE PROPOSAL MEAN THAT DEVELOPMENT SHOULD PROCEED, THEY WILL IMPOSE CONDITIONS ON ANY PLANNING CONSENT OR SEEK PLANNING OBLIGATIONS TO FACILITATE A WATCHING BRIEF DURING THE DEVELOPMENT AND THE OBSERVATION AND/OR RECORDING OF REMAINS OF ARCHAEOLOGICAL INTEREST.

## 1.5.31 Amenity Open Space

In addition to areas of public open space that are publicly available for sports 1.5.32 In addition to areas of public open space that are publicly available for sports and other recreational uses, there are also private open space uses which are referred to in the Leisure & Recreation Chapter and other areas of open land within settlements which are of amenity value. These Amenity Open Spaces may for example be areas of grazing land or small copses for which no new use is proposed in the UDP. They can often make a valuable visual contribution to the appearance of the area and may also perform some recreational function on an informal basis. There may be strong pressures to develop such open spaces on occasions but these will be resisted in all but exceptional circumstances in order to safeguard the recreational and amenity interests of the loral computativ. the local community.

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# Introduction

- Housing development is the most extensive new use of land in the County. In addition to meeting the housing needs of Powys' households, new housing is important for encouraging local economic growth, supporting small businesses and enabling much needed employment opportunities. The ability to provide a wide choice of housing fundamental to community regeneration and the creation of socially and economically sustainable communities. The Council sees sustainable communities as cohesive focal points for community life providing appropriate services and facilities in keeping with their status and with the capacity to support the housing needs of all their members. The provision of good quality housing of the right size, type and tenure that enables choice and contributes towards securing a better social mix is encouraged by the Council.
- 2.1.2 Clearly these objectives are a challenge, especially as the Council's influence over the provision of housing stock is limited essentially to that of enabling and facilitating provision. Many factors relating to housing demand and supply, such as household sizes, house prices, mortgage rales and income levels are determined by housing markets, prevailing economic conditions and demographic trends, which operate beyond the Council's direct sphere of influence. Nevertheless, the Council's role as a Local Planning Authority is importent, as it is able to influence the supply of land for house building. However, the Council's policies and proposals for controlling housing-land supply must be based on a thorough understanding of household needs and for this reason a comprehensive Housing Needs Survey of the entire County was conducted in November 2001. The results of this survey are awaited.
- 2.1.3 This chapter provides the Council's detailed planning policies for residential development over the plan period 2001-2016. Following on from Part One of the UDP, it explains the requirement for housing land across the County and interprets this as fand allocations for residential development in each of the three Shires. It then sets out general policies for the determination of planning applications for residential development.
- 2.1.4 It is proposed to complement the UDP's housing policies and proposals with supplementary planning guidance (see General Development Policies, Chapter 11) on a number of specific and housing-related issues, including guidance on Residential Design, the Conversion of Rural Buildings, the Housing Needs Survey, Accessibility and Mobility, and Energy Conservation and Generation.

# Strategic Framework and Part One Justification

2.2.1 Part One of the UDP contains the following strategic aims and policies relevant to housing

#### POLICY ENV 20 - AMENITY OPEN SPACES

PROPOSALS FOR DEVELOPMENT WHICH WOULD LEAD TO THE PARTIAL OR COMPLETE LOSS OF AMENITY OPEN SPACE WITHIN SETTLEMENTS, WILL BE REFUSED IN CASES WHERE THE OPEN SPACE IS OF SIGNIFICANT RECREATIONAL OR AMENITY VALUE TO THE COMMUNITY.

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- b) To systain modest growth and development, appropriate to local needs and individual locations
- i) To address local housing needs across the County.

  k) To strengthen communities and promote social inclusion for all.

  p) To promote energy conservation and efficiency.

# UDP SP2 - STRATEGIC SETTLEMENT HIERARCHY

LAND WILL BE ALLOCATED FOR DEVELOPMENT TO REFLECT THE NEEDS OF EACH PLANNING AREA / COMMUNITY, THE CAPACITY OF EACH SETTLEMENT / COMMUNITY, AND THE PRINCIPLES OF SUSTAINABILITY IN ACCORDANCE WITH THE FOLLOWING SETTLEMENT HIERARCHY:

> AREA CENTRES KEY SETTLEMENTS LARGE VILLAGES SMALL VILLAGES RURAL SETTLEMENTS COUNTRYSIDE.

# UDP SP5 - HOUSING DEVELOPMENTS

SUFFICIENT LAND WILL BE ALLOCATED, INCLUDING APPROPRIATE EXISTING ALLOCATIONS AND COMMITMENTS, TO ACCOMMODATE UP TO APPROXIMATELY 5841 ADDITIONAL DWELLINGS (389 PER ANNUM) DURING THE PLAN PERIOD MID 2001 - MID 2016, IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY,

- 2.2. In providing for the housing needs of the County's population, the Council wishes to see housing development take place in sustainable locations that are properly integrated with other land uses and public transport routes. To achieve this, Parl One of the UDP proposes a Sustainable Growth Strategy that, seeks to concentrate the majority of housing, economic and retail development in the larger market towns 'area centres' and largest villages 'key settlements' and 'large villages'. However, the Strategy also recognises that the housing needs of smaller communities must be catered for and therefore proposes a Sustainable Strategic Settlement Hierarchy that enables some growth to be dispersed to other settlements according to their size, services, infrastructure and capacity. Policy DDP SP2 is therefore designed to facilitate the distribution of land for development across the different levels in this hierarchy in accordance with these principles and with national planning policy as explained in section 3 below.
- 2.2.3 Part One of the UDP projects that around 5,840 new dwellings will be required to meet the needs of all households living in the Plan Area by the end of the fifteen year plan period in mid-2016. This projection represents an increase of 13.4% in the households living in the Plan area, (approximately 390 households per annum) across the 15-year plan period. Section 4.1 below outlines in detail the changes in population as well as the projected dwelling requirements for Powys.

#### National Planning Policy for Housing 2.3

- 2.3.1 National planning policy for housing is embodied in the Welsh Assembly Government's Planning Policy Wales (March 2002), This indicates that Local Authorities Government's Planning Policy Wales (March 2002). This indicates that Local Authorities should recognise in their policies, the housing needs of all, including the provision of affordable and special needs housing, such as sheltered accommodation, 2.3.2 The guidance acknowledges the importance of promoting "sustainable rural communities with access to high quality public services" (Para: 2.4.4) through the efficient use of land, by encouraging mixed tenure communities, that are well designed and located in close proximity to services, employment and other facilities (Para 9.1.2). All these issues are encapsulated in the Council's Sustainable Strategic Settlement Hierarchy.
- 23.3 Additional guidance is contained in Planning Guidance (Wales) TAN1 Joint Housing Land Availability Studies (1997) and TAN2 Planning and Affordable Housing (1996), The former indicates that local authorities should ensure that a continuous 5-year supply of land for housing is genuinely made available, whilst TAN2 recognises the importance of providing affordable housing and provides advice for developing suitable policies.

#### 24 Powys' Requirement for New Housing

- Household projections provide a good guide for determining an area's future 2.4.1 Household projections provide a good guide for determining an area's future requirement for housing. These are essentially a function of demographic changes specific to the area and take account of natural change within the population (births and deaths), migration in and out of the area, and changes in household size, Local Planning Authorities are advised by Planning Policy Weles to not only take account of the talest household projections but also local housing strategies and assessments and a range of other relevant considerations. The Council therefore accepts that the projections represent only an indicative guide to the dwelling requirements and realises that it would be unrealistic and impractical to apply them too rigidity; especially as the assumptions underpinning them may change over time.
- $2.4.2\,$  The County Council acknowledges that a number of other factors must be considered in planning for the future supply of housing land, These include:

Strategic considerations as laid down by the Strategic Growth Strategy and Strategic Settlement Hierarchy in Part I, These envisage the integration of future housing with other forms of development in sustainable locations

The Powys Housing Needs Survey (2001) - refer to Section 4.2 below. The capacity of a settlement and its surrounding area to accommodate more housing development, including the constraints posed by environmental, conservation and cultural interests, and the capacity of existing or planned

4.3 In preparing the consultation draft plan, the County Council approached a wide imber of statutory organisations including Town and Community Councils, infrastructure

an increase of 13,4% or 5841 households living in the Plan area. This equates to an increase of 389 households per annum across the 15-year plan period.

- It is apparent from these projections that the number of households being formed over the plan period is almost as great as the projected increase in population i.e. 5,841 new households compared to 5,936 persons. This is because household size is decreasing and it is projected to continue to fall over the plan period. Therefore even if the population of Powys was static or fell slightly, there would still be a need for additional dwellings to house the greater number of households being formed.
- 2.5.6 The following table indicates the number of dwellings required to meet the projected growth in households, distributed by Shire but excluding the area within the BBNP. Variations will exist locally within each of the Shires because a variety of factors influence household growth, including differences in migration patterns, age and gender structures, as well as the affects of economic and cultural factors.

Table H1: Projected Dwelling Requirement by Shire

	Mid 2001		Mid 2016	2001 - 2016	
	1. Pop. (No.)	2. H/holds (No.)	3. Projected Pop. (No.)	4. Projected H/holds (No.)	5. Dwelling Requirement [i.e. 4-2]
Brecknockshire (Ex. BBNP)	19,465	8,130	20,508	9,165	1,035 (69 pa)
Montgomeryshire	59,309	24,654	63,200	28,314	3,660 (244 pa)
Radnorshire	25,213	10,766	26,216	11,912	1,146 (76 pa)
Powys Total	103.987	43,550	109.924	49.391	5841 (389 pa)

# 2.6 Powys Housing Needs Survey, 2001

# (Note: this section will be updated when the survey results have been published

26.1 Whilst the projections are useful and provide a statistical projection of how the County's population and household structure is expected to change given the circumstances explained in the previous section, the Council acknowledges that they are not the only information that should be taken into account. They represent a fairly blunt not the only information that should be taken into account. They represent a fairly blunt instrument or measure and the assumptions underpinning them are susceptible to change. Also, they do not provide a clearer insight into household needs or the changes that may be occurring in particular areas. To overcome these difficulties and obtain a better understanding and grasp of housing needs and local circumstances, the County Council, in partnership with the Weish Assembly Government and Brecon Beacons National Park Authority, commissioned consultants (Opinion Research Services Ltd) in August 2001 to undertake a housing needs survey of Powys. The survey involved a full postal census of all households living in Powys in November 2001 and when its results become available for analysis, these will be used to inform the policies and proposals of and service providers. The views of these organisations have also had an input into planning the supply of housing land.

2.4.4 The influence and contribution that all these factors have in determining a settlement's future capacity for housing, and other forms of development, is not to be under-estimated. It is for this reason that the Council supports the 'plan, monitor and under-estimated, it is for this reason that the Council supports the 'plan, monitor and manage' approach for determining the provision of housing land in the County. This is considered to be the most practical and realistic method of planning for the long-term housing needs of Powys' resident households. Although household projections remain a central component of this approach, many other factors are also considered. Flexibility is therefore a necessary feature of this approach because it allows for variations and differences between local housing markets, economic factors and community needs to be taken into account, as well as the development constraints that exist from place to nlace.

#### 2.5. Housing Projections, 2001-2016

- 2.5.1 The starting point in projecting Powys' future housing requirement is to profile the demand for additional or new 'open market houses' arising from an area's population over a given period, which in this instance is from 2001-2016. Open market housing, as its name implies, is residential accommodation available for purchase or rent on the
- Projecting the requirement for additional or new dwellings over the UDP's 15 year plan period is determined principally by modelling demographic changes and in particular the dynamics of population and household change, Using the Office for National Statistics (ONS) 1998 Mid-Year Estimates, it is projected that the total population of the Powys UDP area (i.e. Powys Excl. BBNP) will climb from 103,987 in mid 2001 to 109,924 persons in 2016, a rise of 5,937 (5,7%), This equates to an average increase in the area's population of 396 ppa. (See Table H1).
- 2.5.3 These projections are based on the assumption that net migration-into Powys (incl. BBNP) will continue at the current level of +850 persons per annum (5,450 in migrants pa, 4600 out migrants). The age profile of the county's population is also set to change and it is projected that the number of pensioners (females 60+, males 65+) will rise from 28,340 in mid 2001 to 37,144 by mid 2016, an increase of 31.1% or 587 ppa. The corollary of this is that the population aged 0-15 years will reduce from 23,882 in 2001 to 21,045 by 2016, a decline of -12%. In between, the number of adults of working age (females 16-59, males 16-64) will rise from 75,800 to 77,050, an overall increase of 16%. These characteristic reflect the fact that like expectancy is progressing and birth age (retriates 16-32, maies 16-34) will rise from 75,800 to 77,050, an overall increase of 1.6%. These characteristics reflect the fact that life expectancy is increasing and birth rates are in decline. Deaths are projected to outpace births per annum, and therefore the net natural change in the population would drop still further from -280 ppa in 2001 to -540 ppa in 2016. Thus population growth in Powys is only achieved by in-migration exceeding migration out of the County.
- 2.5.4 Looking at households, it is projected that the number of households living in the UDP area will rise from 43,550 in mid 2001 to 49,391 in mid 2016. This represents

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the UDP, it will provide a good means of checking the projections, such as the scale and location of migration levels. The results of the Housing Needs Survey will be published as Supplementary Planning Guidance.

2.6.2 As the survey's name implies, its main objective was to assess the overall housing needs of Powys' households over the next five or so years (2001-2006), including the need for affordable housing, it will be used to inform the strategic planning priorities of the County Council and other organisations involved in the enablement and provision of social housing in Powys, such as the Council's Housing Strategy and Operational Plan. Although the survey will only provide a snapshol, it will provide information.

Current and future need for properties by tenure and size according to location. Affordability and other supply-demand mismatches in local housing markets. The operation of housing markets in Powys, and the role that different types of housing tenure and provision play.
The nature and causes of housing needs, including the needs, aspirations intentions and preferred options of existing and concealed households.

# Housing Allocations and Land Supply

2.7.1 Having statistically projected a housing requirement for the Plan Area of 5841 additional dwellings for the 15 year plan period, the UDP must provide sufficient land to meet the requirement at the same time as taking account of the influences of local factors and considerations. The allocation of housing land is considered below on a Shire-by-Shire basis, whilst the settlement descriptions accompanying the proposal map insets provide a defaulted surgement according to the proposal map insets. provide a detailed summary for each settlement.

# What is a Housing Allocation?

2.7.3 Before looking at the Shire allocations, it is important to explain how the housing allocations will be met. There are two sources:

# A. Allocated Housing Sites (Large Sites)

Sites that can accommodate 5 or more open market dwellings are allocated as 2.1.4 Sites intal can accommodate b or more open market dwellings are allocated as housing sites and are shown on the inset maps and listed in the settlement descriptions. A schedule of these sites for each shire is included in Appendix 2. Because the plan period started in mid 2001 (1/7/01), some sites will have dwellings that have already been completed or are under construction. Both these count towards the UDP's housing requirement and are included within the total allocation for each site, along with the number of available remaining units. Planning permission may also have been granted on some of these sites, but not all of them. These sites are, or will be in due course, included within the little Houriso Land variable the sites. And of variable the states are the Wish the Little Houriso Land variable the states. within the Joint Housing Land Availability Study undertaken with the Welsh Development Agency (WDA) to monitor housing land availability (See section 5.7 below).

# B. Allowance for Completions on Small Sites Over the Plan Period (Small Sites)

2.7.5 Small housing sites (less than 5 units), individual dwellings, residential conversions, and subdivisions also count towards meeting the UDP's housing requirements, These sites are essentially windfall' sites and for obvious reasons are not identified as allocations on the proposals or inset maps. Although affordable houses on rural exception sites provide another supply of housing, as they are exceptions to normal housing policies they cannot be counted within this allowance. An allowance is made for the contribution that small sites make over the plan period by projecting forward by 15 leaves the sucress extended and the contribution that small sites make over the plan period by projecting forward by 15 leaves the sucress that sites here contribution that small sites make over the plan period by projecting forward by 15 leaves the sucress that sites here contributions. years the average number of houses that have been completed annually over the previous 5 years (mid-1996 to mid-2001).

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## 2.8 Shire Housing Allocations

## POLICY HP1 - SHIRE HOUSING ALLOCATIONS

SUFFICIENT LAND IS ALLOCATED TO THE THREE SHIRES TO ACCOMMODATE  $6.430\,$  NEW DWELLINGS IN THE POWYS UDP AREA BETWEEN 2001-2016 AS

(#	LARGE SITES	SMALL SITES ALLOWANCE	TOTAL ALLOCATION
BRECKNOCKSHIRE	710	470	1180
(EX BBNP)			
MONTGOMERYSHIRE	2690	1280	3970
RADNORSHIRE	960	320	1280
POWYS (EX BBNP)	4360	2070	6430
TOTAL			

2.8.1 The figures in the above table are derived from the detailed planning area allocations in the following sections but have been rounded for convenience. The Council acknowledges that the UDP allocates land in excess of the projected housing requirement. This is deliberate because it is important to provide a range and choice of requirement. This is deliberate because it is important to provide a range and choice or sites for devolopment, particularly in the area centres, where ownership, speculative land banks, or development constraints can all conspire to reduce or delay the construction of new homes. Also, not all sites with planning permission will be implemented or completed in the Plan period. The over-allocation is therefore seen as a practical necessity to ensure that sufficient land comes forward to meet the County's housing needs, as monitored by the joint housing land availability study (see section 5.7). It is the Council's intention to revisit the allocations once further information is available from the 2001 census and the Peaus housing needs.

2.8.2 Across Powys as a whole, the over-allocation amounts to about 10% and this will help to ease the transition between the historically higher levels of housing development and the more modest rates proposed in this plan. However, the housing allocations do represent a slow down in the rate of housing development compared with the previous structure plan period, with the inevitable consequence that there would have been an over-supply of housing land at the start of the UDP plan period. As a result, a review of all sites previously allocated has been undertaken leading ultimately to some sites that were previously identified for housing use within the Local Plans not being included in the UDP.

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2,8,7 Table H3 below shows how the projected housing requirements 2.8.7 Table H3 below shows how the projected housing requirements to Piercknockshire will be distributed for each planning area, indicating that the majority of housing will be provided within the two largest Planning Areas, namely Builth Wells (around 440 dwellings), and Ystradgynials (around 430 dwellings), There are smaller allocations for the other planning areas as much of the Brecon planning area lies within the national park and all the other planning areas are split between Brecknockshire and Radnorshire. The distribution of the housing allocation also reflects differences in the number of settlements to be found in each planning area and their positions within the categories of the plan's Sustainable Settlement Hierarchy.

Table H3 - Distribution of Brecknockshire's Housing Allocation (Ex. BBNP)

Planning Area (Ex BBNP)	Allocations on large sites
Brecon	48
Buith*	264
Hay/Talgarth*	136
Rhayader*	6
Ystradgynlais*	254
Sub total for large sites	708
Small sites contribution	474
Breckockshire Total	1182

(Note \* - Planning Area Split with Radnorshire &/or BBNP)

2.8.8 Table H4 illustrates the spread of the housing allocations on large sites across the different categories in the hierarchy. The averages given for settlements in the different categories illustrate how the relationship between the different levels in the Sustainable Settlement Hierarchy is reflected in Brecknockshire housing allocations

Table H4 - Brecknockshire's (Ex. BBNP) Housing Allocation by Settlement Category

Planning Area (Ex BBNP)	Area Centre		Key Settlement		Large Village		Small Village	
	Total	Average	Total	Average	Total	Average	Total	Average
Brecon		-	0.00	( A	40	13	0	1
Builth Wells*	150	150	65	65	43	14	- 6	2
Hay/Talgarth*	1.5		73	37	54	18	9	9
Rhayader*		- +					6	6
Ystradgynlais*	149	149			105	21	0	0
Breck Total	299	150	138	46	242	17	29	2

(Note \* Planning Area Split with Radnorshire &/or BBNP)

# 2.8.9 Montgomeryshire's Housing Allocation

- Projected Dwelling Requirement: 3660 (244 p.a.) Housing Allocation: 3970 (265 p.a.)

- 2.8.3 The following sections of the chapter indicate how the housing allocations will be 2.6.3 The following sections or the orapide intuitate flow in the floating ancealing will distributed within the individual Shires and their planning areas and across the settlement in the hierarchy. It should be noted that the size of allocation for the highest level of settlement in the hierarchy will vary between planning areas. This is a result of the different characteristics of those planning areas, local variations in the demand for housing and the capacity of the respective settlements to absorb new housing development. For example, the allocations for the area centres in Llanfair Caereinion and Machynlieth planning areas. are lower than area centres elsewhere because of physical constraints and the need to protect the Welsh language and culture. In contrast, those for Llandrindod Wells, Newtown and Welshpool have larger housing allocations to match the major strategic employment land allocations in those areas.
- 2,8,4 Nevertheless, within each planning area there is a clear hierarchical relationship 2.8.4 Nevertheless, within each planning area there is a clear hierarchical relationship between the scale of housing development proposed for each category in the settlement hierarchy. This is indicated by the average housing allocations for individual settlements in the different categories as shown in the tables in the following sections. In some instances, quite large villages are to be found in one of the lower categories in the hierarchy. This is not a reflection of their status nor of the role that they may perform as local service centres. It is rather because the housing land allocations proposed for them are more modest often as a result of severe physical or infrastructure constraints or in recognition of the high rate of development experienced in the recent past which suggests that a period of assimilation is desirable. Where this is the case, the reasons for the position in the settlement hierarchy are explained in the lext accompanying the inset map for the settlement.

# 2.8.5 Brecknockshire's (Ex. BBNP) Housing Allocation

- Projected Dwelling Requirement: 1035 (69 p.a.) Housing Allocation: 1180 (79 p.a.)

2.8.6 The former Powys County Structure Plan (Replacement), adopted in 1996, 2.6.0 The former Powys Country Stitution Plan (keybacterism), adopted in 1920 projected that Brecknockshire (Ex BBNP) should accommodate sufficient land for the construction of 900 dwellings (60 p.a.) between 1991-2006. The current household projections prepared for the Unitary Development Plan indicate a slight increase in this dwelling requirement and the housing allocation proposed in the plan is somewhat higher than this for the reasons outlined in section 5.2 above. It is expected that Small Sites in than this for the reasons outlined in section 5.2 above. It is expected that Small Sites in Brecknockshire will contribute approximately 470, new dwellings over the fifteen-year period. This figure is lower than that indicated in the 2000 Housing Land Availability Study as this reflects the new sustainable settlement hierarchy in the plan and the lightening of settlement development boundaries. Nevertheless, it is expected that small sites will continue to be an important source for new homes. Consequently, by taking into account the contribution that small sites make in Brecknockshire, the Council considers it appropriate to allocate land to accommodate approximately 710 new dwellings on large housing sites (5+0wellings) over the plan period 2001-16. The large and small sites together give a total allocation of about 1180 dwellings. Over the same period the Brecon Beacons National Park Authority allocates 1560 dwelling units through its Consultation Draft UDP, March 2002 for the whole National Park.

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2,8,10 According to the former Powys County Structure Plan (Replacement) 1996, it was projected that 4,860 (324 per annum) new households would be formed in Montgomeryshire over the 15-year plan period 1991-2006. The projections prepared for the UDP indicate that the rate at which new households are formed will fall to an average of 244 per annum, giving a total of 3660 new households over the 15-year period. This represents a slow-down in household formation compared with the previous structure plan period. However, the housing allocation proposed in this plan is somewhat higher than the requirement indicated by the household projections for the reasons outlined in section 5.2 place. It is exceeded the Small Sites in Montgomerythe will continue. than the requirement indicated by the household projections for the reasons outlined in section 5.2 above. It is expected that Small Sites in Montgomeryshire will contribute approximately 1280 new dwellings over the fifteen-year period in line with the figure indicated in the 2000 Housing Land Availability Study. Taking those small sites into consideration, the Council considers if appropriate to allocate further land to accommodate approximately 2890 new dwellings on large housing sites (5+dwellings) over the plan period 2001-16, When rounded, the large and small sites together give an allocation of about 3970 dwellings.

2.8.11 Table H5 below shows how the projected housing requirements for Montgomeryshire will be distributed for each planning area, indicating that the largest amounts of new housing are proposed in the Newtown and Welshpool Planning Areas. This reflects the recent growth experienced in the Severn Valley and complements the strategic employment site allocations in this plan. The more modest allocations for the Lianfyllin and Llanidioes Planning Areas take into account the smaller size of their Area Centres and the smaller number of Key Settlements identified within the sustainable settlement hierarchy in those areas. In Machynlleth and Llanfair Caereinion Planning Areas in particular, the protection of the Welsh language and culture are important considerations. As a consequence, housing allocations are somewhat reduced and no Key Settlements are identified in those Planning Areas.

Table H5 – Distribution of Montgomeryshire's Housing Allocation

Planning Area	Affocations on large sites		
Lunfair Caereinion	128		
Llanfyllin	296		
Llandioes	263		
Machynileth	116		
Newtown -	1187		
Welshpool	711		
Sub total for large sites	2691		
Small sites contribution	1275		
Mont. Total	3966		

2.8.12 Table H6 below illustrates the spatial distribution of housing allocations on large sites across the different categories in the hierarchy. The averages given for settlements in the different categories illustrate how the relationship between the different levels in the Sustainable Settlement Hierarchy is reflected in Montgomeryshire's housing allocations.

Table H6 - Montgomeryshire's Housing Allocation by Settlement Category

Planning Area	Area Centre		Key Settlement		Large Village		Small Village	
	Total	Average	Total	Average	Total	Average	Total	Average
Lanfair Caer.	59	50	-	-	43	22	26	5
Usnfyllin	82	82	70	70	124	21	20	4
Llanidioes	110	110	108	54	25	25	10	3
Machynlieth	51	51	1.0		40	20	25	4
Newtown	610	610	528	85	16	16	33	5
Welshpool	277	277	226	57	196	22	12	2
Mont. Total	1189	198	932	72	444	21	125	- 4

## 2.8.13 Radnorshire's Housing Allocation

- Projected Dwelling Requirement: 1146 (76 p.a.)
   Housing Allocation: 1280 (85 p.a.)

2.8.14 Compared to the 15 year housing projections of the Powys Structure Plan (Replacement), 1996, household growth In Radnorshire is forecast to decrease significantly over the UDP's plan period in the current household projections. Thus, whilst the Structure Plan provided for housing at growth rate of 141 dwellings per annum, the dwelling requirement for the UDP is projected at 76 dwellings p.a.

2.8.15 Nevertheless, the housing allocation proposed in this plan is somewhat higher than the requirement indicated by the household projections for the reasons outlined in section 5.2 above. It is expected that Small Sites in Radnorshire will contribute approximately 315 new dwellings over the fifteen-year period. This figure is that indicated in the 2000 Housing Land Availability Study and this reflects the new sustainable settlement hierarchy in the plan. Small sites will continue to be an important source for new dwellings and by taking these small sites into consideration, the Council considers it appropriate to allocate further land to accommodate approximately 960 new dwellings on large housing sites (5+dwellings) over the plan period 2001-16. When rounded, the large and small sites together give an allocation of about 1280 dwellings.

2,8,16 Table H7 below shows how the housing allocations on large sites in Radnorshire 2.0.10 lable H/ Delow Shows now the housing allocations on large sites in Radnorshire will be distributed for each planning area. It indicates that the mejority of housing would be provided within the largest planning area, Llandindod Wells, amounting to just over 400 dwellings. Other large housing allocations are distributed between the remaining planning areas, taking into account the differences in the number of settlements to be found in each planning area and their positions within the categories of the plans' Sustainable Settlement Hierarchy. It should also be noted that a number of planning area are split between Radnorshire and Brecknockshire and therefore their allocations in the table are reduced in consequence. reduced in consequence

Table H7 - Distribution of Radnorshire's Housing Allocation

Planning Area	Alfocations on large sites	
Builth*	23	
Hay/Telgarth*	71	
Knighton	188	

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# POLICY HP2 - LAPSED PERMISSIONS

PROPOSALS FOR THE DEVELOPMENT OF PREVIOUSLY ALLOCATED SITES, OR FOR THE RENEWAL OF LAPSED PERMISSIONS, WILL BE REFUSED WHEREVER THE DEVELOPMENT WOULD CONFLICT WITH THE STRATEGY AND POLICIES OF THIS PLAN.

# Housing Land Availability

2.10.1 As part of allocating particular sites for future housing development, the Council has allocated those sites that are considered to be the most suitable, especially in sustainability terms, to accommodate the County's future households. However, whilst development constraints have been taken into account when selecting individual sites, and those sites with severe constraints discounted, it is not possible for every allocated site to be totally free of development constraints. The Council is obliged, though, to ensure that there are sites genuinely available to meet the housing needs of the County's

The mechanism for assessing availability is provided by the Joint Housing Land 2.10.2 Ine mechanism for assessing availability is provided by the Joint rousing Lettle Availability Study, which is carried out with the Welsh Development Agency, House Builders Federation and other interested parties, on a two-year cycle in accordance with the provisions of TAN1 Joint Housing Land Availability Studies, 1997. The study assesses and monitors all sites that either have the benefit of planning permission or are allocated by a Plan, and are able to accommodate 5 or more dwellings, and uttimately the provisions of the whether there is a 5 year study of the development of the development. allocated by a Plan, and are able to accommodate or more dwellings, and ultimately draws conclusions as to whether there is a 5 year supply of land genuinely available for housing. Because of the rural nature of Powys, a contribution from smaller sites of less than five dwellings has also been included within the Studies. Where deficiencies are revealed by the Study, necessary measures will be taken by the Council to rectify the shortfall, which may be sufficient to trigger a review of the entire plan.

# POLICY HP3 - HOUSING LAND AVAILABILITY

THROUGH THE PROCESS OF MONITORING AND REVIEW, THE COUNCIL WILL ENSURE THAT THERE IS AT LEAST A FIVE-YEAR SUPPLY OF GENUINELY AVAILABLE LAND FOR HOUSING WITHIN THE PLAN AREA.

# Settlement Categories and Capacities

2.11.1 All settlements in the UDP area have been categorised according to their place in the strategic settlement hierarchy. With the exception of rural settlements, which are named in Section 7.3 (Policy HP9) below, the settlement category for a particular settlement can be found in the settlement descriptions accompanying the inset maps.

2.11.2 It is important that larger housing schemes are located close to existing facilities in order to ensure that travel demands and journeys are minimised. The facilities that settlements have to offer and their capacity to absorb new housing growth is reflected in their position in the hierarchy. Consequently the UDP allows for a range of housing allocations with Area Centres, at one end of the scale, being expected to cater for the

Prestaigne Rhayader\* Sub total for large sites Small sites contribution Radnor.Total

2.8.17 Table H8 below illustrates the spatial distribution of housing allocations ations on large sites across the different categories in the hierarchy. The averages given for settlements in the different categories illustrate how the relationship between the different levels in the Sustainable Settlement Hierarchy is reflected in Radnorshire's housing allocations.

Table H8 - Radnorshire's Housing Allocation by Settlement Category

Planning Area	Area Centre		Key Sattlement		Large Village		Small Village	
Total Ave	Avarage	Total	Average	Total	Average	Total	Average	
Builth Wells*			-				23	4
Hay/Talgarth*	0.63	160	(*)	*	54	27	17	3
Knighton	140	140	-		29	29	17	3
Llandrindod	210	210	117	39	51	17	26	4
Presteigne	88	89	-				46	- 6
Rhayader*	126	126	-	+	-		14	3
Radnor, Total	555	141	117	39	134	22	143	4

(Note \* - Planning Area Split with Brecknockshire &/or BBNP)

## Former Housing Allocations and Permissions

2.9.1 Given the imperative of delivering a more sustainable future pattern of development over the life of the UDP and beyond, it is only right that the existing local plan proposals for each settlement should be reviewed. This means re-considering the decisions that have been made in the past to allocate particular sites for housing, even if they may have previously had planning permission. In its widest sense, this review must consider which settlements are the most sustainable for accommodating all types of development, and not just housing, in accordance with the UDP's Sustainable Growth

2.9.2 In reviewing each settlement and assigning it a category-type within the Strategic Settlement Hlerarchy, as explained in the inset map Settlement Descriptions, the Council has taken many factors into account including the availability of local services and facilities, employment provision, development and capacity constraints, it is apparent from this process that some former housing allocations and planning permissions cannot be justified in sustainability terms and they therefore conflict with the strategic aims of the UDP. Some of these sites have therefore been removed from the Plan, and when applications to renew former permissions on such sites are received, they will be refused if they no longer accord with the strategy and policies of the UDP.

largest housing developments and, at the other end, smaller villages seeing only limited growth in order to sustain the local community, in the smallest settlement category, Rural Settlements, no new housing development is proposed although individual dwellings may be acceptable to cater for affordable housing needs.

2.11.3 All settlements, with the exception of Rural Settlements, have been designated with a development boundary, which are indicated on the inset Maps. The purpose of having a development boundary for these settlements is to ensure that development is contained rather than causing unnecessary sprawl, which can encreach on the surrounding countryside. This will also ensure that new housing development will be located closer to existing facilities. For these reasons, housing development will normally be permitted only within the defined development limits unless it is for affordable housing under the rural exceptions scheme or to house an agricultural or forestry worker, as exclusion there is the observations. explained later in the chapter

2.11.4 The scale of housing development expected on individual allocated sites and the total capacity of settlements is indicated in Appendix 2. Where planning permission has already been granted, and the actual number of houses to be built is known, these has arready other grained, and the addust number of notuses to be built is known, these are shown in the appendix. In other cases, an average density of development has been assumed to provide a guideline figure for the site. Although this is not intended to be prescriptive and can still be subject to negotiations at the detailed development control stage, it is not considered that densities of development should be permitted that would lead to the total capacity of the settlement being significantly exceeded.

# POLICY HP4 - SETTLEMENT DEVELOPMENT BOUNDARIES AND CAPACITIES

- ALLOCATED HOUSING SITES RESIDENTIAL DEVELOPMENTS COMPLYING WITH UDP POLICY HP5 WILL BE PERMITTED ON SITES ALLOCATED FOR HOUSING DEVELOPMENT ON THE PROPOSALS MAP INSETS WHERE THE SCALE AND DENSITY OF THE DEVELOPMENT WOULD BE IN LINE WITH THE GUIDELINES FOR SITES CONTAINED IN APPENDIX 2. PROPOSALS THAT WOULD LEAD TO THE OVERALL CAPACITY OF THE SETTLEMENT BEING SIGNIFICANTLY EXCEEDED WILL BE REFLISED. BE REFUSED
- WINDFALL SITES RESIDENTIAL DEVELOPMENT WILL ALSO BE PERMITTED ON OTHER SUITABLE SITES WITHIN DEVELOPMENT BOUNDARIES THAT COMPLY WITH UDP POLICY HP5 AND WHERE THE SCALE AND DENSITY OF THE DEVELOPMENT WOULD NOT LEAD TO THE OVERALL CAPACITY OF THE SETTLEMENT BEING SIGNIFICANTLY EXCEEDED AND THE SITE (S) WOULD BE IN ACCORDANCE WITH THE SOULD MANAGE STREET HERE SITE (S) WOULD BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

AREA CENTRES: SITES WITH A CAPACITY OF UP TO 30 DWELLINGS KEY SETTLEMENTS: SITES WITH A CAPACITY OF UP TO 20 DWELLINGS. LARGE VILLAGES: SITES WITH A CAPACITY UP TO 10 DWELLINGS. SMALL VILLAGES: SITES WITH A CAPACITY UP TO 5 DWELLINGS.

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- 2.12.1 Residential development of any scale can have an impact on a settlement's character, therefore in controlling residential development the Council will ensure that new housing is designed to reflect that character. This is particularly the case for the recent trend of estate style housing, of nearly identical houses, which the Council view as being inappropriate on an individual and collective basis. Consequently, for larger schemes the Council will encourage new developments which consist of a range of dwelling types and sizes including an appropriate mix of, for example, detached, semi-detached, terraced and special needs accommodation. This not only improves the visual impact of the development but also helps to create more balanced and varied communities.
- 2.12.2 In some instances, new housing development may place a greater demand on local community facilities because of the additional users it is likely to generate. When considering such proposals, the Council will assess whether there is a requirement for additional or improved essential community facilities as a result of the development. Community Chapter Policy CS3 outlines the criteria that will be applied when considering additional demand for facilities
- The following policy will be used for determining residential applications on allocated housing sites or eisewhere within those settlements that have a defined development limit, as shown on the inset maps.

#### POLICY HP5 - RESIDENTIAL DEVELOPMENTS

PROPOSALS FOR RESIDENTIAL DEVELOPMENT ON ALLOCATED SITES, AS SHOWN ON THE INSET MAPS, AND ON OTHER APPROPRIATE SITES WITHIN THE DEVELOPMENT LIMITS OF SETTLEMENTS WILL BE PERMITTED PROVIDING THAT THE DEVELOPMENT COMPLIES WITH THE FOLLOWING CRITERIA:

- THE DEVELOPMENT SHALL INCLUDE A MIX OF DWELLING TYPES AND SIZES
   TO CATER FOR ALL HOUSEHOLD TYPES APPROPRIATE TO THE LOCATION
   OF THE SITE.
   ON ALLOCATED SITES FOR 10 OR MORE HOUSES, A PROPORTION OF
- 2. ON ALLOCATED STIES FOR IS ON MORE HOUSES, A PROPORTION OF AFFORDABLE HOUSING IS PROVIDED IN ACCORDANCE WITH POLICY HP7.

  3. THE PROPOSED DEVELOPMENT SHALL BE OF AN APPROPRIATE SCALE AND DESIGN, IN KEEPING WITH THE OVERALL CHARACTER AND APPEARANCE OF THE SETTLEMENT AND SURROUNDING AREA.

  4. THE PROPOSED DEVELOPMENT WOULD NOT LEAD TO THE LOSS OF LAND ALLOCATED FOR OTHER PURPOSES WITHIN THE UDP.
- 5. THE PROPOSAL WILL NOT CREATE UNACCEPTABLE PLANNING, SAFETY, ACCESS, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS, 6. THE DEVELOPMENT WOULD COMPLY WITH UDP POLICY DC2 AND ALL OTHER RELEVANT UDP POLICIES.

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IN THE OPEN COUNTRYSIDE WILL ONLY BE PERMITTED FOR AGRICULTURAL OR FORESTRY USES (AS DEFINED IN SECTION 336 OF THE TOWN AND COUNTRY PLANNING ACT 1990) OR IN ASSOCIATION WITH A SUITABLE RURAL ENTERPRISE, SUCH DWELLINGS WILL ONLY BE ACCEPTABLE WHERE THEY MEET THE FOLLOWING CRITERIA:

- A IT CAN BE CLEARLY DEMONSTRATED TO THE COUNCIL'S SATISFACTION THAT THERE IS A FUNCTIONAL NEED FOR THE DEVELOPMENT AND THAT THE PROPOSED ENTERPRISE WOULD BE FINANCIALLY VIABLE.

  B. WHERE JUSTIFIED, THE DWELLING SHOULD UTILISE AN EXISTING BUILDING IN ACCORDANCE WITH THE CONVERSION POLICY (DC12) OR IF NONE IS AVAILABLE, ANY NEW DWELLING SHALL BE LOCATED ADJACENT TO EXISTING BUILDINGS WHEREVER POSSIBLE.

  C. THE DEVELOPMENT WOULD COMPLY WITH UDP POLICY DC2 AND ANY OTHER RELEVANT UDP POLICIES.

IN ALL CASES, PLANNING PERMISSION WILL ONLY BE GRANTED SUBJECT TO THE ATTACHMENT OF AN OCCUPANCY CONDITION RESTRICTING THE OCCUPATION OF THE DWELLING AND EXISTING DWELLINGS ON THE HOLDING THAT ARE ASSOCIATED WITH THE ENTERPRISE TO EITHER:

- PERSONS SOLELY OR MAINLY EMPLOYED IN AGRICULTURE OR
- FORESTRY, OR
  IN THE CASE OF OTHER SUITABLE RURAL ENTERPRISES, PERSONS
  SOLELY OR MAINLY EMPLOYED IN CONNECTION WITH SUCH AN
  ENTERPRISE IN THE LOCALITY

WHEREVER THE LOCAL PLANNING AUTHORITY CONSIDERS IT NECESSARY, A PLANNING AGREEMENT WILL BE SOUGHT TO TIE THE PROPOSED DWELLING, AND ANY EXISTING DWELLINGS, TO THE FARM, OR FORESTRY ENTERPRISE IN

THE REMOVAL OF AN OCCUPANCY CONDITION OR PLANNING OBLIGATION WILL ONLY BE CONSIDERED ON THE BASIS OF REALISTIC ASSESSMENTS OF THE CONTINUING NEED FOR ITS RETENTION AND WHERE THE COUNCIL IS SATISFIED THAT GENUINE BUT UNSUCCESSFUL ATTEMPTS HAVE BEEN MADE TO MARKET THE DWELLING IN CONNECTION WITH THE EXISTING USE FOR A PERIOD OF AT LEAST 12 MONTHS.

# Affordable Housing

2.14.1 The Council is concerned that many local people in both urban and rural areas are unable to purchase or rent adequate affordable housing on the open market. In order are unable to purchase or term adequate autorate nousing that is accessible to those on to alleviate this situation, and to provide affordable housing that is accessible to those on lower incomes, the Council has identified the need to provide a proportion of affordable housing on larger allocated housing sites. In addition small-scale affordable housing developments may be acceptable outside but adjoining settlement development boundaries under the rural exceptions scheme or as individual dwellings in Rural Settlements.

2.13 Dwellings in the Open Countryside

2.13.1 The purpose of the Council's Sustainable Strategic Settlement Hierarchy is to promote sustainable patterns of development, thus ensuring that the countryside is safeguarded from sporadic developments, which, in aggregate, would seniously detract from its character and appearance, For the purpose of the UDP, the countryside is defined as all areas within Powys outside a defined settlement. To this end, within the open countryside new dwellings will only be permitted where it is proven to be essential to the undertaking of agricultural/forestry activities or for rural enterprises, which will benefit the diversification of the rural economy. Suitable rural enterprises are those that can successfully demonstrate that they add value to local resources and to achieve this it is necessary to live 'on-the-spot, It may be appropriate to grant permission for a temporary caravan to assess whether a not a particular proposal is sustainable and viable. The only exceptions to this are where the proposed development is for affordable local needs housing in compliance with the policies in the next section of this chapter.

- 2.13.2 The burden of proof lies with applicants whenever housing in the countryside is 2.13.2 The burden of proof lies with applicants whenever housing in the countryside is proposed. The Council will need to be salisfied that there is a real and overding need for the proposed dwelling that justifies an exception to the strict control on development in the countryside, To this end the Council will normally seek detailed information regarding the enterprise's viability, stocking levels, labour requirements, existing, and former accommodation and the potential for building conversions on the farm, before any decision is reached. The proposal will need to salisty both a functional test, to prove that the enterprise requires a worker to be readily available at most times, and a financial test to establish that the enterprise is economically viable.
- 2.13.3 Where planning permission is granted for a new dwelling, occupancy conditions will be imposed on the dwelling itself, and on other existing dwellings on the holding. The purpose of this is to restrict the occupancy of the dwelling to households undertaking agricultural, forestry or other relevant rural enterprises and to prevent existing farm dwellings from being sold separately at a later date without further consultation with the council. A planning obligation may also be used to the the dwelling to the enterprise/farm that provided the justification for the dwelling. Where occupancy conditions and obligations have been imposed as part of a planning consent, they will not be removed following a subsequent application unless it is demonstrated that the long term need for the dwelling for agricultural, forestry or a rural enterprise, both on the particular farm and in the locality, no longer warrant its reservation for that purpose. the locality, no longer warrant its reservation for that purpose,
- Where an application for a new dwelling in the open countryside has been approved, the Council will grant planning permission for a caravan allowing temporary accommodation to be provided during the construction period in accordance with Policy HP20 below. This period will not normally exceed two years.

## POLICY HP6 - DWELLINGS IN THE OPEN COUNTRYSIDE

UNLESS THE PROPOSAL IS FOR A DEVELOPMENT IN COMPLIANCE WITH THE AFFORDABLE HOUSING POLICIES OF THIS PLAN, PROPOSALS FOR DWELLINGS

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2.14.2 Affordable housing is properly made available at a price below full market value to meet an identified local need for housing as determined by a local housing needs survey. Affordable housing encompasses both low cost market and subsidised housing, irrespective of tenure, ownership or financial arrangements, that will be available to those households who cannot afford to purchase or rent adequate housing generally available on the open market. There can be a wide range of affordable housing including housing for rent, equity sharing, self-build and leasehold schemes. The types of new houses provided should be appropriate to the needs of a variety of household sizes, particularly smaller households. The housing to be provided will be required to be available as affordable housing to each successive occupier in order to satisfy the continuing need for such accommodation. As mentioned earlier, the Council has commissioned a housing needs survey which will help to identify the scale and location of affordable housing need. All proposals for affordable housing will be expected to comply with Policy HP10. Affordable housing is properly made available at a price below full market value

# Affordable Housing Provision in Settlements

- 2.15.1 In addressing the need for affordable housing in Powys, the Council will seek to negotiate the provision of affordable housing on allocated housing sites, of over 10 units in towns and villages where the housing needs survey has identified a requirement for
- 2.15.2 The negotiation process will be the key to actual provision by ensuring that each site is capable of providing the necessary subsidy and yet still able to be developed economically. All negotiations for the provision of affordable housing will be based on the economically, All negotiations for the provision of antidiation flousing win be based on the characteristics - development costs, constraints and nature - of each individual site and whilst all eligible sites will be expected to contribute, the degree of provision actually achieved will vary in relation to the circumstances of each site. Although the scale of affordable housing to be provided will be a matter for negotiation for each individual site, as a guideline, proportions of between 20-25% should normally be achievable.
- 2.15.3 Options for the type and mix of affordable housing in a particular scheme include housing for rent, shared or assisted ownership housing, low cost housing for sale and low cost serviced plots for self-build, it may also be acceptable to meet the affordable housing requirement by the provision of appropriate housing on an alternative site. This off-site provision may also be in the form of a contribution towards alternative affordable housing units or through commuted payments. The Council will need to be satisfied of the suitability of any alternative site proposal.

# POLICY HP7 - AFFORDABLE HOUSING WITHIN SETTLEMENTS

A. FOR DEVELOPMENT PROPOSALS ON SITES FOR 10 OR MORE HOUSES WITHIN THE DEVELOPMENT BOUNDARIES OF SETTLEMENTS, THE COUNCIL WILL SEEK TO NEGOTIATE A PROPORTION OF AFFORDABLE HOUSING ASED ON THE EXTENT AND TYPE OF NEED, AS IDENTIFIED BY THE COUNCIL'S HOUSING NEEDS SURVEY (2001) OR SUCCESSIVE SURVEYS, AND THE NATURE OF THE SITE.

- B, UNLESS THE AFFORDABLE HOUSING IS TO BE PROVIDED BY A REGISTERED SOCIAL LANDLORD, THE COUNCIL WILL ONLY GRANT PLANNING PERMISSION IF THE DEVELOPER HAS FIRST ENTERED INTO A PLANNING OBLIGATION TO ENSURE THAT THE HOUSING REMAINS AFFORDABLE IN PERPETUITY.
- C. FOR HOUSING TO BE CONSIDERED TO BE AFFORDABLE, IT SHOULD COMPLY WITH UDP POLICY HP10 AND INITIAL AND FUTURE OCCUPANCY WILL BE LIMITED TO THOSE COMPLYING WITH THAT POLICY.
- THE REMOVAL OF THE REQUIREMENT THAT THE HOUSING REMAINS AFFORDABLE IN PERPETUITY WILL ONLY BE CONSIDERED ON THE BASIS OF REALISTIC ASSESSMENTS OF THE CONTINUING NEED FOR ITS RETENTION, THE COUNCIL WILL NEED TO BE SATISFIED THAT SUBSTANTIAL BUT UNSUCCESSFUL FEFORTS HAVE BEEN MADE FOR AT LEAST 12 MONTHS TO SELL OR LET THE PROPERTY AT A PRICE THAT REALISTICALLY REFLECTS THE EXISTENCE OF THE OCCUPANCY RESTRICTION.

#### 2.16 Affordable Housing Outside Settlement Development Boundarie

2.16.1 The Welsh Assembly Government has also recognised that there are particular difficulties in securing an adequate supply of affordable housing for local needs in rural areas. Planning Policy Wales enables local authorities to consider releasing land for small-scale affordable housing schemes on sites adjoining villages as an exception to normal restraint policies to help to ensure the viability of the local community. Such housing must be in keeping with its surroundings; local building styles and the scale of the existing village, and adequate arrangements must be in place to reserve the affordable housing for local needs in perpetuity. It is not considered that such rural exceptions should apply to Area Centres, as these should have sufficient allocations within their development boundaries to cater for affordable housing needs.

### POLICY HP8 - AFFORDABLE HOUSING ADJOINING SETTLEMENTS WITH DEVELOPMENT BOUNDARIES

WITH THE EXCEPTION OF AREA CENTRES, THE COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR AFFORDABLE HOUSING TO MEET LOCAL NEEDS IN RURAL AREAS, AS AN EXCEPTION TO NORMAL HOUSING POLICIES, IN CASES WHERE ALL THE FOLLOWING CRITERIA ARE MET:

- THE SITE ADJOINS A SETTLEMENT WITH A DEVELOPMENT BOUNDARY
- THE PROPOSAL IS SMALL IN SCALE, WELL LOCATED AND SENSITIVELY DESIGNED IN KEEPING WITH ITS SURROUNDINGS AND LOCAL BUILDING
- STYLES.

  3. THE HOUSING SHOULD REMAIN AFFORDABLE IN PERPETUITY AND COMPLY WITH POLICY HP7, CRITERIA (B), (C) & (D),

  4. THE PROPOSAL COMPLIES WITH UDP POLICY HP10 AND ALL OTHER
- RELEVANT UDP POLICIES.

# Affordable Housing in Rural Settlements

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The following policy defines the scale of housing if it is to be deemed affordable and the eligibility criteria to be satisfied by those seeking affordable housing.

# POLICY HP10 - AFFORDABILITY CRITERIA

- A. AFFORDABLE HOUSING SHOULD NOT NORMALLY EXCEED A GROSS FLOORSPACE OF 130 SQUARE METRES (EXCLUDING GARAGES) WHEN MEASURED INTERNALLY.
- B, THE FOLLOWING CRITERIA WILL BE USED TO DETERMINE THE ELIGIBILITY OF HOUSEHOLDS FOR AFFORDABLE HOUSING. INITIAL AND SUCCESSIVE OCCUPIERS MUST DEMONSTRATE THAT:
  - 1. THEY HAVE LIVED IN THE LOCAL COMMUNITY FOR AT LEAST 3 CONSECUTIVE YEARS OR WERE BORN AND BROUGHT UP IN THE COMMUNITY; OR
  - COMMUNITY, OR EXISTING RESIDENTS WHO REQUIRE SEPARATE ACCOMMODATION WITHIN THE LOCAL COMMUNITY, SUCH AS NEWLY MARRIED COUPLES; OR THEY ARE ALREADY PRINCIPALLY EMPLOYED IN THE COMMUNITY; OR
  - THEY HAVE AN OFFER OF EMPLOYMENT IN THE AREA, BUT CANNOT TAKE UP THE OFFER BECAUSE OF A LACK OF AFFORDABLE

  - TAKE UP THE OFFER BECAUSE OF A LACK OF AFFORDABLE ACCOMMODATION; OR
    THEY WISH TO MOVE INTO THE COMMUNITY IN ORDER TO LOOK AFTER AN INFIRM OR ELDERLY RELATIVE OR TO BE LOOKED AFTER BY A RELATIVE ALREADY RESIDENT IN THE COMMUNITY,
    BOTH INITIAL AND SUBSEQUENT OCCUPIERS SHALL NOT ALREADY MORTGAGE OR OWN A RESIDENTIAL PROPERTY AND SHALL HAVE NOT RECENTLY SOLD A PROPERTY, UNLESS THE COUNCIL IS SATISFIED THAT THE OCCUPIER HAS AN EXCEPTIONAL NEED FOR THE AFFORDABLE HOME
- C. REFERENCES IN THIS POLICY TO COMMUNITY ARE DEFINED FOR INITIAL OCCUPIERS AS THE COMMUNITY COUNCIL AREA IN WHICH THE SITE LAYS, TOGETHER WITH IMMEDIATELY ADJOINING COMMUNITY OR PARISH COUNCIL AREAS, IF SUCCESSIVE OCCUPIERS CANNOT BE FOUND WITHIN THE COMMUNITY, OCCUPIERS RESIDENT AT THE TIME IN THE APPROPRIATE SHIRE AREA IN POWYS SHOULD BE NEXT SOUGHT, FOLLOWED BY OCCUPIERS RESIDENT IN THE REST OF POWYS AND ADJOINING LOCAL AUTHORITY AREAS, THE COUNCIL WILL REQUIRE PROOF THAT SUBSTANTIAL EFFORTS HAVE BEEN MADE TO FIND A LOCAL OCCUPIER BEFORE THE ELIGIBLE AREA IS WIDENED TO THE NEXT LEVEL.

# Conversion of Rural Buildings to Dwellings

2.19.1 The National Assembly for Wales's guidance on the conversion of rural buildings in the countryside contained in Planning Policy Wales (2002) recognises that the re-use and adaptation of existing rural buildings can play an important role in

2.17.1 Powys has a very dispersed settlement pattern including many small Rural Settlements where it would not be appropriate to encourage significant new housing development on sustainability grounds. Nevertheless, in order to support deeply rural communities, it is considered that individual affordable local need houses could be acceptable in these settlements as an exception to normal housing policies. Given the high landscape quality of rural areas in Powys, it is important that any houses permitted in Rural Settlements should be sensitively located and designed and is in keeping with the character of the area. Once again it is important that any houses permitted under the following policy should remain affordable in perpetuity. The Rural Settlements to which the policy applies are identified in Appendix 1 Rural Settlements in Powys

2.17.2 In circumstances where an individual household or person wishes to construct a house on the grounds of affordability, the applicant must demonstrate their personal need and will be expected to provide evidence of the following:

The household's financial and personal circumstances.

Efforts sought to obtain suitable housing on the open market.

The price (montgage) or rent the household is able to pay for accommodation.

The need to locate in a particular area.

The constraints of obtaining alternative accommodation

## POLICY HP9 - AFFORDABLE HOUSING IN RURAL SETTLEMENTS

AS AN EXCEPTION TO NORMAL HOUSING POLICIES, THE DEVELOPMENT OF SINGLE DWELLINGS WITHIN RURAL SETTLEMENTS, WHICH PROVIDE AFFORDAILE HOUSING FOR LOCAL NEED WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- 1. THE DWELLING WOULD BE SENSITIVELY LOCATED AND DESIGNED AND WOULD BE CAPABLE OF BEING INTEGRATED INTO THE SETTLEMENT WITHOUT ADVERSELY AFFECTING THE AMENITY AND CHARACTER OF THE
- 2. SATISFACTORY ARRANGEMENTS HAVE BEEN MADE THAT ENSURE THE HOUSING REMAINS AFFORDABLE IN PERPETUITY AND THE DEVELOPMENT WOULD COMPLY WITH POLICY HPT CRITERIA (B), (C) & (D). THE PROPOSAL COMPLIES WITH UDP POLICY HP10 AND ALL OTHER RELEVANT UDP POLICIES.

#### 2.18 Affordability Criteria

2.18.1 The Council will consider qualifying households to be in local housing need if they are in unsuitable housing and, due to their low income relative to their housing needs, cannot afford open market housing and where they have a strong connection to an area by virtue of family or work. As part of the housing needs survey the Council will continue to monitor the relationship between income levels and market house prices and rents throughout Powys to provide guidance as to suitable prices for affordable housing.

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developing the rural economy. The conversion of existing rural buildings resulting in the creation of local employment should, therefore, take precedence over residential conversions. Notwithstanding this, the following policy allows for strictly limited conversions of rural buildings for residential purposes. However, precedence will be given to proposals for conversion to dwellings that form a subordinate part of a scheme for business re-use, if a business re-use, either as a major or minor part of the proposal, is not possible, then in line with guidance given in Planning Policy Wales, the building conversion should contribute to an identified affordable housing need within the locality. Proposals must be supported by a statement of the efforts made to secure suitable business re-use for the property and/or evidence that the proposal would meet a local affordable housing need.

2.19.2 Proposals for conversion of rural buildings will be examined to ensure that they meet the requirements of Policy DC12.

# POLICY HP11 - CONVERSION OF RURAL BUILDINGS FOR RESIDENTIAL USE

THE CONVERSION OF RURAL BUILDINGS TO PERMANENT RESIDENTIAL USE WILL BE PERMITTED WHERE

- THE APPLICANT CAN DEMONSTRATE THAT IN THE FIRST INSTANCE ATTEMPTS TO SECURE SUITABLE BUSINESS RE-USE HAVE BEEN PURSUED.
- ATTEMPTS TO SECURE SUITABLE BUSINESS RE-USE HAVE BEEN PURSUED UNSUCCESSFULLY AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS MADE; OR

  2. RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR BUSINESS RE-USE; OR

  3. THE DEVELOPMENT WOULD MEET A PROVEN LOCAL NEED FOR AFFORDABLE HOUSING, AND THE APPLICANT COMPLIES WITH AFFORDABLE HOUSING, AND THE APPLICANT COMPLIES WITH AFFORDABLE'S CITERIA IN UPP POLICY HP10. SATISFACTORY ARRANGEMENTS MUST BE IN PLACE TO ENSURE THE DWELLING REMAINS AFFORDABLE IN PERPETUITY AND FUTURE OCCUPANCY WILL BE LIMITED TO PERSONS COMPLYING WITH UDP POLICY HP10.

  4. THE DEVELOPMENT SHALL INCORPORATE THE HIGHEST STANDARDS OF ENERGY EFFICIENCY AND ENERGY CONSERVATION MEASURES.

  5. THE PROPOSAL ACCORDS WITH ALL THE CRITERIA OF DEVELOPMENT CONTROL POLICY DC12: CONVERSION OF BUILDINGS IN THE COUNTRYSIDE AND ALL OTHER RELEVANT UDP POLICIES.

THE CONVERSION OF MODERN BUILDINGS TO DWELLINGS WILL NOT BE PERMITTED,

# The Renovation or Replacement of Dwellings

The replacement of an existing dwelling rather than its repair or renovation often represents a practical and viable option, for instance where the original dwelling has suffered structural damage. Every effort should be made to enovate and retain old houses in cases where they contribute to the local environment. However, many twentieth century dwellings are of little or no architectural quality, and in these cases there may be 2.20.2 The proposed replacement dwelling should be designed to lie within or adjacent to the footprint of the original structure and should not normally exceed the size of the original dwelling, including any built extensions. Changes in the position, size or design of the replacement dwelling will be assessed against improvements that may be achieved such as increased highway safety or a dwelling, which more closely reflects

## POLICY HP12 - REPLACEMENT OF HABITABLE DWELLINGS

PROPOSALS TO REPLACE EXISTING HABITABLE DWELLINGS WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- THE EXISTING DWELLING SHALL BE CLEARLY RECOGNISABLE AS A PERMANENT DWELLING UNDER CLASS 3 OF THE USE CLASSES ORDER 1987, AS AMENDED, AND SHALL NOT HAVE BEEN ABANDONED. THE REPLACEMENT OF ABANDONED DWELINGS IS ADDRESSED BY POLICY
- REPLACEMENT OF ABANDONED DWELINGS IS ADDRESSED BY POLICY HP12 (8).

  2. THE PROPOSAL WILL NOT RESULT IN THE LOSS OF A BUILDING OF SPECIAL ARCHITECTURAL AND/OR HISTORIC INTEREST, OR LOCAL VERNACULAR CHARACTER, PROPOSALS FOR THE REPLACEMENT OF SUCH DWELLINGS WILL RECEIVE FAVOURABLE CONSIDERATION ONLY IF THE BUILDINGS ARE SUBSTANTIALY INTACT AND THE COUNCIL IS CONVINCED THAT THEY ARE BEYOND REALISTIC REPAIR.

  3. THE REPLACEMENT DWELLING SHALL LIE WITHIN OR ADJACENT TO THE
- THE REPLACEMENT DWELLING SHALL LIE WITHIN OR ADJACENT TO THE FOOTPRINT OF THE ORIGINAL DWELLING AND ANY PROPOSED INCREASE IN SIZE SHALL NOT EXCEED 15% OF THE ORIGINAL DWELLING UNLESS A CHANGE IN ITS ORIENTATION, POSITION OR SIZE WILL REPRESENT AN MIPROVEMENT IN TERMS OF HIGHWAY SAFETY, VISUAL AMENITY, ITS RELATIONSHIP WITH EXISTING BUILDINGS, OR IN SOLVING A PARTICULAR PROBLEM (EG DWELLINGS SUBJECTED TO RECURRENT FLOODING). THE DEVELOPMENT SHALL COMPLY WITH UDP POLICY DC2 AND ALL OTHER RELEVANT UDP POLICIES.
- 220.3 The countryside of Powys contains numerous sites of former dwellings reflecting the area's past character. Some of these sites, although abandoned in planning terms, nevertheless contain recognizable dwelling features with walls, door and window openings and roofs generally intact and which contribute to both the visual and historic character of the surrounding countryside, Proposals for the renovation of former/abandoned dwellings should be limited to sites which are located relatively close to existing settlements having community facilities in order to minimise car journeys and servicing costs. They should meet a proven need to house either an agriculturalforestry worker or an identifiable local need for affordable housing. Proposals should respect the

In determining proposals for the sub division or conversion of property for residential purposes, the Council will ensure that such conversions can be well integrated into their surroundings and the addition of newly built units of accommodation will not normally be permitted. Proposals for the conversion of upper floors above shops/commercial premises will be required to comply with Retail Policy RP4: Living Over the Shop.

# POLICY HP14 - SUBDIVISION OF DWELLINGS

PROPOSALS FOR THE SUB-DIVISION OF EXISTING DWELLINGS TO FORM ADDITIONAL DWELLINGS WILL BE PERMITTED WHERE THEY MEET ALL OF THE FOLLOWING CRITERIA:

- THE BUILDING CONCERNED IS CAPABLE OF PROVIDING SUITABLE ACCOMMODATION WITHOUT MAJOR EXTENSION OR ALTERATIONS, WHICH WOULD BE DETRIMENTAL TO ITS CHARACTER, APPEARANCE OR SETTING, 2. THE PROPOSAL WOULD NOT HAVE AN ADVERSE EFFECT ON THE CHARACTER OF THE AMENITY OF THE SURROUNDING AREA.

   SATISFACTORY PROVISION IS MADE FOR CAR PARKING AND FOR THE PRIVATE AMENITY OF RESIDENTS OF ALL THE UNITS.

   PROPOSALS WILL NOT CREATE UNACCEPTABLE PLANNING, SAFETY, ACCESS, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS.

PROPOSALS FOR THE CONVERSION OF UPPER FLOORS ABOVE SHOPS/COMMERCIAL PREMISES WILL BE REQUIRED TO COMPLY WITH RETAIL POLICY RP5: LIVING OVER THE SHOP.

# Dwelling Design

- 2 22.1 It is hardly surprising given the size and scale of Powys and the many influences upon design, that there is enormous variety to be found in the design and character of its towns, villages and buildings. Particular design themes and styles do however begin to emerge at a more localised level, where local or historical factors, such as the supply and availability of local building materials, or the coming of the canal or railway, have heavily shaped local architecture, in recent years, local distinctiveness has often given way to a more homogenous design. The causes for this vary, but in part it reflects the replacement of an industry once dominated by local builders with one that is operated by large national buses building companies and supposed by the mass production of building materials. house building companies and supported by the mass production of building materials. Applying rigid standards, such as highway design standards, has also contributed to the standard layout and design of housing estates.
- Whilst the Council accepts that there will continue to be pressures to 2222 Whilst the Council accepts that there will continue to be pressures to homogenise the design of housing estates and individual dwellings, it believes that good quality design can still be achieved. The Council is not alone in these thoughts and in preparing the UDP many comments were received at the outset on the need to break up the regularity of large housing estates through inventive design and the use of meterials and building styles, which encapsulate local character. The Council believes that successful residential design will only be achieved by adhering to a carefully defined design process and by encouraging sustainable methods of construction. These are

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original character of the containing building in terms of size and scale and be capable of being serviced, in addition, applicants should demonstrate that compensatory energy efficiency/conservation measures have been incorporated within the proposal to offset any adverse impact of the development in sustainability terms.

#### POLICY HP13 - THE RENOVATION OF FORMER / ABANDONED DWELLINGS

THE SUBSTANTIAL RENOVATION OF FORMER / ABANDONED DWELLINGS WILL BE PERMITTED WHERE THE FOLLOWING CRITERIA ARE MET:

- 1. THE PROPERTY SHALL BE LOCATED REASONABLY CLOSE TO A SETTLEMENT CONTAINING COMMUNITY FACILITIES AND SHALL POSSESS THE FUNDAMENTAL CHARACTERISTICS OF THE FORMER DWELLING INCLUDING FEATURES SUCH AS THE ORIGINAL WALLS, OPENINGS FOR DOORS AND WINDOWS AND A VISIBLE ROOFING PROFILE SO AS TO GAUGE THE ORIGINAL ROOF HEIGHT, SHAPE AND FEATURES.

  2. THE DWELLING SHALL MEET A PROVEN NEED FOR EITHER:

  AN AGRICULTURAL OR FORESTRY WORKER IN ACCORDANCE AS DEFINED AND IN ACCORDANCE WITH POLICY HPG; OR

  AN IDENTIFIED LOCAL NEED FOR AFFORDABLE HOUSING, WHERE THE APPLICANT COMPLIES WITH AFFORDABLITY CRITERIA IN UDP POLICY HPG. SATISFACTORY ARRANGEMENTS MUST BE IN PLACE TO ENSURE THE DWELLING REMAINS AFFORDABLE IN PERPETUITY AND FUTURE OCCUPANCY WILL BE LIMITED TO PERSONS COMPLYING WITH UDP POLICY HP10. UDP POLICY HP10.
- JUPP POLICY HP10.

  3. THE PROPOSED DWELLING SHALL BE SITED WITHIN THE FOOTPRINT OF THE FORMER DWELLING AND WOULD NOT BE OF A SCALE THAT IS INTRUSIVE IN RELATION TO THE SIZE OF THE PLOT OR THE SURROUNDING LANDSCAPE.

  4. THE DWELLING SHALL BE CAPABLE OF BEING SATISFACTORILY SERVICED AND ACCESSED WITHOUT GIVING RISE TO PROBLEMS OF POLLUTION OR
- PUBLIC SAFETY.
- THE DWELLING SHALL BE REPAIRED TO REFLECT THE DESIGN AND MATERIALS USED IN THE FORMER DWELLING, UNLESS IT IS POSSIBLE TO IMPROVE THE DESIGN TO BETTER REFLECT LOCAL LANDSCAPE CHARACTERISTICS AND ARCHITECTURAL STYLES.
- THE DEVELOPMENT SHALL INCORPORATE WHERE PRACTICABLE THE HIGHEST STANDARDS OF ENERGY EFFICIENCY AND ENERGY CONSERVATION MEASURES.

## House, flat and maisonette conversions

With changing average household sizes, there is a continuing need for the best use to be made of the available housing stock. One way in which this can be achieved is to allow, where satisfactory standards of amenity and accommodation can be provided, the sub-division of larger residential properties and in town centres to use upper floors above shops. These types of conversion can often provide more affordable accommodation in areas where it would otherwise be unavailable.

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described in the following sections and will be supplemented in due course by a more detailed Residential Design Guide.

The design process should follow the order of the following three stages:

# Stage 1 - Site Appraisal

2.22.4 A good design must be initially informed by a thorough appraisal of a sile's features, its topography, aspect, important views, access, surroundings, neighbouring uses, and other characteristics. All these factors will interact as possible opportunities or constraints and will determine the design, size, scale, layout, and massing of the development. They will also influence the interaction between buildings, spaces, streets, pavements and footpaths.

# Stage 2 - The Concept Plan

2.22.5 Using the knowledge obtained from the sile appraisal, a simple concept plan should be drawn up. This should be an annotated or sketch plan which will identify the main findings of the site appraisal, and should show in broad terms how the site could be developed. Together, the site appraisal and the Concept Plan, provide a sound basis with which to initiate discussions with the County Council prior to the submission of a detailed planning application. Discussions at this stage will also enable the Council to identify particular needs (e.g. the inclusion of affordable housing) and the requirement for additional information to enable the proper determination of the planning application, it may also be appropriate at this stage to carry out some pre-application consultations with the local community and other interested parties to elicit their views and aspirations.

# Stage 3 - Detailed Plans and Drawings

- 2.22.6 Only after passing through the above stages, should applicants begin to draw up detailed plans of their proposals that reflect the findings of the first two stages.
- Whilst the Council cannot require all applications to follow this design procedure, it is good practice and the Council will expect all detailed or reserved matters applications for residential development to be accompanied by a 'design statement'. The statement will provide an account of the steps the applicant has taken to ensure the design of the development is right for its particular location and should be illustrated, as appropriate, with plans or pholographs or other illustrations such as perspectives of elevations, in particular the statement should explain the following issues:

The design principles and concept.

How these are reflected in physical features of development.

How the design relates to its site and context. How development reflects the policies of the UDP

#### POLICY HP15 - RESIDENTIAL DESIGN

ALL PROPOSALS FOR RESIDENTIAL DEVELOPMENT SHOULD MAKE A POSITIVE ALL PROPOSALS FOR RESIDENTIAL DEVELOPMENT SHOULD MAKE A POSITY CONTRIBUTION TO THEIR LOCAL ENVIRONMENT AND COMMUNITY THROUGH IMAGINITIVE AND HIGH QUALITY DESIGN, LAYOUT, MATERIALS AND LANDSCAPING IN ACCORDANCE WITH THE POLICIES OF THE UDP AND ANY SUBSEQUENT SUPPLEMENTARY PLANNING GUIDANCE. A DESIGN STATEMENT SHALL ACCOMPANY ALL DETAILED APPLICATIONS AND WILL DESCRIBE THE ACTIONS TAKEN TO DESIGN AND ADAPT THE DEVELOPMENT TO FIT ITS LOCATION

## Sustainable Construction

- 2.23.1 The whole life cycle of a building, from construction, through occupation and renovation, to eventual demolition, requires major resource inputs, These include energy, water, limber and aggregates, Dwellings, for example, account for 29% of total UK energy consumption and generate approximately 38 million tonness of carbon emissions per year (Building Research Establishment, 2000). Consequently, by influencing and controlling the development of land, the UDP can play a primary role in contributing to sustainable development. To this end, the UDP's Sustainable Strategic Settlement Hierarchy aims to reduce dependency on car use and to reduce distances travelled by ensuring that the majority of new development in Powys occurs in locations close to essential services and facilities. However, the Council acknowledges that if development is to be truly sustainable. The construction has to be sustainable as well. is to be truly sustainable, then construction has to be sustainable as well.
- 2.23.2 This is also recognised in the revised Technical Advice Note 12: Design (Draft June 2001), which includes detailed advice for local authorities on energy efficient homes and sustainable housing techniques. Modern design techniques, materials and construction methods can drastically reduce emissions and the consumption of non-renewable resources, as well as reduce costs for developers and occupants, For example, by orientating dwellings on an east-west axis with the longest wall facing south, dwellings can take advantage of the benefits of solar heat, natural shading, and natural lighting and thus reduce energy requirements. Energy-efficient floor plans place the primary living spaces on the south side and lesser-used rooms, such as storage and utility rooms, on the colder north side, incorporating passive solar design principles into buildings can reduce energy requirements by relying on the sun to satisfy at least some of the heating requirements during colder months. Similarly, passive solar design can provide shading during summer months to help keep the house cool, as well as natural provide shading during summer months to help keep the house cool, as well as natural light, which reduces the need for artificial light.
- $2.23.2\,$  Alternative construction techniques such as earth sheltered, straw bale and timber frames also reduce the energy loss in buildings and reduce the high-energy inputs associated with materials such as brick, steel and uPVC.
- 2.23.3 Through the UDP it is the intention of the Council to promote sustainable design, construction and techniques that will create energy efficient, healthy, altractive, high-quality living environments. Supplementary Planning Guidance will be prepared on this subject, but in particular the Council encourages the following:

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- 4. SUSTAINABLE DRAINAGE THAT REDUCES FLOOD RISK AND NEGATIVE IMPACTS ON LOCAL HYDROLOGICAL CONDITIONS, FOR EXAMPLE REED BED FILTRATION SYSTEMS AND BALANCING PONDS.

  5. WATER CONSERVATION MEASURES.

  6. THE USE OF BUILDING MATERIALS THAT ARE RENEWABLE OR RECYCLED.

# Lifetime and Mobility Homes

- Lifetime homes are highly adaptable houses that are designed to meet the iffelime needs of their occupants and to cope with life events such as physical disabilities. Housing that is constructed to accommodate the various stages of the human life cycle and different circumstances represents an ideal form of sustainable housing. It fullis a sustainable and flexible approach to meeting the majority of housing needs and by reducing the need for costly adaptations, it enables people to remain in their homes for
- 2.24.2 The needs of those persons with impairments or disabilities should be taken into consideration as part of the design process. All new residential developments should enable disabled people and wheelchair users to gain access to homes except where this is made impossible by reason of the terrain or other location factors. Where there is local evidence of need for mobility housing – built to accommodate wheelchair users - he Council will seek to negotiate with the developers of large housing sites (10 or more dwellings) the provision of a proportion of houses built to such standards. Alternatively, the Council may request developers of large sites to reserve a plot(s) for mobility housing over a given period, normally 12 months, and if after that period no interest is received, the plot may be developed to a lifetime home standard.

# POLICY HP17 - LIFETIME AND MOBILITY HOMES

THE COUNCIL ENCOURAGES THE PROVISION OF NEW HOUSING AND CONVERSIONS OF BUILDINGS INTO FLATS THAT ARE CAPABLE OF MEETING MOBILITY STANDARDS. ON LARGE ALLOCATED SITES THAT CAN ACCOMMODATE 10 OR MORE UNITS AND HAVE SUITABLE TOPOGRAPHY. THE COUNCIL WILL EITHER:

- COUNCIL WILL SI HER:

  A. WHERE THERE IS EVIDENCE OF LOCAL NEED, SEEK A PROPORTION OF THESE TO BE BUILT TO WHEELCHAIR STANDARDS; OR

  B. WHERE THERE IS NO EVIDENCE OF LOCAL NEED, SEEK TO RESERVE A PROPORTION OF THE DWELLING PLOTS FOR WHEELCHAIR HOUSES FOR A PERIOD OF UP TO 12 MONTHS. IF NO ENQUIRIES ARE RECEIVED BY THE END THIS PERIOD, THE DWELLING (S) SHOULD BE CONSTRUCTED LIFETIME STANDARDS

#### 2.25 Development Briefs for Large Housing Sites

It is important that the development of large housing sites takes place comprehensively in an integrated and well-planned manner in order to produce an imaginative and well-designed development, Development briefs should be prepared for the development of large, complex or sensitive sites to provide greater guidance on how

## Energy efficiency

The use of passive soler gain and natural light by orientating the façades of buildings to face within 30 degrees of due south.

Sensitive landscaping and, where appropriate, higher densities of buildings, to improve microclimates around developments High levels of insulation, passive ventilation, combined heat and power.

Heat recycling methods such as combined heat and power

The incorporation of solar panels to heat water, where they would not adversely

affect built heritage.

Low impact development, such as those making use of earth sheltered and straw bale techniques.

Rainwater collection and grey water recycling.
The use of natural, porous surfaces, streams, balancing ponds and soakaway to help land drainage.

Building Materials and Techniques

The use of natural materials that require low energy inputs for production i.e.

timber, use of reclaimed aggregates, locally produced or recycled products.

Alternative building techniques such as timber framed, straw bale or earth sheltered housing

## Waste Reduction and Recycling

The reduction during construction of waste on site and to maximise reuse. The provision of on-site recycling facilities.

## POLICY HP16 - SUSTAINABLE HOUSING

THE COUNCIL WILL SEEK TO ENSURE THAT NEW DWELLINGS MAXIMISE OPPORTUNITIES TO CONSERVE ENERGY AND REDUCE THEIR IMPACT ON THE ENVIRONMENT, IN PARTICULAR THE COUNCIL ENCOURAGES:

- THE USE OF SOLAR ENERGY, PASSIVE SOLAR GAIN AND HEAT RECYCLING, THROUGH SITE LAYOUT, DESIGN AND ALTERNATIVE ENERGY SOURCES, INCLUDING SOLAR PANELS WHERE THEY WOULD NOT ADVERSELY AFFECT
- BUILT HERITAGE,
  HIGH DENSITY DEVELOPMENT IN APPROPRIATE CIRCUMSTANCES TO
  REDUCE WIND CHILL AND IMPROVE MICRO CLIMATES,
  LOW IMPACT CONSTRUCTION TECHNIQUES SUCH AS EARTH SHELTERED,
- STRAW BALE AND TIMBER FRAMED.

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these sites are to be developed. Development briefs will be prepared either by the Council, or by a developer or landowner in close llaison with the Council.

- 2.25.2 The content of each development brief will be determined largely by the characteristics of the proposed site and its preparation should follow the first two stages of the design process described above. However it can be expected to cover the following details:
  - a. Highway access and transportation requirements public transport implications, access, parking and highway arrangements, disabled access, pedestrian and

  - cycling links.

    b. Housing needs survey type of housing needed.
    c. Protection and incorporation of important landscape features.
    d. Provision of community facilities e.g. schools, shops, amenity areas, outdoor recreation space and communal recycling facilities.
    e. Design details the development's density, spacing, layout, orientation, materials and dimensions, as well as any associated development such as lighting
  - Landscaping details including the treatment and texture of surface materials
  - The phasing of the proposed development where either infrastructure constraints exist or full implementation of the development would exceed the Plan's housing allocation too early within the Plan Period.

    Planning Obligations.

    Drainage, utilities and other infrastructure requirements.

# 2.26

- 2.26.1 A large proportion of planning applications received each year relate to proposed extensions to existing dwellings. Sometimes these extensions can have a significant impact on the local environment. Cumulatively they can have a serious detrimental effect on residential areas if carried out insensitively and/or without an appreciation of the character of the building and of the area as a whole. It is necessary to ensure that the amenity of adjoining occupiers is protected, visual intrusion minimised and the character and quality of the area maintained and enhanced where possible.
- Flat roof extensions, for instance, will normally be unacceptable as will too great a loss of garden or amenity space. Powys contains a substantial number of small-unimproved dwellings that contribute significantly to the character of the area. Extensions proposed to such dwellings, to listed buildings and those within conservation areas should be designed to ensure that the character of the original property is not harmed. A maximum percentage increase in the size dwelling is not stipulated, because the Council believes that each application for an extension should be considered on its own merits.
- 2.26.3 Extensions and alterations to properties beyond that permitted in the General Permitted Development Order will normally be allowed provided they are in scale with the existing building and do not unduly affect neighbouring properties. Where an additional dwelling could be created by the extension, however, permission will not be granted unless other standards of the plan are met.

## POLICY HP18 - HOUSE EXTENSIONS

PLANNING PERMISSION WILL ONLY BE GRANTED FOR AN EXTENSION WHERE IT POUNTING PERMISSION WILL ONLY BE ENVIYED FOR AN AZEMISSION WHERE IT IS DESIGNED TO COMPLEMENT OR ENHANCE THE CHARACTER OF THE EXISTING BUILDING IN TERMS OF ITS HEIGHT, PROPORTION, SCALE, ROOF PITCHES, GABLE FEATURES, MATERIALS AND FENESTRATION, WHILST AVOIDING ANY UNACCEPTABLE LOSS OF PARKING OR ADVERSE IMPACT UPON NEIGHBOURING PROPERTIES.

227.1 'Backland' is that land situated to the rear of existing properties such as back gardens. Development of these areas often can be intrusive and harm the character of the area as well as the amenities of neighbouring properties. Tandem development is a form of backland development that involves the construction of one house immediately behind or in front of another and sharing the same access. This form of development is regarded as undesirable because of the difficulties of access to the house at the back disturbance and a lack of privary to both houses, and a general reduction in the standards and amenities that would be experienced by both dwellings and the surmunifing area.

#### POLICY HP19 - BACKLAND DEVELOPMENT

THE DEVELOPMENT OF BACKLAND IN RESIDENTIAL AREAS WILL ONLY BE PERMITTED WHERE NO UNACCEPTABLE ADVERSE EFFECTS WOULD BE

- THE AMENITY AND PRIVACY OF EXISTING OR PROPOSED DWELLINGS AND USES IN TERMS OF OVERLOOKING, VEHICULAR ACCESS, NOISE AND OTHER DISTURBANCE.
- 2. THE CHARACTER AND APPEARANCE OF THE AREA, INCLUDING AN UNACCEPTABLE INCREASE IN THE DENSITY OF RESIDENTIAL

#### 2.28 Supported Accommodation and Residential Care Homes

228.1 Housing is a crucial element of community care and may be provided in a variety of accommodation types and with varying levels of support including sheltered housing, small group homes, hostels and foyer projects. In order for community care to succeed it is therefore important that supported housing and residential care homes are well integrated so that social diversity is maintained.

2.28.2 Since car ownership levels are likely to be low amongst the relevant groups good access to local shops, support services and public transport links is also important. However, it is also accepted that some larger forms of accommodation may not be appropriate in residential areas due to the higher levels of traffic that they may generate, and as such the County Council may consider edge of lown centre locations favourably.

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- THE TEMPORARY USE IS IN ASSOCIATION WITH AN APPROVED BUILDING PROJECT AND THE CARAVAN IS LOCATED ON OR ADJOINING THE SITE. THE ACCOMMODATION IS UNOBTRUSIVELY LOCATED IMMEDIATELY ADJACENT TO AN EXISTING BUILDING (S). THE PROPOSAL WOULD NOT CREATE ANY PLANNING, ACCESS, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS,

# Gypsy Caravan Sites

2.30.1 The Criminal Justice and Public Order Act 1994, no longer places a statutory duty on Local Authorities to provide sites for Gypsies residing or resorting in their area, but there are discretionary powers contained in the Caravan Sites Control of Development Act 1960 to provide such sites. The Council has a permanent site in Welshpool, which it considers to be more than adequate at the present time.

2.30.2 Applications for new gypsy caravan sites must demonstrate the need for the accommodation, the type of site required, and the historical connection with the area and the type of work to be undertaken. Additionally, applications should be accompanied by details of proposals for the storage of plant and equipment associated with the business activities of those living on the site. Proposals for the development of isolated small sites will not be permitted. Any permission given will be subject to detailed conditions or to the completion of a Section 106 Agreement to control the use of the site.

# POLICY HP22 - GYPSY CARAVAN SITES

PROPOSALS FOR GYPSY SITES, OR EXTENSIONS TO EXISTING SITES WILL ONLY BE PERMITTED PROVIDING THE FOLLOWING CRITERIA ARE SATISFIED:

- THE PROPOSAL WOULD MEET THE NEEDS OF PERSONS MEETING THE DEFINITION OF GYPSIES SET OUT IN THE CRIMINAL JUSTICE AND PUBLIC ORDER ACT 1994 WHO HAVE REGULARLY RESIDED IN OR RESORTED TO THE AREA, AND THERE ARE NO OTHER SITES AVAILABLE LOCALLY.
- 2. THE PROPOSAL WOULD NOT BE VISUALLY INTRUSIVE IN THE LANDSCAPE AND INCORPORATES SCREENING PROVISIONS TO ENHANCE THE LANDSCAPING OF THE SITE.
- 3. THE PROPOSAL IS WELL RELATED TO EXISTING COMMUNITY, SOCIAL, EDUCATIONAL AND OTHER FACILITIES.
- ADEQUATE PROVISION IS MADE FOR VEHICULAR ACCESS, MANOEUVRING AND PARKING, AND THE PROPOSAL WILL NOT CREATE OR INTENSIFY A TRAFFIC HAZARD.
- 5, THE PROPOSAL IS IN ALL OTHER RESPECTS ENVIRONMENTALLY ACCEPTABLE AND WOULD NOT ADVERSELY AFFECT THE AMENITIES OF NEIGHBOURING PROPERTIES.
- 6. THE PROPOSED DEVELOPMENT SHOULD ENSURE THAT THERE ARE ADEQUATE STORAGE FACILITIES OR SPACE WITHIN THE SITE FOR PLANT AND EQUIPMENT ASSOCIATED WITH ANY BUSINESS ACTIVITIES.

The Council wishes to ensure that appropriate provision is made for residential care in suitable locations through new build or conversion of existing houses. This provision also needs to be backed up by improved community and day care provision and support services for elders, disabled people, people with learning difficulties and those in need of

# POLICY HP20 - SUPPORTED ACCOMMODATION & RESIDENTIAL CARE PROVISION

A PROPOSALS FOR SUPPORTED ACCOMMODATION AND RESIDENTIAL CARE HOMES WILL BE APPROVED IN LOCATIONS THAT BENEFIT FROM GOOD ACCESS TO PUBLIC TRANSPORT LINKS, LOCAL SHOPS AND SUPPORT SERVICES PROVIDED THAT:

- THERE IS A DEMONSTRATED LOCAL NEED FOR THE PROPOSAL
- THE DEVELOPMENT WOULD NOT BE OF A SCALE WHICH WOULD PLACE UNACCEPTABLE STRESS ON LOCAL PUBLIC SERVICES OR BE SIGNIFICANTLY DETRIMENTAL TO THE CHARACTER OF EXISTING SETTLEMENTS.

- SET I LEMENTS;
  3. THE SITE WOULD HAVE ADEQUATE AND APPROPRIATE AMENITY/GARDEN SPACE FOR THE ENJOYMENT OF RESIDENTS,
  4. THE DEVELOPMENT WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE LOCAL ENVIRONMENT, PUBLIC SAFETY OR RESIDENTIAL AMENITIES,
  5. THE DEVELOPMENT WOULD COMPLY WITH POLICY DC2 AND ALL OTHER RELEVANT UDP POLICIES,

#### Residential Caravans and chalets

2.29.1 Although mobile homes, chalets and caravans can provide a supply of relatively cheap accommodation, the style and design of these can create an adverse visual and environmental impact. Therefore, the Council views the permanent residential use of mobile homes, chalets and caravans as being undesirable and inappropriate development and will generally oppose such proposals. Such accommodation may, however, be more acceptable for shorter-term tourist use and policies relating to this can be found in the tourism chapter of this plan.

2.29.2 The Council may however, allow the siting of a caravan to provide accommodation during the construction of a new dwelling, or where works to be carried out to an existing dwelling result in the need for alternative accommodation for a

#### POLICY HP21 - TEMPORARY RESIDENTIAL CARAVANS, CHALETS AND MOBILE HOMES

PROPOSALS FOR THE USE OF CARAVANS, CHALETS AND MOBILE HOMES FOR RESIDENTIAL USE WILL BE PERMITTED FOR A TEMPORARY PERIOD, A MAXIMUM OF TWO YEARS, WHERE ALL OF THE FOLLOWING CRITERIA ARE MET:

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- WHERE NEW BUILDINGS ARE PROPOSED, THESE WILL BE PERMITTED WHERE THEY ARE REQUIRED FOR ESSENTIAL PURPOSES WHICH CANNOT REASONABLY BE ACCOMMODATED THROUGH THE RE-USE OF OTHER BUILDINGS WITHIN THE VICINITY.
- 8. ADEQUATE SERVICES WOULD BE AVAILABLE AND THE DEVELOPMENT WOULD NOT GIVE RISE TO POLLUTION.



- 3.1.1 The economy of Powys, like the rest of Mid Wales is in a state of change. The area has traditionally been dominated by agriculture, although this makes a less significant contribution to the gross domestic product (GDP) than previously, and there remain very high levels of self-employment. Restructuring of the agricultural economy, compounded by the BSE crisis and more recently Fool & Mouth Disease, have all had a compounded by the BSE crisis and more recently Fool & Mouth Disease, have all had a knock-on effect upon the value of agriculture to the economy, and may have a profound impact on social and cultural aspects of life in rural Powys. Farm incomes and farming employment are both falling, exacerbating the problems faced by the rural economy and strengthening the need for new business and employment opportunities in rural areas. Consequently, the European Union has recognised that Powys suffers from problems of peripherality and most of the Courty has secured European Union Objective 2 status up to 2006 to combat these problems. The Council will continue to press the EU for structural funds beyond his date.
- 3.1.2 Many people have to travel long distances to work and there is a need to provide more local employment opportunities if a more sustainable travel to work pattern is to be achieved. Social exclusion is also a problem, with local income levels remaining well below the national average, undermining both the quality of life and local people's ability to compete in the housing market. The perception of a lack of employment opportunities and poor access to services conspire to conceal an unsatisfied demand for opportunities and poor access to services compile to concern an unsatistice demand or employment, which, as a result, is not adequately reflected in unemployment statistics. This is especially the case amongst those who would otherwise wish to return to work after having raised a family and amongst young adults. There continues to be the concern that lack of employment opportunities will force the economically active to move away from the area, especially our able and skilled young adults,
- 3.1.3 Nevertheless, Powys has been more successful in attracting inward investment in recent times. The quality of life and the environment that the County has to offer, contribute greatly to the area's attractiveness to the would-be employer. Also school achievement levels in Powys are well above the Wales average and the growths information and communications technology and infrastructure improvements are starting to reduce the affects of recipions (life.) to reduce the effects of peripherality
- 3.1.4 In order to maintain sustainable communities, continuing efforts must be made to broaden the County's economic base and diversity into the new technology and other business and employment opportunities in order to retain the County's young people. The regeneration of the Area Centres and Key Settlements is a high priority in environmental, social and economic terms, helping to re-invigorate former industrial areas and the urust heart of the County. Some large new employers have moved into Powys, particularly in the Severn Valley, and this has helped to counteract the loss of employment from the closure or downstrian of some astablished firms. There have hearn gray, small closure or downsizing of some established firms. There have been many small

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# UDP SP4 - ECONOMIC AND EMPLOYMENT DEVELOPMENTS

UP TO 50 HECTARES OF LAND WILL BE ALLOCATED FOR EMPLOYMENT RELATED DEVELOPMENTS DURING THE PLAN PERIOD, 2001 - 2016, AND DEVELOPMENTS WILL BE ACCEPTABLE IN PRINCIPLE ON SUCH ALLOCATED SITES & IN OTHER APPROPRIATE LOCATIONS WHERE THEY WOULD

- SUPPORT & ACCORD WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY

- FILERARCHY
  ENCOURAGE AND FACILITATE SUSTAINABILITY
  DIVERSIFY AND STRENGTHEN THE LOCAL ECONOMY
  CONTRIBUTE TO COUNTERING THE EFFECTS OF AGRICULTURAL
  RESTRUCTURING
- RESTRUCTURING

  V, TAKE ADVANTAGE OF OPPORTUNITIES TO PROCESS AND ADD VALUE TO LOCAL AGRICULTURAL, FORESTRY AND OTHER PRODUCE IN ACCEPTABLE LOCATIONS

  VI, SUPPORT THE NEED FOR REGENERATION AND JOB CREATION

  VI, SUSTAIN THE VITALITY / VIABILITY OF COMMUNITIES, INCLUDING THE PROVISION OF SMALL VILLAGE WORKSHOPS; AND / OR

- VIII. TAKE ADVANTAGE OF THE POTENTIAL OFFERED BY E-COMMERCE & INFORMATION TECHNOLOGY
- 332 A number of strategic aims relevant to the economy are also contained in Part

  - To promote a diverse and sustainable rural economy;
     To sustain modest growth and development, appropriate to local needs and individual localions;
  - To support the agricultural sector and rural economies and encourage sustainable diversification;
  - d) To direct large economic developments to the main towns and properly serviced locations;
  - e) To encourage the provision and creation of better quality and better paid jobs in the area, for example, adding value to existing local resources and enterprises and taking advantage of new and emerging technologies such as ICT (Information Communication Technology);
    To encourage appropriate small scale economic developments and regeneration in rural areas;
- 3.3.3 Planning Policy Wales, March 2002, indicates that local planning authorities should ensure that sufficient land suitable for development for enterprise and employment uses and well served by infrastructure is designated for employment so as to meet both identified and as yet unidentified needs. The strategic part 1 policy above is aimed at providing sufficient land to meet the employment needs of the people of Powys over the plan period and to salisfy the specific requirements identified in the Mid Wales Employment Strategy which are explained later in the chapter. The policy seeks to ensure that new employment developments will be sustainable and will be located in accordance with the Council's strategic settlement hierarchy.

businesses starting up in recent years although the area continues to suffer relatively high rates of business failures. Providing advice and support for new businesses is important if a higher proportion is to succeed and grow. Tourism is another key growth sector in the local economy and is the subject of a special chapter later in the plan.

#### Overview of the Powys Economy

- 3.2.1 Powys's population is set to grow by 5.6% from around 128,000 in 2001 to 135,200 in 2016, largely due to net migration. The age structure of the resident population shows a slightly high proportion of people above the retirement age, 22% compared to 20% in all Wales and in turn a lower proportion in young adult age groups, However, projections show the population of retirement age in the County will grow by 31.1% during the plan period, due essentially to increased life expectancy. The number of adults of working age is projected to rise from 75,800 to 77,050 by 2016 (an overall increase of 1,6%), Similarly, economically active adults of working age are expected to rise from 75,800 to 87,050 by 2016 (an overall increase of 1,6%), Similarly, economically active adults of working age are expected to rise from 62,900 to 63,960 in 2016 (an overall increase of 1,7%). rise from 62,900 to 63,950 in 2016 (an overall increase of 1,7%).
- Employment figures from the Office of National Statistics show Powys to have a Conversation of the property o
- 3.2.3 Powys has a high rate of self-employment as is true of all Mid Wales, reflecting the large agriculture and tourism industries. Figures for April 1991 indicate 28,6% of the working population were self-employed compared to a Welsh average of only 14,8%. Estimated hourly earnings for male employees in Powys are well below Mid Wales and all Wales figures with a high level of employment in traditionally low paid sectors, namely agriculture and tourism.
- 3.2.4 The size structure of industry in Powys is heavily skewed towards small firms with about % of local manufacturing plants employing less than 10 people in April 1999. However, there has been a growth in the number of larger employers in recent times, Whilst business formation rates are the highest in Wales, so are deregistration rates. The number of businesses is heavily dominated by agriculture with 51% of all VAT registered enterprises operaling in this sector, compared to only 23.3% in Wales. Excluding agriculture, the sectors that stand out in terms of employment proportions are the Public sector (about 36%), distribution, hotels and catering (23.6%) and manufacturing (23.6%). Powys has had some success in attracting inward investment in recent times placing it equal 15<sup>th</sup> in the league table of 22 Unitary Authorities in Wales.

#### 3.3 Strategic Framework and Part ONE Justification

3,3,1 Part 1 of the Plan provides the strategic context and includes the following

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It lends support to proposals to diversify and regenerate the economy and 3.3.4 It lends support to proposals to diversity and regenerate the economy and exploits the opportunities afforded by new technology. The problems facing agriculture have already been referred to in the introduction to the chapter and the strategic policy would support proposals that would counteract the adverse effects of restructuring in that industry and provide opportunities to add value to agricultural and forestry produce. The strategic policy aims to reduce social exclusion by encouraging a broader economic base, providing a greater range of accessible and better paid jobs and employment initiatives that would sustain the viality and viability of communities. Both the strategic aims and the policy are intended to reflect the Welsh Assembly Government's planning policy objectives and strategy for economic development as set out in the following section.

## National Planning Policy and Guidance and the National Economic Development Strategy 3.4

- 3.4.1 The Welsh Assembly Government's guidance on the economy is set out in Planning Policy Wales, March 2002, This explains that the Assembly Government's objectives for economic development are to:
- Enhance the economic success of both urban areas and the countryside, helping
- businesses to maximise their competitiveness;
  Support initiative and avoid placing unnecessary burdens on enterprise;
  Respect and encourage diversify in the local economy, for example, in rural areas encouraging farm diversification and in urban areas promoting mixed use
- Promote the exploitation of new technologies which can provide new
- environment and exploitation of new technologies which can provide new opportunities; and Ensure that development for enterprise and employment uses is in line with sustainability principles, respecting the environment in its location, scale and
- 3.4.2 The Welsh Assembly Government's national economic development strategy "A Winning Wales" has a vision "to achieve a prosperous Welsh economy that is dynamic, inclusive and sustainable, based on successful, innovative businesses with highly skilled, well molivated people." It points out that our society, the strength of our economy, and the qualify of our environment are inseparable. Economic growth is not sustainable where the interests of the environment and established communities are disregarded. Communities are also seen to prosper best where skilled, good quality, well-naid lobs are available. well-paid jobs are available.
- 3.4.3 The strategy considers that businesses in Wales need to become more competitive by developing and adopting leading edge technologies, product and process innovation and human resource management. There is a need to encourage and support enterprise and environmental best practice; promote innovation; and create more opportunities for Welsh-based companies in Wales and in ove

# The Mid Wales Employment Strategy

- 3.5.1 Recently, the Mid Wales Partnership, which includes the Welsh Development Agency, Powys County Council and other Councils in Mid Wales, commissioned a study of Employment Land in Mid Wales (carried out by consultants DTZ/Pieda Consulting). This sought to identify the nature of the Mid Wales economy, and the trends and influences that may have implications for the demand for future industrial land needs,
- 3.5.2 The study identified clear evidence of a GDP gap between Mid Wales and the Welsh economy as a whole, which is of concern given the poor relative performance of Wales in the UK. If the Mid Wales economy is to move forward and develop in the coming years, there is a need for the pro-active involvement of all key players. Employment forecasts are relatively flat in terms of new job creation during the period to 2007. In Mid Wales, between 1991-2007, Itolal employment in agriculture, self-employment and 'all others' is forecast to decline, with Distribution, Hotels and Catering remaining stable and growth envisaged in public/other services.
- 3.5.3 At present in Mid Wales around 87% of the workforce is employed, but this is set to decline in the longer term, with a widening disparity with Wales as a whole. The evidence indicated that whilst very modest growth is predicted without any intervention, in real terms and taking into account the retentive performance of other areas, the region will not move forward. This trend is likely to be exacerbated by the effects of the Foot and Mouth outbreak on many facets of the rural economy. Without a step change in the economy, the disparity between Mid Wales and the rest of the country will continue to grow.
- 3.5.4 The sectors that are dominant in the Mid Wales economy are likely to decline, or if they do grow, are by their nature, unlikely to contribute to a significant growth in GDP. Whilst Powys has been moderately successful in attracting inward investment, the County needs to continue the growth in production based industries if the economy is to thrive. The Mid Wales economy is not forecast to remain competitive and there are a number of challenges to be addressed if decline is to be avoided. There needs to be a move towards employment in the high "value- added" knowledge based sector and key elements of the value added economy include:
  - Competitive small and medium sized enterprises (SME's) to cultivate a valueadded economy through creation and expansion of businesses, securing better paid employment opportunities.
  - A knowledge based economy, based on the development of specialist skills and knowledge.
  - S. Entrepreneurship / business formation in combining the need for an innovative and entrepreneurial culture.

     A qualify environment developing the right economic conditions to support high
  - A quality environment developing the right economic conditions to support high rates of business formation, including business support structures and skills availability.

Key drivers to move to a high value-added economy were identified as:

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added together, the resulting overall allocation of 50 hectares is very slightly higher than the upper end of the range identified in the Strategy. The table below gives a breakdown of the sites and areas involved for the main strategic site categories defined by the Strategy.

# Strategy 3.6.4 Table 1 - Strategic Employment Site Allocations

	Category	Area (Ha.)
185	Hierarchy	
Key Strategic Locations:		2000
St. Giles Extension, Newtown	Premium	7.3
Heart of Wales Business Park, Llandrindod Wells	Regional	4.9
Abermule Business Park, Newtown	Regional	4.9
Offa's Dyke Business Park, Welshpool	Regional	4.9
Technology Park, Machynlleth	Special	1.3
Ddole Road, Llandrindod Wells	General	4.0
Lianidioes Road, Newtown	General	3.0
Buttington Cross Enterprise Park, Welshpool	General	3.9
Sub Total for Strategic Locations		34.2
Other General Sites		30
Wyeside Enterprise Park, Builth Wells	General	2.4
Parc Hafren, Llanidloes	General	2.3
Parc Hafren, Llanidloes, Extension	General	3.0
Broadaxe Business Park, Presteigne	General	3.0
Brynberth Enlerprise Park, Rhayader	General	2.4
Woodlands Business Park, Ystradgynlais	General	2.4
Sub Total fort Other General Sites		15.8
Total for Strategic Employment Sites		50.0

- 3.6.5 In order to facilitate the development of an economy that is based on added-value activities designed to improve the performance of Powys compared with other areas, it is important that a range of siles of appropriate size and quality are available to cater for the needs of indigenous growth as well as inward investment. These allocations must be sufficient to meet all the needs of the economy and to take advantage of new opportunities. Such site allocations must give due accord to the principles of sustainability and support the strategic settlement hierarchy, whilst respecting the environmental quality of the County.
- 3.6.6 The consultants in consideration of the whole of Mid Wales pointed to a significant shortage of industrial land in particular locations to meet the needs of an economy based upon this fresh approach. In this analysis of need, the report identified a hierarchy of sites appropriate to the needs of this new economy. The intention of this hierarchy is to create a portfolio of sites, capable of meeting the requirements of varying investment opportunities and demands and to ensure that the region is promoted in an efficient manner. The hierarchy comprises:

- Changing the competitive base stimulating entrepreneurship and innovation by supporting local business, developing clusters as a focus and effecting a business culture change.
- business culture change.

  Growing the skills base knowledge is critical to underpinning a value-added economy and therefore individual skills must be developed to their maximum potential and an appropriate framework put in place to retain and attract the highly skillod.
- Developing quality business locations locational decisions will be made on the basis of factors including prestige, accessibility (real and virtual) and access to skilled staff. The provision of appropriate locations is therefore critical to underpinning the strategy.
- 3.5.5 The consultants concluded that the move towards new economic prosperity opens up a range of business opportunities, in sectors such as ICT / multi media and customer contact centres, not directly affected by the traditional implications of peripherality. However fundamental to this is the need for high skill tevels, high quality ICT infrastructure and the provision of appropriate quality sites and premises. Opportunities also arise from Centres of Excellence based around skill bases such as the academic institutions in Mid Wales and the Centre for Alternative Technology. Further opportunities exist to improve the value added manufacturing sector skilled engineering, biotechnology, food production and processing.

#### 3.6 Employment Land Needs and the Strategic Sites Hierarchy

- 3.6.1 In the light of the likely future economic prospects for Mid Wales and Powys, there is an acknowledgment of the need for a step change in the management of the local economy and it is clear that a traditional approach to the evaluation of land requirements is unlikely to meet the needs of a more competitive economy. An appraisal of past take up rates may be useful as a starting point, but does not alone help in evaluating future needs if the approach suggested by the Mid Wales Study is adopted.
- 3.6.2 The Mid Wales Employment Land Strategy 2001-2016 included an appraisal of the employment land needs for the plan period and this has indicated an overall need by Powys for 35.0 48,75 hectares of employment land. This was calculated by an assessment of annual take up of land, a need to meet the needs of latest unsatisfied demand in the economy and the needs of Ihe new economy, that is the vision presented by the consultants. Policy PCC UDP 4 in Part 1 of this plan defines the overall need for strategic employment land as 50 hectares during the plan period. This reflects the conclusions of the Mid Wales Strategy, which is intended to sustain the economy of Powys in a way that conforms with the agreed strategic aims of the plan.
- 3.6.3 This figure includes 34.2 hectares in the key locations defined in the sites hierarchy for the Strategy, as explained below, which accords closely with the lower end of the range for employment land need identified in the Strategy, In addition to this land, a further 15.8 hectares has been allocated for other general sites across Powys in order to provide a more sustainable pattern of job opportunities and reduce the need to travel to more widely spread major employment centres. This also accords with Planning Policy Wales' guidance that UOP's should identify a range and choice of sites to meet different economic and employment needs. When the areas for the range of different sites are

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- Premium Sites sites brought forward to attract inward investment and regional expansion. Such sites would be relatively large, well located, of a high quality and with ready access to a full range of business support services. The consultants envisage one such site in the Newtown area, though a longer-term need exists elsewhere in the region, possibly in South Powys.
- Regional Sites sites generally of around 5ha and capable of satisfying both expansion and new investment requirements for operators up to 1,000 square metres. The sites would be available to service key centres in Mid Wales and be protected for appropriate employment users in order to provide high quality business park accommodation. Dirty general industrial uses (use class B2) and trading estate type uses (use class B8) would not be permitted, as this would compromise the sites future potential. In Powys such sites are envisaged at Brecon (within the Brecon Beacons National Park), Llandrindod Wells, Newtown and Welshood.
- Special Sites sites brought forward to serve centres of excellence, such as centres of higher or further education and the Centre for Alternative Technology (CAT). A potential location suggested in Powys and associated with the CAT is Machyolidth
- General Sites sites of under 5ha, often as extensions to existing employment development or in new locations relating well to settlement patterns. These sites should be capable of accommodating a mix of employment uses and should make provision for business development (use class B1), general industry (use class B2) and storage and distribution (use class B8). Appropriate key localions in Powsy include, Llandrindod Wells, Newtown and Welshpool. Other sites are identified at Builth Wells, Llanidloes, Presteigne, Rhayader and Ystradgynlais.
- Local Sites sites around the designed to support locally generated small-scale demand. Some of these will be specifically allocated sites, but criteria based policies, addressing environmental context, compatibility with surrounding areas, accessibility and serviceability will be incorporated in the Unitary Development Plan in order to allow for windfall releases.

# 3.7 New Employment Developments

- 3.7.1 The promotion of new employment developments is essential to maintain the vitality and vitability of communities but in an area of such high environmental quality and rural traditions it is particularly important to ensure that proposals would be sustainable. It would certainly be damaging if we were to accept offensive industries or disproportionately large firms unrelated to the local economy. Therefore, the Council will support proposals for developments that are sensitive to each locality's environment, community and employment needs. A high quality of building design and landscaping on all new industrial sites will be sought, reflecting both rising business and employee aspirations and the exceptional quality of the environment in Powys.
- 3.7.2 Tourism and retail developments are considered in later chapters in the plan but the following policy sets out the general requirements for all other business, industrial

and commercial developments. As already explained, it is essential that any new developments of this kind are environmentally acceptable and they should also be sympathetic to and in scale with their surroundings, well designed, appropriately located and with satisfactory access and servicing. Developments that make use of previously developed "brownfield" land will be preferred as will those that are located close to complementary uses so as to take advantage of "green economy" opportunities and technology clusters. Developments of this kind may deploy waste streaming technologies or share in combined heat and power and other renewable energy schemes, for example.

#### POLICY EC1 - BUSINESS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS

PROPOSALS FOR BUSINESS, INDUSTRIAL OR COMMERCIAL DEVELOPMENTS WILL BE PERMITTED WHERE THEY WOULD COMPLY WITH THE FOLLOWING CRITERIA:

- 1, THE DEVELOPMENT WOULD BE LOCATED WITHIN A SETTLEMENT OR IN ANOTHER LOCATION COMPLYING WITH THE ECONOMY POLICIES IN THE UDP AND WOULD BE OF A SCALE AND TYPE IN KEEPING WITH THIS PLAN'S SUSTAINABLE SETTLEMENT AND BUSINESS SITES HIERARCHIES;
- 2. THE DEVELOPMENT WOULD NOT HAVE AN UNACCEPTABLE IMPACT ON THE ENVIRONMENT AND WOULD BE SITED AND DESIGNED TO BE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF ITS SURROUNDINGS;
- 3, WHEREVER POSSIBLE, PROPOSALS SHOULD UTILISE AN EXISTING BUILDING OR PREVIOUSLY DEVELOPED OR DISUSED "BROWNFIELD" LAND,
- THE DEVELOPMENT SHOULD BE ACCESSIBLE BY A CHOICE OF MEANS OF TRAVEL INCLUDING FOOT, CYCLE AND PUBLIC TRANSPORT, THE PROPOSAL SHOULD NOT BE DETRIMENTAL TO HIGHWAY SAFETY AND APPROACH ROADS TO THE SITE SHOULD BE OF ADEQUATE QUALITY TO ACCOMMODATE ANY ADDITIONAL TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT:
- THE PROPOSED DEVELOPMENT WOULD NOT INCREASE OR INHIBIT TRAFFIC CIRCULATION TO THE EXTENT THAT THE AMENITY OF THE AREA IS UNACCEPTABLY ADVERSELY AFFECTED IN TERMS OF CONGESTION, POLLUTION, HIGHWAY SAFETY OR OTHER DISTURBANCE;
- 6, WHERE RELEVANT, A CONDITION WILL BE IMPOSED ON ANY GRANT OF PLANNING PERMISSION OR A PLANNING OBLIGATION SOUGHT, IN ORDER TO SECURE NECESSARY HIGHWAY, PUBLIC TRANSPORT OR OTHER HIGHWAY INFRASTRUCTURE IMPROVEMENTS;
- 7; THE DEVELOPMENT WOULD BE SITED AND DESIGNED TO MINIMISE POLLUTION INCLUDING AIRBORNE EMISSIONS, DISCHARGES TO WATERCOURSES AND ADVERSE EFFECTS UPON GROUNDWATER;

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# POLICY EC2 - BUSINESS SITES HIERARCHY

PROPOSALS FOR EMPLOYMENT DEVELOPMENT COMPLYING WITH THE GENERAL CRITERIA IN POLICY EC1, WILL BE PERMITTED WHERE THEY WOULD ALSO COMPLY WITH THE FOLLOWING HIERARCHY OF SITES:

- A. PREMIUM BUSINESS SITE (NEWTOWN): PROPOSALS FOR HIGH QUALITY OFFICES, RESEARCH AND DEVELOPMENT AND INDUSTRIAL DEVELOPMENT COMPLYING WITH BUSINESS USE CLASS B1 WILL BE APPROVED ON THE ALLOCATED PREMIUM BUSINESS SITE IDENTIFIED ON THE PROPOSALS INSET MAP FOR NEWTOWN. THIS SITE IS INTENDED TO CATER FOR MAJOR EXPANSIONS AND NEW INVESTMENT REQUIREMENTS AND THEREFORE PROPOSALS FOR DEVELOPMENTS FALLING WITHIN USE CLASSES B2 AND B8 WILL NOT BE PERMITTED.
- B, REGIONAL BUSINESS SITES (ABERMULE NEWTOWN, LLANDRINDOD WELLS AND WELSHPOOL): PROPOSALS FOR BUSINESS DEVELOPMENT COMPLYING WITH BUSINESS USE CLASS B1 WILL BE APPROVED ON ALLOCATED REGIONAL BUSINESS SITES IDENTIFIED ON THE PROPOSAL INSET MAPS FOR THE ABOVE SETTLEMENTS. THESE SITES ARE INTENDED TO PROVIDE HIGH QUALITY BUSINESS PARK ACCOMMODATION AND WILL BE LIMITED TO BUSINESS USE CLASS B1, DEVELOPMENT PROPOSALS FALLING WITHIN USE CLASSES B2 AND B8 WILL NOT BE PERMITTED WHERE THEY WOULD COMPROMISE THE SITES FUTURE POTENTIAL AS A REGIONAL BUSINESS SITE
- C. SPECIAL SITE (MACHYNLLETH): PROPOSALS FOR HIGH QUALITY OFFICE. SPECIAL SITE (MACHYNLLEI HI): PROPOSALS FOR HIGH QUALITY OFFICE, RESEARCH AND DEVELOPMENT AND INDUSTRIAL DEVELOPMENT IN ACTIVITIES ASSOCIATED WITH NEW AND ALTERNATIVE ENVIRONMENTALLY FRIENDLY TECHNOLOGIES AND LIMITED TO BUSINESS USE CLASS B1, WILL BE APPROVED ON THE ALLOCATED SPECIAL BUSINESS SITE IDENTIFIED ON THE PROPOSALS INSET MAP AT MACHYNLLETH.
- D. GENERAL SITES (LLANDRINDOD WELLS, LLANELWEDD BUILTH WELLS, LLANIDLOES, NEWTOWN, PRESTEIGNE, WELSHPOOL AND YSTRAOGYNLAIS; PROPOSALS FOR BUSINESS, GENERAL INDUSTRIAL, STORAGE AND DISTRIBUTION DEVELOPMENTS COMPLYING WITH USE CLASSES B1, B2 AND B8 WILL BE APPROVED ON ALLOCATED GENERAL BUSINESS SITES IDENTIFIED ON PROPOSALS INSET MAPS FOR THE ABOVE SETTLEMENTS. THESE SITES ARE CAPABLE OF ACCOMMODATING A MIX OF EMPLOYMENT RELATED USES.
- E LOCAL SITES: DEVELOPMENT PROPOSALS FOR EMPLOYMENT USES INCLUDING WORKSHOPS, COMPLYING WITH USE CLASSES B1, B2 AND B8

- 8. THE PROPOSALS WOULD BE SITED AND DESIGNED TO AVOID FLOOD RISK AREAS AND TO AVOID CREATING OR INCREASING FLOOD RISK AREAS AND ELSEWHERE;
- WHEREVER POSSIBLE, PROPOSALS FOR DEVELOPMENT SHOULD BE LOCATED WHERE THEY COULD TAKE ADVANTAGE OF OPPORTUNITIES AFFORDED BY PROXIMITY TO COMPLEMENTARY USES SUCH AS THE DEVELOPMENT OF WASTE STREAM TECHNOLOGIES, SHARED USE OF RENEWABLE ENERGY AND TECHNOLOGY CLUSTERS;
- 10 THE DEVELOPMENT SHOULD COMPLY WITH ALL OTHER RELEVANT UDP POLICIES INCLUDING CONSERVATION POLICIES IN THE ENVIRONMENT CHAPTER AND POLICIES DC2 AND DC3 IN THE DEVELOPMENT CONTROL CHAPTER IN PARTICULAR.

## **Business Sites Hierarchy**

- 3.8.1 Sections 6 and 7 of this chapter have already explained the findings of the Mid Wales Employment Land Strategy and the strategic sites hierarchy that emerged from the study. In order to provide a range of sites catering for all employment needs and to facilitate the development of an economy that will improve the relative performance of the County, it is important that sites are allocated for a variety of employment purposes in keeping with that strategy. This will facilitate the development of the economy through both inward investment and indigenous growth in areas that add value to the economy. To encourage such growth it is necessary to ensure that the highest quality sites are available, providing the environments necessary to support premium, regional and special business uses, and accordingly it is necessary to control strictly the type of activity permitted on these key sites. On the other hand it is also necessary to provide general and local employment sites where a wider range of activities would be acceptable, whilst still being capable of assimilation into the high quality environment of Powys.
- 3.8.2 In addition to the main strategic business sites, a number of local sites are shown on the proposals map insets. These will provide employment opportunities in other main employment centres such as those associated with the mixed-use development at the KTH site in Llanidloes and at the Penrhos site in Ystradgynlais.

Brecknockshire	Aberilynfi (Three Cocks) Cae'r-bonl Llanwrtyd Wells Penrhos
Montgomeryshire	Four Crosses Llanidloes Liansaintffraid ym Mechain Trewern Montgornery
Radnorshire	Crossgales Newbridge on Wye Knighlon (Penybont Road)

WILL BE APPROVED ON LOCAL SITES AS IDENTIFIED ON THE PROPOSALS INSET MAPS TO SUPPORT LOCALLY GENERATED SMALL SCALE DEMAND FOR EMPLOYMENT. SUCH DEVELOPMENTS MAY ALSO BE APPROVED ON OTHER SUITABLE SITES UNDER 1 HECTARE SUBJECT TO THEIR COMPLYING WITH THE CRITERIA SPECIFIED IN POLICY ECA

# Employment Land Availability and the Protection of Sites

- 3.9.1 Planning Policy Wales, March 2002, indicates that local planning authorities should ensure that sufficient land suitable for development for enterprise and employment uses and well served by infrastructure is designated for employment so as to meet both identified and as yet unidentified needs. The table opposite outlines the areas of land set aside for employment use in the UDP in order to meet the requirements of strategic part 1 policy UDP4 and of the business sites hierarchy above. Through the process of monitoring and review the Council will aim to ensure that there is at least a five year supply of effectively available land for employment purposes within Powys at any given point in time.
- 3.9.2 In order to maintain this supply of land, it is important to protect employment sites so that they are not lost to other forms of development. Safeguarding existing and potential jobs and ensuring that sites and premises remain available for economic opportunities is vital to the sustainability of communities and the economic vitality of the area in general

# POLICY EC3 - PROTECTION OF EMPLOYMENT SITES

PROPOSALS THAT WOULD RESULT IN THE LOSS OF AN ALLOCATED EMPLOYMENT SITE OR SITE WITH PLANNING PERMISSION FOR EMPLOYMENT DEVELOPMENT WILL ONLY BE PERMITTED WHERE:

- IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT SUFFICIENT SITES OR PREMISES ARE AVAILABLE ELSEWHERE WITHIN THE LOCAL AREA TO ACCOMMODATE EMPLOYMENT NEEDS:
- THE LOSS OF THE SITE FOR EMPLOYMENT PURPOSES WOULD NOT LEAD TO LESS THAN A FIVE-YEAR SUPPLY OF EMPLOYMENT LAND REMAINING AVAILABLE.
- 3. THE PROPOSED DEVELOPMENT WOULD COMPLY WITH THE CRITERIA IN POLICY EC1.

# Other Employment Developments

3.10.1 The UDP seeks to provide a range of opportunities for employment development and it is acknowledged that as well as the key sites that have been identified, there will be a demand for other employment developments. These will often be small in scale and can involve the expansion of existing firms, proposals for craft

workshops or working from home where the employment use is such that it can live side by side with residential uses without undue harm to amenities of residents

3.10.2 Planning Policy Wales, 2002, states that many businesses can be located in and around small settlements, and in residential areas in larger settlements, without causing unacceptable disturbance. This can provide employment opportunities for those who cannot readily access major employment sites and can help to tackle social exclusion. The following policy seeks to match the sustainability aspirations of the UDP by allowing small, compatible, employment opportunities to be developed close to home, while sustaining small rural communities. Such sites are not considered appropriate for major employment opportunities, which will be confined to those sites defined within the employment sites hierarchy and allocated in area centres or key settlements.

POLICY EC4 - LOCAL EMPLOYMENT SITES WITHIN OR ADJOINING SETTLEMENTS

PROPOSALS FOR NEW BUSINESS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS OF UP TO 0.4 Ha., WITHIN OR ADJOINING SETTLEMENTS, WILL BE PERMITTED ON ALLOCATED VILLAGE WORKSHOP SITES AND OTHER SUITABLE SITES WHERE THEY FALL WITHIN USE CLASS B1 AND THEY WOULD COMPLY WITH THE CRITERIA IN UDP POLICY EC1.

WHERE DEVELOPMENTS ARE PROPOSED IN OR ADJACENT TO PRIMARILY RESIDENTIAL AREAS, PLANNING CONDITIONS WILL BE ATTACHED TO CONTROL THE TIMES OF OPERATION IN ORDER TO PROTECT THE AMENITIES OF RESIDENTS.

3.10.3 It is preferable that any future requirements for the expansion of existing business, industrial and commercial firms in terms of land can be accommodated in-situ. Where this is possible, it will reduce the inconvenience and disruption of moving and retain the source of employment within the local community. The use of under-utilised space within or adjoining the sites of existing premises can also reduce pressure on sites elsewhere including those allocated in the Unitary Development Plan. However, it is appropriate to ensure that the proposals that will not have a detrimental impact upon adjacent properties or the wider environment.

## POLICY EC5 - EXPANSION OF EXISTING EMPLOYMENT SITES

PROPOSALS FOR THE LIMITED EXPANSION, EXTENSION OR ENVIRONMENTAL IMPROVEMENT OF EXISTING EMPLOYMENT SITES AND BUILDINGS WILL BE PERMITTED WHERE THE DEVELOPMENT COMPLIES WITH THE CRITERIA IN

3,10.4 Many new businesses start on a very small scale, with limited financial resources and few (if any) employees, While some require dedicated accommodation in appropriate locations from the outset, many, particularly office-based businesses, can be started from home without any significant impact on their neighbourhoot. Working from home, especially using information and communications technology is becoming more

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herefore essential to maintain their traditional features and architectural integrity. The following policy thus aims to balance conservation against the need for modern constructional requirements and the desire to assist with farm diversification. In this respect, the way in which the building is used in terms of the type and intensity of use may, where necessary, be controlled by the use of planning conditions or planning obligations or by the removal of permitted development rights.

- 3.11.3 In the light of the difficulties facing the agricultural industry, even modern agricultural buildings may become redundant or are no longer required for the purpose for which they were built. Where buildings are appropriate, these can provide a valuable resource that can be used for employment diversification projects that can be undertaken. visitious disturbance to the agricultural operation or to other material considerations. It is recognised that not all proposals for conversion and/or re-use will be acceptable due to environmental, traffic or other considerations, in this respect the conversion of large modern purpose built agricultural units to large-scale industrial uses will not be permitted as they are more suited to industrial estates that have the required infrastructure. Policy DC12 ensures that the site will not be over developed in this respect, or used for inconstruction intensity in the proposal in the proposal content of the proposal content o inappropriate intensive activities.
- 3.11.4 Where necessary the Local Planning Authority will consider the use of planning conditions or planning obligations or the removal of permitted development rights, to control the function and use of a building proposed for conversion, in cases where the conversion concerns a modern agricultural building, the Council will require evidence that the building was constructed for agricultural purposes and that it has been used for the purpose but that there is no longer a need for such a building on the agricultural holding.

POLICY EC7 - CONVERSIONS OF BUILDINGS IN THE COUNTRYSIDE FOR

- THE CONVERSION OR RE-USE OF TRADITIONAL/HISTORIC BUILDINGS IN THE COUNTRYSIDE TO CREATE INDUSTRIAL, OFFICE OR RESEARCH AND DEVELOPMENT PREMISES FOR USES WITHIN CLASSES B1 OF USE CLASSES ORDER 1987 WILL BE PERMITTED WHERE THE PROPOSED DEVELOPMENT COMPLIES WITH POLICY DC12 AND WITH ALL OTHER RELEVANT UDP POLICIES.
- B<sub>1</sub> THE CONVERSION OR RENOVATION OF EXISTING MODERN BUILDINGS IN THE OPEN COUNTRYSIDE TO CREATE INDUSTRIAL, OFFICE OR RESEARCH AND DEVELOPMENT PREMISES, FOR USES WITHIN CLASS B1 OF THE USE CLASSES ORDER 1997, WILL BE PERMITTED WHERE THE DEVELOPMENT COMPLIES WITH POLICY DC12 AND THE FOLLOWING CRITERIA:

  - THE PROPOSAL WOULD NOT BE FOR A LARGE SCALE INDUSTRIAL USE MORE SUITED TO A BUSINESS PARK OR INDUSTRIAL ESTATE LOCATION;

     IF THE EXISTING BUILDING IS AN AGRICULTURAL BUILDING IT SHALL HAVE BEEN IN AGRICULTURAL USE FOR A LEAST THREE YEARS PRIOR TO THE APPLICATION FOR CHANGE OF USE.

     THE DEVELOPMENT SHALL NOT LEAD TO PRESSURE FOR THE ERECTION OF REPACEMENT BUILDINGS, THE COUNCIL WILL REQUIRE

common. It can help to reduce social exclusion by providing jobs in more remote areas and can also lead to a reduction in the need for people to travel long distances to work. Such uses often do not require planning permission while they remain a minor use within a residential property, but in instances where planning permission is required, a flexible planning policy approach can greatly assist business start-ups and small businesses. The following policy provides this flexibility while making it clear that local amenity and highway considerations must still be safeguarded.

#### POLICY EC6 - WORKING FROM HOME

PROPOSALS FOR SMALL-SCALE BUSINESS USES WITHIN RESIDENTIAL PROPERTIES WILL BE PERMITTED PROVIDING THEY COMPLY WITH POLICY EC1 AND WITH THE FOLLOWING CRITERIA:

- 1. THE BUILDING WOULD REMAIN PREDOMINANTLY RESIDENTIAL IN APPEARANCE.
- PROVIDED AND THERE WOULD BE NO DETRIMENTAL EFFECT ON HIGHWAY SAFETY. 2 ADEQUATE ON-SITE PARKING AND MANOEUVRING SPACE WOULD BE
- 3. THE USE PROPOSED WOULD NOT BE SIGNIFICANTLY DETRIMENTAL TO THE APPEARANCE OF THE LOCAL ENVIRONMENT OR THE AMENITIES OF LOCAL

# Diversification and Employment Developments in the Countryside

- 3.11.1 The need to protect and enhance the quality of the environment and particularly open countryside, mitigate against the development of general industrial activities in the countryside. However, the countryside is the base for the agricultural industry and is of considerable value to the lourism industry. The Council are anxious to support the agricultural sector and the tourism industry provided that this can take place in a sustainable manner that does not have an adverse impact on the resource upon which it is based, the countryside itself. Agriculture is deaft with later in the chapter but there is also significant scope for activities that could diversify or sustain the agricultural economy and support the tourism industry, through the re-use of existing buildings within the rural landscape. Such uses can ensure the preservation of building of considerable interest, which otherwise may fall into disuse. Developments of this type can also play an important part in sustaining the local economy and vitality of small local communities. Generally, employment uses should be limited to office, research and development and light industrial activities falling within class B1 of the Use Classes Order. light industrial activities falling within class B1 of the Use Classes Order
- 3.11.2 It is recognised that many rural buildings of traditional and historic architectural importance are becoming surplus to requirement due to the needs of modern farming practices. It is hoped that many appropriate buildings can be re-utilised for alternative employment uses. Whilst proposals which bring such buildings back in productive use will be supported in principle, at the same time, these types of buildings represent part of Powys's heritage and are important features contributing to landscape quality, it is

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EVIDENCE THAT THERE IS NO LONGER A NEED FOR SUCH A BUILDING ON THE AGRICULTURAL HOLDING BEFORE PERMISSION WILL BE GRANTED,

3.11.5 The development of new buildings in the open countryside is subject to tight control due to the need to conserve and enhance the quality of the environment. However, there are types of business, commercial, recreational or community uses, However, there are types of business, commercial, recreational or community uses, which may require specialist facilities that can be integrated into the countryside by virtue of their nature and characteristics. For example exceptions may be made for the provision of appropriate small scale workshop type activities adjoining farm complexes where these form part of a farm diversification project and are closely related to rural employment. Appropriate developments involving the processing of agricultural or forestry products in a similar locallon are another example. With all proposals, a clear case will have to be made by the applicant to justify the need for the new building, including an indication of the expected lifespan and viability of the proposed development. In addition the function of the building will be restricted by the use of planning conditions, the removal of permitted development rights and the use of planning obligations where appropriate. Proposals for such developments must comply with other UDP policies and criteria deemed to be relevant by the Local Planning Authority.

POLICY EC8 - DIVERSIFICATION AND THE DEVELOPMENT OF NEW EMPLOYMENT BUILDINGS IN THE OPEN COUNTRYSIDE

THE DEVELOPMENT OF NEW BUILDINGS IN THE OPEN COUNTRYSIDE FOR EMPLOYMENT PURPOSES WILL BE PERMITTED AS PART OF A FARM DIVERSIFICATION SCHEME WHERE IT WOULD COMPLY WITH THE FOLLOWING CRITERIA BUT OTHERWISE WILL ONLY BE PERMITTED IN VERY EXCEPTIONAL

- 1. THE PROPOSED NEW BUILDING WOULD BE LOCATED WITHIN, OR IMMEDIATELY ADJACENT TO A GROUP OF BUILDINGS FORMING A FARM OR FORESTRY COMPLEX;
- 2. THE DEVELOPMENT WOULD COMPLY WITH RELEVANT CRITERIA IN POLICY EC1 AND ALL OTHER RELEVANT UDP POLICIES;
- THE NEW BUILDING IS ESSENTIAL TO THE PROPOSED OPERATION AND IS REQUIRED IN THE STATED LOCATION DUE TO THE SPECIALIST NATURE OF THE EMPLOYMENT DEVELOPMENT THAT CANNOT BE ACCOMMODATED THROUGH THE CONVERSION OR RE-USE OF OTHER BUILDINGS IN THE IMMEDIATE VICINITY OR THROUGH THE DEVELOPMENT OF SITES COMPLYING WITH UDP POLICIES EC2 OR EC4, OR
- 4, THE DEVELOPMENT PROPOSAL RELATES TO THE PROCESSING OF AGRICULTURAL OR FORESTRY PRODUCTS AND THE PROCESS CANNOT SATISFACTORILY BE ACCOMODATED ON SITES COMPLYING WITH UDP POLICIES EC2 OR EC4,

3,11.6 One exceptional form of development that may be permitted in the open countryside relates to the need for major new meat processing plants to strengthen the market for Welsh lamb. Lamb is one of Powys's most important agricultural products and it is vital for the area's farming economy that value is added to this product locally and that the finished lamb can thereby be marketed as Welsh imab. This Council's predecessor and the former Development Board for Rural Wales undertook detailed research into the locational requirements of such a major development. The large site area, lairage, good access and exceptional water supply and effluent discharge requirements have led, to date, to the Identification of a single suitable site in north Powys near Llandrinio. It is considered essential that this site is identified and safeguarded for a major meat processing plant. processing plant,

# POLICY EC9 - STRATEGIC MEAT PROCESSING SITE

- A. THE COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS THE COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR A MAJOR SLAUGHTERING AND/OR MEAT PROCESSING PLANT ON THE SITE ALLOCATED FOR THIS PURPOSE NEAR LLANDRINIO, PROVIDING THE APPLICATION AND ANY SUPPORTING ENVIRONMENTAL ASSESSMENT THAT MAY BE NECESSARY SATISFY THE COUNCIL OF THE QUALITY OF THE DEVELOPMENT'S DESIGN, LANDSCAPING, VEHICULAR ACCESS (BOTH ON AND OFF SITE), PARKING AND POLLUTION CONTROL ARRANGEMENTS. THE COUNCIL WILL SEEK OFF-SITE INFRASTRUCTURE WORKS AND COMMUNITY BENEFITS IN ORDER TO COMPENSATE FOR THE LOCAL IMPACT OF THE DEVELOPMENT,
- B, THE COUNCIL WILL REFUSE PROPOSALS FOR THIS SITE'S ALTERNATIVE USE OR FOR PARTIAL DEVELOPMENT BY A SMALLER MEAT PROCESSING OPERATION, IN ORDER TO SAFEGUARD THE SITE FOR THE STRATEGICALLY IMPORTANT USE FOR WHICH IT HAS BEEN ALLOCATED.
- C. THE COUNCIL WILL APPROVE PROPOSALS FOR SMALLER SLAUGHTERING AND/OR MEAT PROCESSING PLANTS ON SUITABLE SITES WITHIN SETTLEMENTS OR IN THE COUNTRYSIDE, PROVIDING THE PROPOSALS COMPLY WITH THE FOLLOWING CRITERIA:
  - 1. THE SITE IS WELL LOCATED ON THE ROAD NETWORK
  - THE SITE IS WELL LOCATED ON THE ROAD NETWORK? THE DEVELOPMENT IS LOCATED EITHER ON A GENERAL BUSINESS SITE IDENTIFIED IN UDP POLICY EC2 OR ON A SITE IN THE COUNTRYSIDE THAT IS WELL SCREENED FROM HIGHWAYS AND OTHER PUBLIC VANTAGE POINTS BY TOPOGRAPHY, WOODLAND AND/OR STRUCTURAL LANDSCAPING;
  - CANDSCAPING.
    THE PROPOSALS INCLUDE SATISFACTORY POLLUTION CONTROL ARRANGEMENTS AND WOULD COMPLY WITH UDP POLICY EC1 AND ALL OTHER RELEVANT UDP POLICIES,

#### 3.12 Apricultural Developments

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- ROADWAYS AND OTHER ENGINEERING OPERATIONS SHALL BE INTEGRATED WITH THE EXISTING TOPOGRAPHY AND LANDSCAPE FEATURES AND SHALL BE DESIGNED TO MINIMISE ANY UNACCEPTABLE ADVERSE VISUAL IMPACT.
- 2. PROPOSALS SHOULD TAKE ACCOUNT OF EXISTING LANDSCAPE FEATURES, SUCH AS HEDGEROWS AND TREES, WHICH SHOULD BE RETAINED WHEREVER POSSIBLE. ADDITIONAL LANDSCAPING MEASURES WILL BE REQUIRED, SUCH AS TREE AND SHRUB PLANTING OR EARTH MOUNDING IN PARTICULARLY SENSITIVE SITUATIONS.
- THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL OTHER RELEVANT UDP POLICIES INCLUDING CONSERVATION POLICIES IN THE ENVIRONMENT CHAPTER AND IN PARTICULAR POLICIES DC2 AND DC3 IN THE DEVELOPMENT CONTROL CHAPTER,
- 3.12.5 Intensive livestock units, Including pouttry housing, raise particular planning issues such as smell, noise, dust, pollution and traffic. Whilst the Council wishes to sustain an efficient and viable farming economy, this must be balanced against maintaining the well being of the wider community and the high quality of the Powys landscape. Proposals for such developments must comply with other UDP policies and criteria deemed to be relevant by the Local Planning Authority
- 3.12.6 The impact of intensive livestock units upon the landscape and nature conservation interests can be considerable as a result of their size, scale and intensity of operations. Proposals will only be permitted where they can be accommodated without significant, adverse visual impact upon the landscape. When determining applications, the Council will also lake the cumulative impact of the proposal and other existing or proposed units into account. Where appropriate, the applicant may be requested to prepare and submit an Environmental Statement in accordance with the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, as amended, to ensure that all aspects of the impact of the proposal on the environment are considered in full.
- 3.12.7 Furthermore, applications shall include details of the methods and means to be used for the keeping and disposal of all waste products arising from the proposal, such as manure and litter. Applicants must ensure that spreading regimes will not cause any unacceptable impact on interest of nature conservation importance as well as to neighbouring properties in terms of smeil and dust. Consultation on proposals will also be undertaken with the Environment Agency to ensure that there is no risk of pollution to the area's water resources, and that proposals comply with the Control of Pollution (Sliage, Slurry and Agricultural Fuel Oil) Regulations 1991. The Weish Office Agriculture Department's Codes of Good Agricultural Protection of Air and Water, 1992, provide further guidance on these issues.

POLICY EC11 - INTENSIVE LIVESTOCK UNITS

- 3,12,1 The Town and Country Planning (General Permitted Development) Order 1995, as amended defines permitted development rights for agricultural buildings and operations. It distinguishes between classes of development for units of 5 hectares or more and smaller units of between 0.4-5 hectares with more limited permitted development rights being available on smaller units. In both Classes, development must be, "reasonably necessary for the purposes of agriculture with the unit".
- 3.12.2 Prior to development, the developer must apply to the Local Planning Authority for a determination as to whether the prior approval of the Authority will be required. Notification of the need for prior approval applies to the:
  - Erection, extension or alteration of a building;

  - Formation or alteration of a private way; Carrying out of excavations or the deposit of waste material where the area exceeds 0.5 hectares:
  - The placing or assembly of a tank or other structure used for fish farming.
- The Local Planning Authority has 28 days within which to give notice to the applicant as to whether prior approval of the details is required for the siling, design and external appearance of the building, or to the siting and means of construction of the private way, etc. The Council must make a decision within 6 weeks. In addition, important hedgerows are protected under the Hedgerows Regulation 1997, which requires the notification of proposals to remove such hedgerows to the Local Planning Authority (see Environment Chapter).
- 3.12.4 The following policy applies to applications requiring approval of details and to those which have no permitted development rights and require planning permission. Approval of details will generally be requested where the proposed development is perceived to impact upon the landscape or will cause conflicts with neighbouring uses.

# POLICY EC10 - AGRICULTURAL DEVELOPMENT

PROPOSALS FOR AGRICULTURAL DEVELOPMENT WHICH REQUIRE PLANNING PERMISSION OR APPROVAL OF DETAILS WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

THE PROPOSED DEVELOPMENT WOULD NOT CAUSE ANY UNACCEPTABLE ADVERSE EFFECTS ON POWYS' LANDSCAPE, THE VISUAL IMPACT OF PROPOSALS SHALL BE REDUCED AS FOLLOWS:

BUILDINGS SHALL BE CAREFULLY SITED AND DESIGNED TO MINIMISE THEIR IMPACT ON THE LANDSCAPE AND, WHEREVER POSSIBLE, GROUPED WITH EXISTING BUILDINGS.

BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED OF MATERIALS TO TAKE ACCOUNT OF THEIR SURROUNDINGS. REFLECTIVE EXTERNAL SURFACES SHOULD BE AVOIDED AND ROOFS SHALL BE DARK COLOURED, TRADITIONAL BUILDING MATERIALS SHALL BE CONSIDERED IN SENSITIVE LOCATIONS.

PROPOSALS FOR INTENSIVE LIVESTOCK UNITS, OR EXTENSIONS TO EXISTING UNITS, INCLUDING POULTRY HOUSING, WILL BE PERMITTED ONLY WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- 1. THE PROPOSED DEVELOPMENT WOULD COMPLY WITH RELEVANT CRITERIA IN UDP POLICY EC1. IN PARTICULAR, THE SCALE AND CUMULATIVE IMPACT OF DEVELOPMENT PROPOSALS SHALL NOT UNACCEPTABLY ADVERSELY AFFECT THE LANDSCAPE.
- 2. APPLICANTS SHALL DEMONSTRATE, TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY, THAT ALL WASTE, INCLUDING MANURE, CAN BE ADEQUATELY AND SAFELY DISPOSED OF EITHER THROUGH A REGULATED SPREADING REGIME OR OTHER ACCEPTABLE MEANS, WITHOUT GIVING RISE TO POLLUTION



#### 4: Retail and Commerce

#### 4.1 Introduction

- 4.1.1 Shopping is an important aspect of everyone's life and the provision of an adequate and accessible range of shops is particularly important if an area is to be an attractive place in which to live and work. Across Powys, the type and variety of shopping facilities on offer are very much associated with the historic development of the settlements within the County. Whilst the larger market towns provide a wide range of services, at the local level, village shops and sub-post offices provide a much-needed local service and a focal point for community life.
- Market towns such as Builth Wells, Llandrindod Wells, Machynlleth, Newtown 4.1.2 Market towns such as Buian Wells, Liandrindod Wells, Macrynileth, Newtown and Welshpool are characterised by a varlety of small, locally owned businesses and some nationally recognised retailers and so provide a wide range of shops and services. Due to this range of facilities, these towns serve their resident populations, the wider community and visitors to the area. In contrast, shopping provision in small rural villages is often restricted to a single village shop, a sub-post office or a village pub that serve only a small catchinged and only a small catchment area.
- 4.1.3 Whilst there is a contrast between these two extremes in terms of the range of shopping and service provision available, the role that each provides to the community is snopping and service provision variables, in one that each provides to the community is equally important. Market towns are easily accessible, attracting shoppers from a wider calchment area, the small rural or village shop provides easy access to basic provisions, especially for those with limited access. Local village snop sherefore have an important role in supporting the vitality and viability of rural villages and provide an important focal point for rural village life, although many such outlets have been lost in recent years.

## Strategic Framework and Part One Justification

## UDP SP7 - RETAIL DEVELOPMENTS

RETAIL DEVELOPMENTS WILL BE ACCEPTABLE IN PRINCIPLE WHERE THEY CAN DEMONSTRATE THAT THEY:

- ARE IN ACCORDANCE WITH THE COUNTY'S SUSTAINABLE GROWTH
- ARE IN ACCORDANCE WITH THE COUNTY'S SUSTAINABLE GROWING STRATEGY AND RETAIL CENTRE HIERARCHY.

  II. SUSTAIN AND ENHANCE THE EXISTING RETAIL PROVISIONS OF THE COUNTY.

  III. SUSTAIN AND ENHANCE THE VIABILITY, VITALITY AND ATTRACTIVENESS OF
- iv. SATISFY THE SEQUENTIAL TEST FOR RETAIL DEVELOPMENT LOCATION
- 42.1 In recognising that shopping facilities vary according to the size and location of each settlement within Powys, the Council's retail policies have been designed to address local shopping needs alongside the promotion of sustainable development. Therefore Part One Strategic Policy UDP 7 Retail Developments and the Sustainable Growth and Settlement Strategy provide a framework that encourages new retail

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purpose of which is to provide opportunities to enhance existing retail centres, promote local businesses and add value to locally produced goods and se

- $4.4.4\,$  The proposed Retail Hierarchy for Powys consists of 4 tiers of provision, The differences between these centres is determined essentially by the following factors:
- a) The number, type and range of shopping services provided by the centre;
  b) The character and attractiveness of the centre;
  e) The size of fis catchment area; and
  d) Accessibility by a means of different transport modes.

- 4.4.5 Area Retail Centres: Builth Wells, Knighton, Llandrindod Wells, Newtown, Welshpool, Ystradgynlais. (Brecon BBNP).
- Being the largest retail centres and settlements in the County, these are characterised by having a well-defined fown centre, containing a wide range of retail oullets financial and professional services, both nationally and locally owned. They serve not only their resident population, but also a wide catchment area due to the nature of retail facilities and services they offer, For this reason, settlements categorised as Area Retail Centres are considered to be strategically important in terms of their retail and
- 4.4.7 Within each of these towns, a "Town Centre Area" has been identified and within this a "Primary Shopping Frontage" where there is a concentration of primarily A1 shops along the most important shopping streets. Both the town centre areas and primary shopping frontages are marked on the inset maps. This is to ensure that a diverse range of retailling facilities are concentrated in accessible areas, as opposed to having retailling spread over a wide area. The purpose of the Primary Frontage Polloy is to ensure that the retail units located in these key-shopping streets are retained for A1 and A3 retail uses (shops, restaurants, cafes) in accordance with Town and Country Planning (Use Classes) Order, 1997 as amended. (See glossary for a description of the Use Classes Order). Elsewhere in the Retail Core Area, the Council will allow for a mix and variety of retail and commercial uses including, offices, banks and other financial institutions (Class A2) so as to create further diversity. Civersity of shopping and service provision in these centres is seen as the key to ensuring that Area Retail Centres maintain their vitality, viability and attractiveness for shoppers.
- 4.4.8 Because Area Retail Centres are accessible to a wide range of transport modes, these settlements are also considered to be best suited to accommodate the majority of new Jarger scale retail development over the Plan period. Recently, centres such as Ystradgynlais, Builth Wells, Welshpool and Newtown have seen large new retail. developments, including new supermarkets. It is envisaged that large new retail developments are best suited to Area Retail Centres, although some smaller retail developments may also be acceptable in District Retail Centres. However, new large retail proposals will be considered in relation to existing retail provisions and may be subject to a retail impact assessment.

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developments to locate in areas accessible by a variety transport modes. This framework also acknowledges that it is important to support rural communities and this policy approach would allow them the opportunity to develop shopping facilities appropriate to their needs. The criteria of Policy UDP? reflect national guidance, such as the sequential lest, and are explained in detail in the following sections.

#### 4.3 National Planning Policy and Guidance

4.3.2 TAN4 Retailing and Town Centres (1996) and Planning Policy Wales (2002) set out the Welsh Assembly Government's objectives and guidance for retail development, and indicate the importance of sustaining the vitality, attractiveness and viability of existing shopping centres. This guidance also emphasises the promotion of sustainable development by encouraging retail development to be allocated within existing retail centres, as these are considered to be the most accessible, by a variety of transport modes. In accordance with this advice the Council has developed a Retail Centre Hierarchy (see below) that provides a framework for ensuring that new retail developments are appropriate to the scale of the retail centres and are located within or adjacent to existing retail centres, wherever possible.

#### 4.4 The County's Retail Centre Hierarchy

- The Council's approach for determining the most suitable sites for development is based on the need to promote accessible and sustainable patterns of development. To is based on the need to promote accessible and sustainable patterns of development. To this end the Council has developed a Sustainable Settlement Hierarchy (see Part 1 of this plan) as the basis for the focusing future growth and land allocations. Similarly this approach has been applied to the forward planning of retail and service provision across the County through the defining of a retail centre hierarchy as a framework for determining future development proposals. This approach integrates land use planning so that, for instance, new housing can be allocated to those settlements that have necessary local services e.g. local school and shops. In so doing this will reduce the need to travel and will support the viability of existing retail providers.
- 4.4.2 In addition to shopping provision within Powys itself, the Council also recognises that there are Regional Retail Centres outside of the County, which influence shopper behaviour in Powys. These include centres such as Abergavenny, Aberystwyth, Bristol, Cardiff, Chester, Hereford, Merthy Tydfil, Neath, Shrewsbury, Swansea, Telford, and Wrexham. These offer visitors shopping outlets that are characterised by an array of nationally established companies offering an extensive range of consumable and durable goods. These Regional Centres serve the largest catchment areas and are accessible by public and private transport.
- It is not feasible for Powys' towns to compete at the same level as these but they must be acknowledged within the overall policy approach of the UDP, which aims to retain as much retail spend within the County as possible. To achieve this the Council has proposed a Relail Centre Hierarchy to complement the UDP's Retail Policies, the

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# 4.4.9 District Retail Centres: Llanidloes, Machynlleth, Presleigne, Rhayader,

- 4.4.9 District Retail Centres: Llanidioes, Machynlleth, Presieigne, Rhayader, (Crickhowell and Hay BBNP)
  4.4.10 Some market towns provide significant retail facilities for their immediate hinterlands and for visitors to the area but do not perform the wider role of Area Retail Centres. They have a good range of shops and services but with few national retailing companies represented. These towns are smaller than those performing an Area Retail Centre function and whilst capable of satisfactorily accommodating modest new retail developments, are less well suited to larger developments. Town Centres have been defined for these towns on the inset maps, but no Primary Shopping Frontages have been identified, as it is envisaged that the desired mix of retail, commercial and service uses can be accommodated within the town centre boundaries without any detriment to the shopping function. the shopping function.
- .4.11 Local Retail Centres: Llanwrtyd Wells, Llanfair Caereinion, Llanfyllin, Montgomery, (Talgarth - BBNP).
- 4.4.12 These tend to be smaller towns or larger villages, with lesser catchment areas, generally characterised by either a very compact retail area or a dispersal of several shops. They offer a limited range of facilities and services, including banking and postal services, many of which are essential for day to day basic needs and for the successful operation of local businesses. Town Centre areas have been defined for these centres where a distinct centre exists. Again as with District Centres, this allows for a diversity of retail and commercial uses in a compact town centre, but restricts the conversion of existing ground floor shop units to uses other than retail and commercial uses (Classes A1, A2 & A3).
- 4.4.13 Neighbourhood and Rural/VIIIage Shops (Numerous examples Too many
- Individual shops provide an important function at the local neighbourhood level within lowns, small villages, and the more isolated areas of Powys. This category also includes pubs and filling stations, which can act as essential outlets for besic daily provisions and services. These centres have the smallest catchment areas, generally only serving local communities and villages within their immediate surrounding rural area, or the incidental passer-by...
- 4.4.15 Given their importance, the Council recognises the need for retaining these 4.4.15 Given their importance, the Council recognises the need for retaining these shops and to take advantage of new opportunities for such developments in appropriate locations where the need arises. For instance, a flexible approach to the use of existing premises can also help provide much needed facilities and it may be appropriate for a local village pub to operate as a village shop come sub-post office. The advantages of this are that it will reduce the need for local people to travel long distances in search of essential services, and at the same time it will provide additional revenue for the helplaces.

POLICY RP1 - RETAIL CENTRE HIERARCHY

NEW RETAIL DEVELOPMENTS SHOULD BE OF A SCALE AND DESIGN APPROPRIATE TO THE SETTLEMENT AND IN ACCORDANCE WITH THE POSITION IN THE RETAIL CENTRE HIERARCHY IN THIS PLAN,

#### Town Centre Environments and Shop Front Design

- 4.5.1 Creating retail centres that are pleasant, safe and sociable places, accessible to all members of the community is seen as a key element in maintaining the vitality, attractiveness, and the future viability of Retail Centres within Powys.
- 4.5.2 Improving the retail centre can only be achieved through the careful management of the town centre environment and the quality of service it provides. The Council through its regeneration and economic development functions can support management of retail premises indirectly, it is also able to directly enhance and influence the environmental quality of town centres. Such improvements can range from large-scale schemes such as traffic management to the installation of street furniture and tourist information. These enhance facilities for local candidate on positive information. These enhance facilities for local people and also create a positive impression to visitors, stimulating confidence in the wider area.
- Additionally, many of the historic centres of market lowns in Powys have been 4.5.3 Additionally, many or the instance centres of market towns in reways have been designated as Conservation Areas and contain important historical buildings and features. Within such areas it is important that enhancement schemes and new retail developments are designed to complement the town's historic character. To assist in this, the Council is proposing to produce Supplementary Planning Guidance on Shop Fronts and Advertising, which will provide guidance to shop owners and developers on the appropriate design of shop fronts, security and advertising.
- 4.5.4 In recent years, the Council has also sought to enhance existing town centres through various community regeneration programmes, such as town centre refurbishment and building improvement schemes. The success of these schemes indicates what can be achieved through co-operation between tenants, property owners, community partnerships, town councils, the Council itself and other organisations. The Council proposes to continue this approach and will support town centre and community regeneration initiatives.

# POLICY RP2 - ATTRACTIVE TOWN CENTRES

THE COUNTY COUNCIL SUPPORTS PROPOSALS THAT WILL IMPROVE THE ATTRACTIVENESS OF TOWN AND RETAIL CENTRES THROUGH:

- A ENVIRONMENTAL ENHANCEMENT E.G. PUBLIC ART, LANDSCAPING. STREET SURFACES:
- B. IMPROVEMENTS TO SHOP FRONTS AND BUILDING FACADES;
  C. ENHANCED AMENITIES FOR SHOPPERSVISITORS E.G. STREET FURNITURE, SIGNAGE, TOILETS;

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- THEY WOULD HAVE AN UNNACEPTABLE ADVERSE EFFECT ON THE VITALITY, ATTRACTIVENESS, CHARACTER AND VIABILITY OF THE EXISTING RETAIL CENTRE.
- 2. THEY WOULD RESULT IN THE LOSS OF AN EXISTING GROUND FLOOR A1 OR A3 USE IN A PRIMARY SHOPPING FRONTAGE UNLESS:
  A. THE SHOP HAS BEEN VACANT FOR A PROLONGED PERIOD AND GENUINE ATTEMPTS AT MARKETING THE EXISTING USE HAVE BEEN UNSUCCESSFUL; OR THE PROPOSAL IS FOR A COMMUNITY USE. WHICH IN THE OPINION OF
  - THE COUNCIL IS OF WIDER PUBLIC BENEFIT AND IN NEED OF A TOWN

ALL RETAIL DEVELOPMENTS SHOULD REFLECT THE DESIGN ADVICE IN THE SUPPLEMENTARY PLANNING GUIDANCE SHOPFRONTS AND ADVERTISING. (N.B. IN PREPARATION).

# Office Developments

Office developments have an important role to play in providing local services 4.6.5 Office developments have an important role to play in providing local services and jobs and libe Council is committed to the strengthening of office-based development and employment opportunities. There would appear to be increasing scope to encourage such inward investment to complement other employment developments. The spread of new technologies means that office-based organisations of small and medium size no longer need to locate in major urban areas; indeed there are real disadvantages in doing so. As technological communications improve, the area could offer an increasingly attractive location for office-based companies operating in Wates or for the regional offices of national/international organisations. The business development sites identified in policy EC2 and EC4 of the Economy Chapter, together with development in appropriate town centre locations, provides a range of opportunities for office development and proposals for such developments will be assessed against the following colicy. Proposals for such developments should also comply with policy. following policy. Proposals for town centre developments should also comply with policy

# POLICY RP4 - OFFICE AND COMMERCIAL DEVELOPMENT

OFFICE AND APPROPRIATE NON-RETAIL COMMERCIAL DEVELOPMENTS WILL OFFICE AND APPROPRIATE NON-RELIAGE COMMERCIAL DEVELOPMENTS WILL BE PERMITTED ON SITES COMPLYING WITH UDP POLICIES EC2 AND EC4 AND IN OTHER SUITABLE LOCATIONS WITHIN SETTLEMENT DEVELOPMENT LIMITS SUBJECT TO THEIR COMPLYING WITH THE CRITERIA IN UDP POLICY EC1. PROPOSALS WITHIN TOWN CENTRES WILL ALSO BE EXPECTED TO COMPLY WITH UDP POLICY RP3.

# Living Over the Shop

In addition to providing alternative retail opportunities, space above shops can usefully contribute toward the stock of residential accommodation,

- D. TRAFFIC MANAGEMENT MEASURES WHICH LEAD TO IMPROVED ACCESS FOR PEDESTRIANS, PERSONS WITH LIMITED MOBILITY, CYCLIST AND/OR VEHICLES.
- 4.5.5 Policy RP2 encourages and supports a wide range of improvements to existing retail centres, which the Council will pursue over the plan period. Such improvements must be complemented through other proactive measures such as the encouragement of new uses within vacant premises, and the re-development of derelict and vacant sites.

# Town Centre Retall & commercial Policies

- 4.6.1 To maintain and encourage further diversity within the Retail Centres there is a need to strike a balance between retail and non-retail uses. Hence, within Area Retail Centres (as defined in the County's Retail Hierarchy above) the Council identifies a primary shopping frontage policy that prioritises the retention of A1 and A3 shop uses within the designated retail centre. This is to ensure that non-retail uses do not become concentrated to the extent that they detract from the appeal and convenience of existing centres for shoppers. The main exceptions to this policy would be where premises suffer from a prolonged period of vacancy as this can have a negative impact on the appearance vitality of the area, in such circumstances, property owners/shop keepers must demonstrate that genuline but unsuccessful efforts have been made to find a retail user. Also proposals that provide a community service such as an advice or resource centre may be acceptable. centre may be acceptable
- 4.6.2 Elsewhere within the town centres it is also possible to encourage a wider range of office and commercial developments, which will benefit from a central location and better accessibility. Even on primary shopping frontages uses such as additional office and other commercial uses will be permitted on upper floors.
- 4.6.3 Food and drink uses make a significant contribution to the local economy and the vitality and viability of town centres. They provide refreshment facilities for people shopping, working or visiting the lowns, as well as being an attraction and purpose for a visit in their own right. Whilst they contribute to the diversity of retail centres, A3 uses restaurants, pubs, tearcoms, cafes, bars, and hot food takeaways also raise different issues arising from their very different characteristics. These include hours of operation and peaks of usage, scale, operation of home delivery service, the generation of litter/waste smells and noise. Consequently, where necessary, the Council will use planning conditions to control such developments and their operation to ensure that the proposal is acceptable and will not be detrimental to residential amenity and that of other uses. To protect amenity, the Council will apply planning conditions to cover these matters and where this cannot be guaranteed the Council will consider refusing an application for an A3 use.

## POLICY RP3 - TOWN CENTRE RETAIL DEVELOPMENT

PROPOSALS FOR A1 (SHOPS), A2 (FINANCIAL AND BUSINESS), A3 (FOOD & DRINK ESTABLISHMENTS) AND OTHER APPROPRIATE TOWN CENTRE USES, EXCLUDING RESIDENTIAL USES, WILL BE PERMITTED IN TOWN CENTRE AREAS, INCLUDING UPPER FLOORS, UNLESS:

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especially more affordable housing for smaller households. Furthermore, by encouraging people to live above shops this can add to the safety, vitality and attractiveness of existing centres, as well as provide opportunities for shops to extend business hours.

# POLICY RP5 - LIVING OVER THE SHOP

THE USE OF UPPER FLOORS ABOVE RETAIL/COMMERCIAL PREMISES IN TOWN CENTRES FOR RESIDENTIAL ACCOMMODATION WILL BE PERMITTED WHERE THE USE WOULD NOT DETRACT FROM THE VIABILITY OF THE RETAIL/COMMERCIAL UNIT AND IT COMPLIES WITH THE RELEVANT HOUSING POLICIES IN THIS PLAN

4.7.2 The Council views Town Centres as the most suitable locations for upper floor conversions to residential use as they are situated close to readily available public car parks/parking areas, and public transport routes. Therefore the Council has decided to apply a flexible approach to proposals to assist in creating additional residential accommodation above retail premises in town centres.

# Large Scale Retail Developments

- New large-scale retail developments can enhance the quantity, range and 4.8.1 New large-scale retail developments can enhance the quantity, range and quality of shopping facilities available in a lown but conversely they may also have a detrimental effect on the vitality, attractiveness and viability of existing town centres. Developers proposing new large-scale developments will be expected to demonstrate that there is a real need for the additional retail provision, that it can be satisfactorily located and that it will not have unacceptable adverse impact on the existing retail provision in the nearby town centre, Similarly, such developments should also take account of, and address any increased levels of traffic. Therefore, it is likely that a transport assessment will be required in accordance with Development Control Policy DC 7.
- 4.8.2 It is the Council's policy to locate future retail development within the existing fown centres wherever possible, but it is acknowledged that certain large-scale retail outlets or stores may not be suitable in a town centre location. This is especially true for the sale of large, heavy or bulky goods, which for the purposes of Policy 5 and 6 below, are defined as non-food goods and include the following: heavy equipment, building and D.I.Y supplies, agricultural goods, vehicles, furniture, carpets, gardening and large electrical noods. electrical goods
- 4.8.3 In considering applications for large-scale retail developments, the Council will apply a sequential sites test for determining proposals, and where appropriate developers may be requested to undertake a retail impact assessment. These are explained below.

# A) The Sequential Test

4.9.5 The Welsh Assembly Government's advice contained in TAN4 Retailing and Town Centres (1996) and Planning Policy Wales (2002) indicates that where a need for

further retail development has been identified, Local Authorities should apply a sequential test to determine the suitability of the proposal. This is to ensure that retail developments are located in the most accessible areas, with town centres seen as the preferred location. The Council will direct development firstly to suitable town centres sites, including the conversion of existing buildings, then to edge-of-centre sites, and finally out-of-centre sites that are accessible by several travel modes (including walking and cycling). Proposals for out-of-lown developments that will generally involve the development greenfield sites are seen as unsustainable and therefore will be opposed.

 $4.8.6\,$   $\,$  For Retail Centres with designated town centres, the Council will apply the following definitions in the interpretation of the sequential test,

Town Centre Site: A site within the defined town centre as defined on the proposals map insets for the UDP

Edge-of-Centre Site: A site outside but adjoining a defined town centre area Such sites should be easily accessible by town centre shoppers

Out-or-Centre: A location that is physically separate from the lown centre but still within the urban area,

Out-of-Town: Located outside a town's development limit.

4.8.7 Proposals outside of a defined town centre shall be designed to be accessible to all, incorporating traffic management to improve safety and being sympathetically designed to reflect the character and nature of the surrounding area.

4.8.9 In addition to applying the sequential test, TAN4 Retailing and Town Centres (1996) indicates that all retail developments over 2,500 square metres gross floor space should be supported by a retail impact assessment, and that assessments may also be necessary for smaller developments likely to have a large impact on a smaller town. centre. Given the rural nature of Powys and the modest size of its towns, new retail developments may have a detrimental impact on the local economy. Therefore, the Council may also require an impact assessment for developments smaller than 2,500 square metres. TAN4 advises that this should provide evidence of:

Whether the applicant adopted the sequential approach to site selection and the

whether the applicant adopted the sequential approach to site selection and the availability of alternative sites. Their likely economic and other impacts on other retail locations including town centre, local and neighbourhood centres, including the consideration of the cumulative effect of recently completed developments and outstanding planning permissions. Their accessibility by a choice of transport means, including access for pedestrians, giving an assessment of the proportion of customers arriving by different means of transport.

The likely changes in travel patterns over the catchment area Any significant environmental impacts.

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PLANNING OBLIGATIONS MAY BE REQUESTED TO SECURE THESE IMPROVEMENTS IN ACCORDANCE WITH POLICY DC1.

# POLICY RP7 - BULKY (NON-FOOD) GOODS

PROPOSALS FOR BULKY GOODS RETAILING DEVELOPMENTS COMPLYING WITH PROPOSALS FOR BURNY GOUDS REI MILING DEVELOPMENTS COMPLYING WITH THE CRITERIA IN POLICY RPS, EXCLUDING FOOD RETAIL DEVELOPMENTS, WILL BE PERMITTED ON SITES ALLOCATED FOR THAT USE ON THE PROPOSALS MAP INSETS WHERE THE PRINCIPLE GOODS SOLD ARE LIMITED TO VEHICLES, HEAVY EQUIPMENT, FURNITURE, CARPETS, DIY, BUILDING PRODUCTS, GARDENING, AGRICULTURAL PRODUCTS, AND LARGE ELECTRICAL GOODS.

#### Town Centre Re-development Opportunities 4.9

- 4.9.1 Many of Powys' towns contain sites that are, or may become, underused, derelict, dilapidated or contain vacant buildings either within or neighbouring their town centres which have the potential for redevelopment for retail, housing, commercial and other appropriate town centre uses. Due to the proximity of such sites to existing town centres, the Council will encourage their redevelopment including, where appropriate, mixed-use developments. The redevelopment of such sites for mixed uses can add to the diversity of activities during different times of the day, and also make the most of public transport and thereby contribute to the Council's objectives of sustainable development. However there may be exceptions where it may not be possible to include a mix of uses in a satisfactory way, particularly on small sites, due to design, operational or other functional reasons.
- Development will be promoted through the preparation of development briefs, where appropriate, on sites that are already available or become available in or adjacent

# POLICY RP8 - TOWN CENTRE REDEVELOPMENT OPPORTUNITIES

THE REDEVELOPMENT OF SITES WITHIN OR ADJACENT TO TOWN CENTRES WITH THE POTENTIAL AND/OR SCOPE FOR RETAIL, COMMERCIAL AND MIXED USE DEVELOPMENT WILL BE PERMITTED WHERE THEY COMPLY WITH THE RELEVANT UDP POLICIES AND DEVELOPMENT BRIEF PREPARED FOR THAT

#### Markets and Car Boot Sales 4.10

4.10.1 Indoor and open-air markets provide a popular form of retailing, attracting large numbers of people from within and outside of the County. In the case of Farmers' Markets, these can provide a valuable source of income for local food producers and give an opportunity for local produce to be sold directly to the consumer. In recent years there has been a dramatic growth in the popularity of car boot sales, auctions and antique sales, which have proved immensely popular with the public, but often these take place

4,8,10 It is also probable that developers of large-scale proposals will be asked to carry out a transport assessment to ensure that all the highway implications of the development are addressed. There are also likely to be circumstances where planning obligations can be legitimately sought from these developments for the benefit of the wider community, Both these issues are described in detail in Chapter 11: Development Control and Design Policies.

4,8.11 Most large towns in Powys are already served by a large food store or supermarket. However there are towns without a supermarket and others where planning permissions have been granted but not implemented, in Ystradgynlais, for instance, full planning permission remains outstanding for a Kwik Save in Gurnos. This site is not allocated or protected for retail purposes by the UDP. Instead, the site has been allocated for housing in recognition that at the time of the original permission, no other supermarket had been constructed in Ystradgynlais. This situation has since changed with the completion of the Co-op Pioneer Store and given the impact that a second store would have on the vitality and viability of Ystradgynlais town centre, any proposals to renew this planning permission will be resisted.

### POLICY RP6: LARGE RETAIL DEVELOPMENTS

PROPOSALS FOR LARGE SCALE RETAIL DEVELOPMENTS, INCLUDING THOSE SELLING FOOD GOODS, WILL ONLY BE PERMITTED WHERE THEY MEET ALL OF THE FOLLOWING CRITERIA:

- 1. THE DEVELOPER SHALL DEMONSTRATE TO THE SATISFACTION OF THE COUNCIL THAT THERE IS A NEED FOR THE DEVELOPMENT.
  2. THE PROPOSAL SHALL NOT HAVE AN UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY, ATTRACTIVENESS AND VIABILITY OF THE RETAIL CENTRE OR OTHER NEARBY CENTRES.
  3. THE 'SEQUENTIAL TEST' HAS BEEN APPLIED IN THE SELECTION OF THE SITE AND THAT WHERE AN OUT-OF-CENTRE LOCATION IS PROPOSED IT CAN BE DEMONSTRATED THAT NO ALTERNATIVE SUITABLE SITES ARE AVAILABLE EITHER WITHIN OR ADJACENT TO THE TOWN CENTRE PROPOSALS ON OUT-OF-TOWN SITES OUTSIDE DEVELOPMENT LIMITS WILL NOT BE PERMITTED.
  4. THE PROPOSAL SHALL NOT LEAD TO THE LOSS OF LAND ALLOCATED FOR OTHER PURPOSES WITHIN THE UDP. INCLUDING HOUSING AND
- THE PROPOSAL SHALL NOT LEAD TO IT HE LOSS OF LAND ALLOCATED FOR OTHER PURPOSES WITHIN THE UDP, INCLUDING HOUSING AND EMPLOYMENT PURPOSES, UNLESS THE COUNCIL IS SATISFIED THAT ADEQUATE LAND REMAINS AVAILABLE TO MEET THE FUTURE REQUIREMENTS OF THE AREA.

  THE PROPOSED DEVELOPMENT SHALL INCORPORATE, OR CONTRIBUTIONS CHALL BY MADE TO THE PROPOSED OF MEDERS AND.
- SHALL BE MADE TO THE PROVISION OF NECESSARY:

  - A, ON AND OFF SITE INFRASTRUCTURE IMPROVEMENTS; AND/OR
    B. FACILITIES FOR CAR AND NON-CAR USERS AND OTHER PERSONS
    WITH LIMITED MOBILITY WHERE APPROPRIATE; AND
  - C. RECYCLING FACILITIES,

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on different sites in ad hoc locations under the 14-day rule. This allows for a temporary use to occur up to 14 times a year without the need for planning permission

4.10.2 The majority of existing permanent markets are localed either within or close to existing lown centres. This reflects their ease of accessibility and complements the retail and service function of town centres. In keeping with the success of this approach, the Council will continue to support proposals for new permanent markets that operate on full or part time basis where these are located as close as possible to town centres.

# POLICY RP9 - RETAIL MARKETS

PROPOSALS FOR RETAIL MARKETS WITHIN TOWN CENTRES WILL BE SUPPORTED IN ACCORDANCE WITH THE CRITERIA BELOW, ELSEWHERE, PROPOSALS WILL BE PERMITTED PROVIDED THAT:

- 1. THE PROPOSAL WILL NOT HAVE AN UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY, ATTRACTIVENESS, AND VIABILITY OF ANY RETAIL CENTRE BY VIRTUE OF ITS SIZE, LOCATION AND OPERATING HOURS.

  2. THE PROPOSAL WILL NOT CREATE UNACCEPTABLE PLANNING, SAFETY, ACCESS, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS.

# Neighbourhood and Village Shops and Services

- Neighbourhood and village shops and services such as post offices and pubs 4.11.1 4.11.1 Neighbourhood and village shops and services such as post offices and pubs provide a valuable role outside town centres and within smaller settlements and rural areas of Powys, often providing a wide range of functions, in particular they serve the needs of persons with restricted mobility and play an important social role in the community by contributing to its own identity, as a meeting place and notice board. The loss of these facilities in rural areas is of increasing concern to local communities, particularly for the less mobile members, and it is important that rural shopping facilities are retained.
- The Council recognises the difficulties and pressures faced by many small 4.11.2 The Council recognises the difficulties and pressures faced by many small shopping centres. Although there are financial mechanisms for assisting shops such as rural rate relief scheme, the UDP can assist in the retention of these rural businesses in a number of ways. Firstly, by guiding some housing development to those settlements with existing services, in accordance with the sustainable strategic settlement hierarchy, this may lead to additional users. Secondly, the Council also recognises the need for rural services to operate flexibly and to pursue alternative or dynamic methods of operating such as community run shops or the shared use of existing premises, such as the village pub or petrol station that also operates as a sub-post office.
- 4.11.3 In considering applications which would result in the loss of a rural shop or service such as the conversion of a public house to residential accommodation, the Council will need to be salisfied that all practicable and reasonable attempts have been made to secure the future of the shop or service. This should include adequate attempts to sell and market the premises as a business, including the operation of the business. through alternative forms of management/ownership e.g. community run, or by diversifying

the business base into other income streams. Ultimately, however, the Council accepts that the continuation of such businesses is dependent on the support of the local community - the "use it or lose it" principle.

## POLICY RP10 - NEIGHBOURHOOD & VILLAGE SHOPS & SERVICES

THE ESTABLISHMENT OF NEW NEIGHBOURHOOD, AND VILLAGE SHOPS OR SERVICES WILL BE SUPPORTED WHERE THEY WOULD BE LOCATED WITHIN:

- A SETTLEMENT'S DEVELOPMENT LIMITS; AND,
  THE PROPOSAL WILL NOT CREATE UNACCEPTABLE PLANNING, SAFETY,
  ACCESS, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS

DEVELOPMENT PROPOSALS THAT WOULD RESULT IN THE LOSS OF A NEIGHBOURHOOD SHOP, VILLAGE SHOP OR SERVICE WILL ONLY BE PERMITTED WHERE THE LOCAL AUTHORITY IS SATISFIED THAT:

- A. THE PREMISES HAVE BEEN FOR SALE OR VACANT FOR A PROLONGED PERIOD AND GENUINE ATTEMPTS AT MARKETING THE EXISTING USE DURING THAT TIME HAS BEEN UNSUCCESSFUL.

  B. THAT OTHER SOLUTIONS TO SUPPORT THE LONG-TERM ECONOMIC VIABILITY OF THE BUSINESS HAVE BEEN ADEQUATELY EXPLORED E.G. COMMUNITY OWNERSHIP, DIVERSIFICATION OF USES.

#### Ancillary Retailing 4.12

- 4.12.1 Ancillary retailing can provide opportunities for businesses to obtain an additional income. Examples include farm shops, factory outlets, craft centres, nurseries administrations. Examples include fairn stops, ractory outlets, cran centres, hursenes and market garden centres selling goods grown or manufactured on the premises. This can also benefit the local community by allowing goods and services to be made available in areas where there may be a shortage in retail premises. Planning Guidance Wales (2002) also highlights the role of ancillary uses in contributing to a sustainable rural economy and in particular rural diversification.
- 4.12.2 In permitting ancillary retail uses it is important to avoid the possibility of establishing retail uses outside the existing retail areas, which could affect their vitality, attractiveness and viability. Therefore any retail activity must remain ancillary to the main business' use and should not become the primary part of the business. To control this, the applicant may be requested by the Council to enter into a Planning Obligation by agreement under Section 106 of the Town and Country Planning Act, 1990, Alternatively, the Council may attach appropriate conditions to any grant of planning permission to control for example, the type of retailing, the hours of business and to restrict the sale of conditions to any other products of the latter, this will ensure that the goods sold are those that originate on the premises. However as part of a rural diversification scheme the Council recognises that some flexibility of interpretation is desirable, for instance it may be appropriate to allow a farm shop to also operate as an outlet for the sale of local produce from other farms in the area. Enterprises such as these also complement the UDP's economic development policies, and such proposals should be read in conjunction with

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# 5: Transport

# 5.1 Introduction

- 5.1.1 The pattern and distribution of the County's settlements varies considerably from isolated rural villages to more accessible market towns that serve a wide area. Consequently, rural communities increasingly find the need to use a car to reach shopping, services, employment and leisure opportunities. It is not surprising then that with a total area of some 2000 square miles and a dispersed population of approximately 24 persons per mile, Powys has the highest level of car ownership amongst households in Wales.
- 5.1.2 Whilst acknowledging that private car ownership is a necessity for many journeys in Powys, it is also essential to recognise the needs of those without a private motor vehicle, as well as the need to ameliorate the effects of car traffic on the environment. Therefore, in order to contribute to improving the quality of life for all residents and visitors, the Council aims to ensure that the range and choice of travel opportunities is maximised wherever possible.
- Naturally, these aspirations have profound implications for developing policies hat promote greater access, mobility and economic prosperity but also support the principles of sustainable development. Therefore, through the Councils Sustainable Strategic Settlement Hierarchy, the UDP aims to strike a balance between these competing interest by emphasising the integration of land use planning and transport policies, so that future development does not increase the dependency on car use in
- 5.1.4 The policies contained within the UDP have been designed to complement the main aims and objectives of the Councils Local Transport Plan 2001 to 2006:

Protect and enhance the built and natural environment:

Improve safety for all travellers; Contribute to an efficient economy and support sustainable economic growth in

Promote accessibility to everyday facilities for all; especially those without a

Promote the integration of all forms of transport and land use planning, leading to a better, more efficient transport system.

# STRATEGIC FRAMEWORK AND PART ONE JUSTIFICATION

- Part One of the UDP set out the following strategic aims directly of relevance to
  - To improve strategic road and rail communications N-S and E-W

## POLICY RP11 - ANCILLARY RETAILING FROM NON-RETAILING SITES

THE SALE OF GOODS OR SERVICES FROM EXISTING NON-RETAILING PREMISES WILL BE PERMITTED WHERE IT CAN BE SHOWN THAT THE PROPOSAL WOULD:

- REMAIN ANCILLARY TO THE MAIN USE;
  CONTRIBUTE TOWARDS DIVERSIFICATION OF THE RURAL ECONOMY,
  HAVE NO SIGNIFICANT ADVERSE EFFECT ON THE VITALITY AND VIABILITY OF
  ESTABLISHED AREA, DISTRICT, LOCAL AND NEIGHBOURHOOD CENTRES.
  THE PROPOSAL WILL NOT CREATE UNACCEPTABLE PLANNING, SAFETY,
- ACCESS SERVICE, ENVIRONMENTAL OR AMENITY

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m) To support, and wherever possible, develop public transport, rights of way and cycle facilities
Part One Strategic Policy SP6 Integrated Transport Developments aims to

5.2.2 Part One Strategic Policy SP6 Integrated Transport Developments aims to satisfy the Iravel needs of all groups within the Country's population whilst reducing the overall need to travel; this also complements the Council's Local Transport Plan, the Mid Wales Integrated Transport and The Welsh Assembly Government's approach to transport planning as set out in Planning Policy Wales (2002). The Council also sees transport as an important element in its objectives of promoting sustainable development and supporting rural communities. This is seen as especially important for boosting the area's economic position in the Welsh economy by improving strategic communication links within and outside the Country's boundary. Therefore, through the Strategic Sustainable Settlement Hierarchy the Council aim to ensure that services and facilities are made accessible by a choice of transport and that existing journey distances are not increased as a result of allowing developments such as retail outlets to be located away from existing centres. from existing centres.

# UDP SP6 - INTEGRATED TRANSPORT DEVELOPMENTS

DEVELOPMENTS WHICH WOULD MAINTAIN AND **IMPROVE** DEVELOPMENTS WITHOUT WOULD MAINTAIN AND IMPROVE THE TRANSPORTATION INFRASTRUCTURE AND COMMUNICATIONS IN POWYS OR WHICH WOULD ENABLE ACCESS BY PUBLIC TRANSPORT SERVICES, CYCLE OR FOOT WILL BE ACCEPTABLE, ESPECIALLY WHERE THEY:

- MEET THE ECONOMIC, SOCIAL AND RECREATIONAL NEEDS OF ALL

- MEET THE ECONOMIC, SOCIAL AND RECREATIONAL NEEDS OF ALL RESIDENTS (VISITORS; INCREASE ACCESS TO SERVICES AND FACILITIES; CO-ORDINATE LAND USES AND ACTIVITIES TO REDUCE THE NEED TO TRAVEL OR TRANSPORT GOODS; HELP COMMUNITIES TO BE SELF-SUFFICIENT AND SUSTAINABLE; MAKE THE TRANSPORT NETWORK MORE EFFICIENT, EFFECTIVE AND SAFE:

- V. MAKE THE TRANSPORT NETWORK MORE EFFICIENT, EFFECTIVE AND SAFE;
  VI. IMPROVE THE N-S AND E-W STRATEGIC ROAD LINKS;
  VII. DEVELOP THE USE OF RAIL SERVICES;
  VIII. PROVIDE ADDITIONAL SAFE, EFFICIENT AND EFFECTIVE PUBLIC TRANSPORT OPPORTUNITIES;
  VSUPPORT THE PROVISION OF AND ENCOURAGE THE USE OF LOCAL AND LONG DISTANCE FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS;
  AND LONG DISTANCE FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS;
  AND LONG
- AND / OR
- A CONTRIBUTION TOWARDS SUSTAINABILITY, E.G. BY REDUCING TRAFFIC MOVEMENTS

#### 5.3 National Planning Policy and Guidance

5.3.1 Strategic Policy UDP6 and the Councils Strategic Sustainable Settlement Hierarchy are designed to complement the Welsh Assembly Government's strategic approach to transport planning as set out in Planning Policy Wales (2002). This encourages the integration of land uses and transport planning so that future development

minimises the need to travel, promotes the use of a variety of transport modes, including walking and cycling, as well as increasing accessibility for non car users

5.3.2 Further guidance is provided within Technical Advice Note 18 Transport, which contains advice on highway design, parking and traffic calming measures. To supplement this guidance, the Council has also produced an interim Design Guide for Industrial and Residential Infrastructure, which offers advice to developers on issues relating to highway standards and residential layouts. When adopted in its final form, this guidance will complement the relevant Highways policies contained in the Development Policies Section of this Plan, and should then be read in conjunction with all land use proposals submitted to the Council, Both of these documents are to be reviewed during 2002-03,

#### Policies and Proposals

#### The Highway Hlerarchy 5.4.1

Powys contains more that 6,000 km of roads, of which 5,500km are surfaced 5.4.2 Powys contains more tire could not indust, or which glood and allow are frunk roads. Responsibility for constructing, managing and improving the highway network in Powys is divided. The Welsh Assembly Government (WAG) controls the Trunk Roads, which the Countly Council maintains through an agency agreement, and the Council is the Highway Authority for the remaining county road network. Developments that affect roads will require consultation with the appropriate Highway Authority and may be subject to direction from them. Within Powys, the surfaced road resturable is calegorized according to a defined hierarchy as set out below. network is categorized according to a defined hierarchy as set out below,

Strategic Roads: These carry the bulk of through Iraffic, inter-county and intra-country long distance traffic, and are essential to the development of the County's major settlements. They are the most suitable routes for commercial and freight traffic and will form part of the regional strategic hierarchy. Primary Roads: These provide county links between major settlements and to the

Distributor Roads: These serve as links between settlements and their service

Local Roads: These serve to circulate traffic within an area.

Access Roads: These serve a limited number of properties, with minimal importance for the circulation of traffic

Further definition of the last three categories is provided for development purposes within the County Council's Design Guide,

5.4.3 This hierarchy enables the Council to achieve its wider transport objectives on roads and to direct traffic to those roads most appropriate to the journey being made, it also allows traffic management and other measures to be used to direct unnecessary traffic away from local roads, facilitating environmental enhancement in sensitive areas and improving safety for highway users. Managing and improving the road system in accordance with this principle of hierarchy and functions establishes a basis for the Council to control development on sites adjoining main traffic routes and for the creation of environmental areas free of all but local traffic.

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5.5.5 Once new road proposals have been firmly programmed for construction by the Welsh Assembly Government or the Council, and their route has been established, they will be identified on the UDP proposals map insets and the Council will ensure that roules are protected so that development proposals do not obstruct the identified route.

# POLICY T1 - HIGHWAY IMPROVEMENT SCHEMES

THE COUNCIL WILL SUPPORT THE WELSH ASSEMBLY GOVERNMENT'S PROGRAMME OF TRUNK ROAD IMPROVEMENTS WITHIN THE COUNTY, THE COUNCIL WILL ALSO PROMOTE OR SUPPORT HIGHWAY IMPROVEMENT SCHEMES WITHIN THE COUNTY WHICH BRING BENEFITS TO.

1, THE SAFETY OF ALL ROAD USERS, ESPECIALLY PEDESTRIANS AND COVERED.

- CYCLISTS;
- 2. PUBLIC TRANSPORT OPERATION:
- THE LOCAL ENVIRONMENT;
  MAINTAINING OR INCREASING EMPLOYMENT OPPORTUNITIES.

THE COUNCIL WILL ENSURE THAT PROGRAMMED ROUTES ARE PROTECTED FROM DEVELOPMENT THAT WOULD OBSTRUCT THE UNDERTAKING OF THE PLANNED HIGHWAY IMPROVEMENT SCHEME AS SHOWN ON THE INSET MAPS.

#### 5.6 Traffic Management

- 5.6.1 It is now generally accepted that in urban areas the escalating problems of road traffic congestion and resulting air pollution cannot be effectively addressed through traitic congestion and resulting air pollution cannot be effectively addressed through major road building. Government policy now seeks traffic reduction and this will be supported where appropriate, logether with a commitment to provide a road network that reaches minimum standards. Rather than seeking to generally increase the overall capacity of the road network, which is inevitably absorbed by extra traffic, the development of an integrated approach to transport planning emphasises the efficient management of the existing road network and a greater use of traffic management
- As part of this new approach to traffic management, the Council's Local 5.6.2 As part of this new approach to traffic management, the Council's Local Transport Plan proposes traffic management schemes in Brecon, Builth Wells, Llandrindod Wells, Newtown and Welshpool. The overall aim of these schemes will be to reduce traffic levels and flows within the town centres, develop the integration of transport modes and to increase the use of sustainable transportation, it is therefore the aim of the UDP transport policies to support the coordination of this wide range of Iraffic management measures that maximise the efficiency of the existing road system, including making provision for sustainable modes of transport, while improving road safety and local environmental quality.
- The UDP also recognises the impact that such measures can have on the character of settlements and therefore encourages sensitive and innovative design solutions for utilising the County's existing road network. Details of such solutions are

Highway Improvement Schemes 5.5

5.5.1 Accordingly, the following major improvements to the County Highway Network are proposed by the Councii: Canal Road / Llanllwchaiam, Newtown, Waterloo Road Link, Llandrindod, In addition to these, the Welsh Assembly Government in their Trunk Road Forward Programme 2002 has identified Trunk Road schemes and are shown on

Repair & Upgrade Schemes (£1M+): A483 Esgairdraenllwyn Bends; A470 Christmas Pitch; A470 Ysglog; A487 Pont ar Ddyfi; A458 Nant y Dugoed; A458 Garreg Bank - Middlelow

Technically ready for delivery before March 2005: Talgarth Relief Road

Could be ready to proceed by March 2008: A470 Cwmbach — Newbridge, A470 Alltmawr, and A483 Four Crosses Relief Road.

Unilkely to proceed before April 2008: A470 Builth Wells; A470 Rhayader; A470 Llandinam; A483/A489 Newtown; A458 Buttington Cross - Middletown; A458 Sylfaen - Cyfronydd,

No ranking applied: A470 Commins Coch; A470 Llangurig - Wern Villa; A483 Brynsadwm improvement

- 5.5.2 Whilst the Council welcomes these schemes, it is however disappointed that many schemes in Powys are not being included in the earlier stages of the Welsh Assembly Governments Trunk Road Programme and that schemes at A470 Commins Coch, A470 Llangurig to Wern Villas, and, as previously mentioned, A483 Brynsadwm, have now been "Put on Hold". Consequently, the Council shall seek to negotiate with the Welsh Assembly Government on the possibility of reviewing this.
- 5.5.3 There is a difficult relationship between road building or improvement programmes and sustainability due to the fact that road building is shown to increase traffic. It is also the case that improved roads allow businesses to expand their operational areas, improve the speed of delivery, encourage services from elsewhere to bring their trade to the Courtly, as well as allowing Powys' residents the option of going further afield for the purchase of their services and products. Such factors can have both negative and positive impacts on the vitality and viability of existing service provision
- Consequently, the precise benefits of each scheme will be separately justified Consideration of evolving main employment and priority economic and community regularity justification. Other highway schemes may be added to the Council's programme during the Plan period, particularly arising from further consideration of evolving main employment and priority economic and community regeneration area strategies and action plans.

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provided in the Council's interim Design Guide for Industrial and Residential

# POLICY T2 - TRAFFIC MANAGEMENT

IN ORDER TO REDUCE THE LEVEL OF UNNECESSARY ROAD TRAFFIC AND ITS ADVERSE IMPACT UPON THE ENVIRONMENT, THE COUNCIL ENCOURAGES SENSITIVELY DESIGNED TRAFFIC MANAGEMENT SCHEMES WHICH UTILISE THE SENSITIVELY DESIGNED TRAFFIC MANAGEMENT SCHEMES WHICH OTHLISE THE EXISTING ROAD NETWORK AND IMPROVE OPPORTUNITIES TO PROMOTE PUBLIC TRANSPORT, WALKING AND CYCLING, IMPROVE ROAD SAFETY, REDUCE TRAFFIC CONGESTION AND IMPROVE THE LOCAL ENVIRONMENT.

# Transport Assessments and Travel Plans

- It is inevitable that new development gives use to the movement of people and 5.6.5 5.6.5 It is inevitable that new development gives rise to the movement of people and goods. The scale of this and the way in which it is made will affect the impact that the development has upon transport infrastructure and services in the vicinity of the site as well as the local environment. As part of the Council's integrated and sustainable approach to land-use set out in the Strategic Sustainable Settlement Hierarchy, new developments that attract large numbers, such as offices, factories and supermarkets will be required to take account of accessibility.
- The Council may require a Transport Assessment to be undertaken as part of 3.5.6.5 The Council may require a transport Assessment to be undertaken as pain the development proposal in order to determine the traffic generation, its distribution and impact on the trunk and local road network. The type of assessment required will be determined by the type and size of the proposed development. The issue of Transport Assessments and Travel Plans is addressed in detail within the General Development Policies Chapter and further guidance is also provided within the Council's interim Design Guide for Industrial and Residential Infrastructure,

# Transport User Hierarchy

- The integration of land use and transportation is central to the Council's Local 5.7.1 The integration of land use and transportation is central to the Council's Local Transport Plan, its Sustainable Settlement Framework and the Regional integrated Transport Strategy. It is essential for the Council's aims to ensure social inclusion and provide equality of opportunity for all members of the community, in particular, the eliderly) should have the same travel opportunities as those with disabilities and the elderly) should have the same travel opportunities as those who benefit from having access to a car. Development proposals must give consideration to public transport provision and access. The Council will however not preclude development that serves local need where it is not possible to provide public transport, but will nevertheless seek to ensure that all types of development take account of non-car users.
- 5.7.2 It is important to ensure that pedestrian and cycle facilities are made as easy and convenient as possible to use and are considered at an early stage in designing the development and the Council will seek to ensure that all developments, highways and

traffic schemes, make adequate provision for pedestrians and cyclists. To ensure this, Council has identified a hierarchy of transport users, which gives priority to those forms of transport that are the most sustainable. By applying this hierarchy, new development will be required to take account of the needs of all transport users, so as to ensure that developments are safe and conveniently accessed by all, POLICY T3 - TRANSPORT USER HIERARCHY

WHEN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL EXPECT THE LAYOUT AND DESIGN OF DEVELOPMENT PROPOSALS TO SENSITIVELY TAKE ACCOUNT OF THE NEEDS OF ALL TRANSPORT USERS FROM THE OUTSET AND IN THE FOLLOWING ORDER OF PRIORITY:

> PEDESTRIANS, THOSE WITH IMPAIRED MOBILITY AND EMERGENCY SERVICES CYCLISTS PUBLIC TRANSPORT, TAXIS, ESSENTIAL DELIVERIES
> PRIVATE MOTOR VEHICLES

#### 5.8 Parking

#### Public Parking Facilities

5.8.2 The availability of a parking space at the end of a journey is a significant factor in influencing the decision to use a car and the inappropriate location or control of parking can lead to a higher demand for travel. Similarly, a shortfall in appropriate off-street can lead to a higher demand for travel. Similarly, a shortfall in appropriate off-street parking can lead to congestion as car users are forced to park on the main highway. This may be the case for many small villages, where parking facilities are needed for community events and to encourage visitors to stop in the area in order to benefit the local economy. Consequently, it is important to balance the need with the regulation of parking to reduce car use and as a means of improving traffic flows, road safety and economic prosperity. In some instances the Council has identified suitable sites for public parking facilities and these are shown on the proposal map insets.

## POLICY T4 - NEW PUBLIC PARKING FACILITIES

THE COUNCIL WILL SUPPORT PROPOSALS FOR NEW PARKING FACILITIES AS PART OF AN INTEGRATED TRANSPORT STRATEGY FOR TOWNS AND VILLAGES WHERE THIS WOULD REDUCE CONGESTION, POLLUTION OR ACCIDENTS, LESSEN CONFLICT BETWEEN VEHICLES AND POLESTRIANS, IMPROVE THE LOCAL ENVIRONMENT, OR WHERE IT IS VITAL TO THE LOCAL ECONOMY.

#### Parking Standards

5.8.4 Planning Policy Wales (2002) indicates that maximum parking standards should be adopted and that these parking standards reflect local transport provision. In keeping with this advice, the Council will generally seek to ensure that car parking provision is kept as low as possible commensurate with the developments needs, access to other means of travel and general highway and environmental considerations.

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public transport or use a car. Many community car and taxi schemes, dial-a-ride services and a pool of community minibuses have been promoted and financed by the Council, and can provide a realistic atternative to the car. Support for such projects has been provided through the Powys Community Transport Forum, which has helped to develop a partnership between the Council and voluntary organisations. As a result of this work, it is estimated that 58% of communities in Powys have access to community transport. Consequently, through the UDP, Local Transport Plan and Bus Stralegy, the Council will continue to support these initiatives.

# POLICY T6 - COMMUNITY TRANSPORT INITIATIVES

THE COUNCIL WILL CONTINUE TO ENCOURAGE AND PROMOTE COMMUNITY BASED INITIATIVES WHICH PROVIDE ACCESSIBLE PUBLIC TRANSPORT THROUGH THE COUNTY FOR ALL SECTORS OF THE COMMUNITY. IN PARTICULAR, THE COUNCIL SHALL FAVOURABLY SUPPORT DEVELOPMENT PROPOSALS THAT CONTRIBUTE TOWARD THE PROVISION OF COMMUNITY TRANSPORT INITIATIVES.

#### 5.12 Buses

- 5.12.1 There is an extensive bus network operating in Powys and it provides a vital service for the community, carrying over 500,000 passengers a year. In some more isolated areas, services may be operated by post buses (Royal mail minibuses or cars which also provide a passenger service) or taxis. The population density in Powys mean that palronage tends to be low though this does not diminish the importance of public transport to those who need to travel.
- 5.12.2 In order to promote public transport as an alternative to the car, the Council believes it is necessary to ensure that new developments, particularly those generating or attracting large numbers of trips, are located in areas well served by existing or proposed bus services. Access to public transport should be accommodated within the development proposals as well as being addressed within any transport assessment.
- 5.12.3 Similarly, providing a reliable, regular and easily accessible bus service is also important to both increase the mobility of those people without the use of a car and to increase the number of people who choose to use public transport as an alternative means of travelling. Therefore, it is the aim of the UDP to ensure, where practical that future development incorporates public transport provision that can provide a convenient alternative to the provide a.
- 5.12.4 This can be achieved by designing new developments that promote bus use. It is accepted that 400 metres is about the furthest distance people will walk to and from a bus stop. In higher density developments, maximum distances of between 250-400 metres may be more appropriate. Good pedestrian access to bus stops includes meeting the needs of those with impaired mobility.

# POLICY T7 - BUS PROVISION

The Council's policy for Parking Standards is addressed in detail within the General Development Policies Chapter and further guidance is also provided within the Councils interim Design Guide for Industrial and Residential Infrastructure,

#### 5.9 Walking and Cycling

- 5.9.1 The Council places a high priority upon improving facilities generally for cyclists and pedestrians, and considers that both walking and cycling should be an integral part of a balanced transport system. In addition to being environmentally sustainable, cycling and walking are healthy, clean, cheap and available to a wider section of the community than cars or public transport. The Safe Routes to School projects are an example of how the Council can influence the prevalence of cycling and walking in Powys.
- The landscape of Powys also attracts a large number of visitors who come to and the country of the country contains long distance paths and cycle and the Country contains long distance paths and cycle routes of national importance. Users make a considerable contribution towards the economy of the area. Consequently, the Council will seek to maximise opportunities for improving cycling and walking facilities as part of highway and traffic management schemes or new development proposals. Similarly, in accordance with The National Cycling Strategy, the Council shall in partnership with the private sector and voluntary groups work towards the promotion of cycling across Powys.

# POLICY T5 - WALKING AND CYCLING

THE COUNCIL WILL SEEK TO IMPROVE FACILITIES AND CONDITIONS FOR PEDESTRIANS AND CYCLISTS IN TERMS OF BOTH THE EXISTING TRANSPORT NETWORK AND IN RELATION TO NEW DEVELOPMENT.

#### Footpaths, Bridleways and Public Rights of Way

5.10.1 The Council places great emphasis on a convenient system of pedestrian routes and bridleways through the County. In addition, the Council has a statutory duty to ensure that footpaths, bridleways and other public rights of way remain open for public usage and part of the highway network of Powys. There is a total length of 10, 000 Kms of footpaths, bridleways and other rights of way across Powys. As well as providing access for residents, the footpath network allows access to the wider countryside and is used extensively by visitors. Given their importance as a recreational facility, a policy relating to Public Rights of Way is provided by Policy RL6 of the Leisure and Recreation Chapter. In addition to this the network has its own hierarchy and policies for its management and development are contained in the County Council's Rights of Way Strategy.

#### 5.11 Community Transport

5.11.1 Within the more remote parts of Powys, where traditional bus-based solutions may not provide a vlable solution, less conventional public transport modes often provide the best way of meeting local needs. Community Transport (CT) can also assist disadvantaged groups such as the elderly or disabled who may find it difficult to access

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THE COUNCIL WILL SEEK TO ENSURE THAT PROPOSALS FOR ALL DEVELOPMENTS WILL ACCORD WITH LOCAL AND REGIONAL BUS STRATEGIES AND BE DESIGNED TO MEET THE NEEDS OF PUBLIC TRANSPORT OPERATIONS AND USERS. SPECIFIC CONSIDERATION MUST BE GIVEN TO THE PROVISION OF PUBLIC TRANSPORT SERVICES IN PLANNING NEW DEVELOPMENT INCLUDING

DESIGNS AND LAYOUTS WHICH MAXIMISE BUS USE BY PROVIDING FOR DIRECT, CONVENIENT AND SAFE BUS ROUTES, AND SAFE PEDESTRIAN ACCESS TO BUS STOPS, WITH DEVELOPMENT LOCATED NO MORE THAN 400M FROM A BUS STOP, AND AND WHERE APPROPRIATE THE POVISION BUS PRIORITY MEASURES, SUCH AS BUS GATES, ADEQUATE BUS WAITING AND TURNING FACILITIES...

IN SUPPORT OF THE PRINCIPLE OF MAXIMUM PARKING STANDARDS, PLANNING OBLIGATIONS MAY BE SOUGHT FOR IMPROVEMENTS TO PUBLIC TRANSPORT

# Taxis and Private Hire Cars

5.13.1 Taxis are a form of public transport in rural areas and play an important role in providing mobility on demand directly to and from any location, for example shopping centres, railway stations and transport interchanges. The Council is also the Licensing Authority and acknowledges that the location and operation of taxi ranks/offices should not adversely affect the environment or lead to unnecessary inconvenience/disturbance to

# POLICY T8 - TAXIS AND PRIVATE HIRE CARS

THE COUNCIL WILL PERMIT TAXI RANKS AND/OR PRIVATE. HIRE OPERATING CENTRES WHERE IT CAN BE SHOWN THAT BENEFITS WILL ACCRUE TO THE USER/PASSENGER, AND WHERE THE PROPOSAL DOES NOT CONFLICT WITH OTHER UDP POLICIES OR LEAD TO ANY UNACCEPTABLE PLANNING, HIGHWAY, SERVICE, ENVIRONMENTAL OR AMENITY PROBLEMS

- 5.14.1 The principal rail services in Powys are the Cambrian main line, which links the Midlands and Shrewsbury to Aberystwyth together with the Cambrian Coast line running between Machynlleth and Pwilheli, and the Heart of Wales Line that links Shrewsbury to
- 5.14.2 The Local Transport Pian highlighted the need for additional investment in the County, particularly in relation to service frequency and quality and at interchanges for better access, parting facilities, walling areas and lightling. Consequently, the Council sees the improvement and enhancement of the rail services as an important element in attracting an increase in the use of rail in Powys and in providing an integrated transport

network. As such it will support public transport related infrastructure schemes and oppose any proposals leading to the decline or the loss of rail services.

### POLICY T9: RAIL FACILITIES AND OPERATIONS

THE COUNCIL WILL PROMOTE AND SUPPORT PROPOSALS FOR THE ENHANCEMENT OF RAIL FACILITIES AT STATIONS AND HALTS THAT ENABLE INCREASED ACCESSIBILITY FOR PEDESTRIANS, WHEELCHAIR/PUSHCHAIR USERS AND CYCLISTS.

THE COUNCIL WILL OPPOSE PROPOSALS THAT WOULD COMPROMISE THE FUTURE OPERATION OF RAILWAYS IN POWYS OR LEAD TO AN UNACCEPTABLE DECLINE IN THE STANDARD OF FACILITIES.

The Council recognises the importance of freight movement for the economy 5,15,1 and the compelitiveness of local business. However, the movement of freight by lorry can create problems of noise, vibration and visual intrusion, as well as having an adverse impact on the road network and the environment. Consequently, the transfer of freight to the railways provides an alternative to lorry movements and as such the Council encourage commercial developments such as manufacturing or delivery services to take advantage of the opportunity to develop road to rail freight interchanges, ideally, facilities should be located on business parks or industrial estates adjacent to railway lines.

## POLICY T10 - ROAD AND RAIL FREIGHT INTERCHANGES

THE COUNCIL WILL SUPPORT NEW ROAD-RAIL FREIGHT INTERCHANGE FACILITIES ON APPROPRIATE SITES INCLUDING EXISTING INDUSTRIAL COMMERCIAL SITES AND ALLOCATED BUSINESS SITES ADJACENT TO RAILWAY LINES PROVIDING THEY DO NOT HAVE AN UNACCEPTABLE IMPACT ON THE LOCAL ENVIRONMENT OR ON EXISTING OR PROPOSED PASSENGER

#### 5.16 Passenger Transport Interchanges

5,16.1 Many journeys by public transport often include the use of more than one type of transport, particularly on longer journeys. It is therefore essential to provide an interchange of quality for public transport to compete with the convenience of the car, Small-scale improvements such as passenger information and co-ordination between modes can make a real difference at interchanges. Consequently, the Council encourages development proposals that are designed to improve the connection between different travel modes, including public to private transport. Such measures include improved rail users, parking facilities, neglection access, and the provision of include improved rail users' parking facilities, pedestrian access, and the provision of cycle parking, bus stops and taxi ranks.

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## 6: Tourism

## 6.1 Introduction

- The beauty and variety of the Powys countryside, combined with its history and culture, create an area of great attractiveness for the tourist. Tourism is an important component of the rural economy and can help to provide new jobs at a time when employment is being lost in other sectors. Income from the tourism industry is often essential to the maintenance of the services and facilities on which local communities depend. A measure of its value to the economy can be gleaned from the fact that the Wales Tourist Board estimated in their 2000/2001 annual reports, that tourism accounted for 7% of Wales' gross domestic product, contributing over £5m a day to the economy with 100,000 jobs being tourism related.
- In the year 2000, the tourist industry in Powys was worth an estimated £110m to the economy and generated about 4,300 jobs. Therefore, the development of the local tourism industry and related facilities are clearly major considerations. However, many of the assets and features that act as attractions to the tourist in Powys are fragile and generally finite, non-renewable resources. As a result, it is important that future development should be undertaken in a sustainable manner, reconciled with the need to conserve the area's natural and built heritage. Otherwise those resources, which are in themselves the attraction will be lost themselves the attraction, will be lost
- 6.1.3 The Council is keen to encourage "green tourism" which is sensitive to the natural and cultural assets of the area and which promotes more sustainable activities such as walking, cycling and outdoor pursuits. As a result there is an overlap between this chapter and the recreation and leisure policies in the plan. Several related issues such as outdoor activity and trekking centres and rights of way are therefore the subjects of policies in the recreation and leisure chapter.

# 6.2 Strategic Framework and Part One Justification

Part 1 of the Plan provides the strategic context and includes the following 6.2.1

## UDP SP8 - TOURISM DEVELOPMENTS

TOURISM DEVELOPMENTS APPROPRIATE IN SCALE AND APPEARANCE TO THE LOCALITY AND COMMUNITY WILL BE ACCEPTABLE IN PRINCIPLE WHERE THEY

- IMPROVE VISITOR FACILITIES:
- EXTEND THE VISITOR SEASON SUCH AS BY THE PROVISION OF ALL
- WEATHER FACILITIES; HELP TO SUSTAIN THE LOCAL ECONOMY;

# POLICY T11 - TRANSPORT INTERCHANGES

THE COUNCIL WILL SUPPORT PROPOSALS TO IMPROVE THE INTERCHANGE FACILITIES AT ALL RAIL STATIONS, WITH REGARD TO SERVICE INFORMATION, CYCLE PARKING, RAIL USERS' PARKING, TAXI RANKS, BUS AND PEDESTRIAN LINKS, SAFETY SECURITY, ACCESS FOR PEOPLE WITH MOBILITY DIFFICULTIES AND ENVIRONMENTAL IMPROVEMENTS.

- 5.17.1 Powys has a single airport, the Montgomeryshire Airport, localed to the south of Welshpool and it has played an important part in attracting major investment and employment growth to the area, Having an airport provides the County with significant economic advantages by extending the economic opportunities beyond those available by road or rail links, Therefore, the Council seeks to promote the development of transport at the Montgomeryshire Airport, to the benefit of the local economy.
- 5.17.2 However, in promoting the airport, the Council is aware of the need for any proposals to take account of the amenity of local residents and the surrounding environment. Therefore, the Council will seek to carefully balance the menits of development proposals aimed at securing the long-term viability of the airport. With the need to control activities such as flight training and recreational flights and any adverse impact proposals may have on the area, as well as other development proposals located near the airport.

### POLICY T12 - MONTGOMERYSHIRE AIRPORT

THE COUNCIL SUPPORT APPROPRIATE PROPOSALS FOR THE DEVELOPMENT OF THE MONTGOMERYSHIRE AIRPORT PARTICULARLY IN RELATION TO IMPROVING AIRPORT SAFETY AND INCREASING BUSINESS AND TOURIST USE. PROPOSALS DESIGNED TO EXPAND FLIGHT TRAINING OPERATIONS THAT WOULD HAVE A SIGNIFICANTLY DETRIMENTAL IMPACT ON NEARBY RESIDENTIAL AMENITIES WILL BE OPPOSED.

IN SAFEGUARDING THE FUTURE DEVELOPMENT OF THE AIRPORT, THE COUNCIL WILL OPPOSE DEVELOPMENT PROPOSALS THAT WOULD BE DETRIMENTAL TO AIRCRAFT SAFETY, THE COUNCIL WILL HAVE DUE REGARD TO THE IMPACT ON THE FLOODPLAIN OF ANY DEVELOPMENT PROPOSALS.

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- iv. ALSO BE AVAILABLE TO LOCAL RESIDENTS; AND / OR
- MAKE A CONTRIBUTION TOWARDS SUSTAINABILITY, E.G. REDUCING TRAFFIC MOVEMENTS OR BY BEING ENERGY EFFICIENT.
- Part 1 of the UDP also contains a number of strategic aims relevant to tourism:
  - a) To promote a diverse and sustainable rural economy;
     b) To sustain modest growth and described.
  - To sustain modest growth and development, appropriate to local needs and individual locations;
     To support the agricultural sector and rural economies and encourage
  - sustainable diversification;
  - g) To build on our strengths, such as the market town-hinterland pattern, tourism
- The importance of tourism to the local economy has already been explained and it is therefore desirable to support appropriate fourism related developments in principle, in order to make Powys an attractive tourist destination, improvements to accilities will be necessary and, wherever possible, new facilities should also be made available for use by local residents as a contribution towards sustaining community life, it is important that new developments are themselves sustainable, appropriate in scale and appearance to the locality and safeguarding the environment. The strategic policy and aims reproduced above are intended to be in accordance with the Welsh Assembly Government's objectives for tourism contained in Planning Policy Wales as outlined

## National Planning Policy and Guidance

- 6.3.1 The Welsh Assembly Government's guidance on tourism is set out in Planning Policy Wates, March 2002, and is supplemented by Technical Advice Note 13, Tourism, October 1997. Planning Policy Wales explains that the Assembly Government's objectives for tourism are:
  - To encourage sustainable tourism in Wales, maximizing its economic and employment benefits, promoting tourism in all seasons, and encouraging its development in non-traditional destinations, while safeguarding the environment, nd the interests of local communities; and
  - To manage change in the tourism sector in ways which respect the integrity of the natural, built and cultural environment to provide for economic growth, employment and environmental conservation.

## Regional Tourism Strategy

6.4.1 The Mid Wales Partnership has produced a tourism strategy for the period 1999 - 2008 entitled "Tourism for Mid Wales: Naturally Different". The Partnership is comprised of the Wales Tourist Board, Mid Wales Tourism, the Welsh Development Agency, local County Councils and other relevant bodies. The strategy aims to develop a dynamic and competitive tourism industry for Mid Wales that fulfils its potential in

contributing to the region's economy and sustaining its communities, culture and

- 6.4.2 Further growth in the tourism industry is proposed by reducing the loss of the region's share of main holidays, maintaining growth in the additional holiday market, increasing short breaks and business from overseas. Key objectives include:
  - Improvement of the region's awareness and image. Growth in occupancy in all accommodation types...

  - Achievement of development that is sustainable in economic, cultural and environmental terms

It is against the background of this strategy and National Assembly policy and guidance that the tourism policies of this UDP have been prepared.

6.5.1 New tourism developments are welcomed in principle because of the contribution that they make to the local economy, However, the Council seeks to ensure that developments are sustainable and respect the character of the Powys landscape, natural environment, history and culture. In particular, 'green' lourism developments which make use of the existing natural and cultural resources of the area but which are sensitive to the need to sustain those resources are supported. There are many other considerations, which have to be taken into account if the proposals are to prove acceptable in detail and all tourism developments will need to comply with the follo

## POLICY TR1 - NEW TOURISM DEVELOPMENTS

PROPOSALS TO DEVELOP NEW TOURISM ATTRACTIONS OR FACILITIES, OR TO EXTEND, IMPROVE AND ENHANCE EXISTING FACILITIES, WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- 1. THE DEVELOPMENT SHOULD NOT DETRACT FROM THE OVERALL CHARACTER AND APPEARANCE OF THE AREA OR THE SOCIAL AND CULTURAL FABRIC OF THE LOCAL COMMUNITY.

  2. PROPOSALS WOULD NOT BE DETRIMENTAL TO THE ENVIRONMENT, THE AMENITIES OF RESIDENTS OR LEAD TO THE OVER-USE OF COMMUNITY FACILITIES AS A RESULT OF INCREASED VISITOR PRESSURE.

  3. WHEREVER POSSIBLE, PROPOSALS SHOULD UTILISE AN EXISTING BUILDING OR PREVIOUSLY DEVELOPED OR DISUSED 'BROWNFIELD' LAND.

  4. WHEREVER POSSIBLE THE DEVELOPMENT SHOULD BE ACCESSIBLE BY A CHOICE OF MEANS OF TRAVEL INCLUDING FOOT, CYCLE AND PUBLIC TRANSPORT. THE PROPOSAL SHOULD NOT BE DETRIMENTAL TO HIGHWAY SAFETY AND APPROACH ROADS TO THE SITE SHOULD BE OF ADEQUATE QUALITY TO ACCOMMODATE ANY ADDITIONAL TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT.

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- b) Dyfi Valley Tourism Growth Area: the Wales Tourist Board as a tourism growth area Dyli Valley Toutins Grown Area: the Walles Counts board as a tourism grown area has also identified The Dyfi valley. The growth area is administered by a sub-group of the Dyfi Eco Valley Partnership and an Action Plan has been agreed including a range of specific activities and capital projects. The action plan has adopted sustainable principles and is aimed at developing 'green' eco-tourism initiatives such as improved countryside access, cycling facilities and environmental interpretation.
- c) Dyfnant Forest/Lake Vyrnwy: Tourism is seen as one of the sectors offering scope for new job creation in this area that has suffered from decline expected in employment on the Severn Trent Water estate. Some facilities have already been established including an expanded visitor centre, a car park and piencle area, a sculpture trails and craft workshops in converted estate buildings. The woodlands adjoining Lake Vyrnwy and the Dyfnant Forest both offer opportunities for cabin sites including holiday village development of the kind referred to later in this chapter. Proposals for a National Wood Sculpture Centre are also under consideration.
- d) Hafren Forest/Llyn Clywedog: Opportunities exist for the development of high quality forest cabin schemes in the vicinity of Llyn Clywedog and there is also scope for nolidlay village development in Hafren Forest. The Source of the Severn walk is currently being developed and there are opportunities for other lourist facilities such as a visitor centre, picnic areas and additional walks to be established.
- e) Leighton Estate: Powys County Council owns the estate and previous studies have revealed the opportunity to establish a visitor attraction and museum related primarily to the agricultural heritage of the area and based at the Leighton Centre farm buildings complex. In addition to this there would be opportunities for outdoor recreation in the form of picnic sites, nature trails and farm trails and to link in existing features of the estate such as the redwood grove.
- f) Llanymynech Heritage Area: The former limekilns and quarry at Llanymynech, which Llanymynech Heritage Area: The former limekilns and quarry at Llanymynech, which straddles the border with Shropshire, have been identified as having potential for restoration, enhancement and tourism related developments. Restoration and safety works on the kiln and chilmney have already been carried out and some way marked paths and information boards provided. This first stage of the project would see the establishment of a Country Park with facilities for informal recreation, part of which would be within Montgomeryshire. Other developments could follow mostly on the Shropshire side of the border, which would be likely to be related to the restoration works on the adjoining Montgomery Canal. These later stages could include the full restoration of the klins, provision of a visitor centre, canal boat trips, a holiday village and a pub/restaurant on site. Any proposals in the vicinity of the quarry would need to take account of its sensitivity for nature conservation reasons as it is a designated after of special scientific interest and it is a nature reserve jointly managed by the Montgomeryshire Wildlife Trust.

## POLICY TR2 - TOURIST ATTRACTIONS AND DEVELOPMENT AREAS

PROPOSALS FOR THE APPROPRIATE UPGRADING OF EXISTING ATTRACTIONS OR THE CREATION OF SUITABLE NEW ATTRACTIONS WILL BE APPROVED PROVIDING THAT THE DEVELOPMENT COMPLIES WITH THE CRITERIA IN POLICY

THE DEVELOPMENT SHOULD COMPLY WITH ALL OTHER RELEVANT UDP POLICIES INCLUDING CONSERVATION POLICIES IN THE ENVIRONMENT CHAPTER AND POLICIES DC2 AND DC3 IN THE DEVELOPMENT CONTROL CHAPTER IN PARTICULAR.

# Tourist Attractions and Development Areas

- It is important that tourism development proposals are appropriate in scale and 6.6.1 It is important that tourism development proposals are appropriate in scale and appearance and sympathetic to the environment, residents and local communities, inappropriate developments would detract from the very attractiveness of the area for tourists and it is important that communities realise the economic benefits of tourism developments without suffering unacceptable adverse effects. New developments would be more sustainable where they can be accessed by a choice of modes of travel including foot, cycle and public transport and if they are able to make use of existing buildings or brown field land. They also need to be appropriately designed, landscaped and serviced if they are to be acceptable.
- Powys boasts many major tourist attractions and their popularity with visitors is 6.6.2 Powys boasts many major lourist attractions and their popularity with visitors is reflected in the significant contribution that they make to the local economy, Some of the main existing attractions include Celtica, the Centre for Alternative Technology, Gigrin Farm Red Kite Centre, the Judge's Lodgings, Powis Castle, Welshpool and Llanfair Light Railway and the Welsh Royal Crystal Visitor Centre. It is clearly desirable that any sensitively planned proposals of an appropriate scale and nature for the development or improvement of these attractions should be supported in principle and that their settings should be safeguarded. New attractions also have a part to play in helping to divertiourist pressure from environmentally and culturally sensitive areas and in contributing to the growth of the tourism industry. Therefore proposals for new attractions and the upgrading of existing attractions will normally be supported where they would blend satisfactorily into the environment and bring further economic benefits.
- 6.6.3 Many proposals for developing tourist attractions and facilities are being pursued by the various community partnerships that have been established in Powys to, amongst other things, facilitate the economic regeneration of their areas. Also, the restoration of the Montgomery Canal and associated developments is a major opportunity, which is the subject of specific policies later in this chapter. However, there are several other possible projects, which deserve a special monition because of the scope that they offer for the development of tourist attractions and facilities and locations where new tourism developments may be particularly appropriate:
- a) Central Powys Tourism Growth Area: the Wates Tourist Board as a tourism growth area has identified the central part of Powys including the towns of Builth Wells, Llandrindod Wells, Llanwrtyd Wells and Rhayader. There is the opportunity for tourism developments related to the outdoor activities theme including cycling, walking and pony trekking and the wildlife of the area including the rare Red Kite. There is also the potential for 'health' tourism based on the Spa Town heritage and for conference related developments. The latter is especially the case in Llandrindod Wells, which is centrally placed between south and north Weles and has a variety of venues including its hotels, the Pavilion and County Hall.

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- TR1. IN PARTICULAR, PROPOSALS FOR APPROPRIATE TOURISM DEVELOPMENTS WILL BE APPROVED AT THE FOLLOWING LOCATIONS:
  - CENTRAL POWYS TOURISM GROWTH AREA

  - CENTRAL FOVENTS TOURISM GROWTH AREA
    DYFI VALLEY TOURISM GROWTH AREA
    DYFNANT FOREST AND LAKE VYRNWY
    HAFREN FOREST AND LLYN CLYWEDOG
    LEIGHTON ESTATE
    LLANYMYNECH HERITAGE AREA

DEVELOPMENT OF ANY KIND, WHICH WOULD SIGNIFICANTLY DETRACT FROM THE ENVIRONMENTAL SETTING OF ESTABLISHED TOURIST ATTRACTIONS, WILL BE OPPOSED,

#### 6.7 Serviced Visitor Accommodation

Serviced visitor accommodation is a particularly valuable part of the tourism industry accounting for nearly 40% of lotal tourism revenue in Powys in the year 2000. Also this sector offers greater scope for the creation of full time jobs and for initiatives to extend the length of the holiday season than other forms of accommodation. The bed spaces are spread across a variety of accommodation types including holes, inns, guesthouses, bed and breakfast establishments and farmhouse accommodation.

## POLICY TR3 - SERVICED VISITOR ACCOMMODATION

- PROPOSALS TO DEVELOP NEW SERVICED VISITOR ACCOMMODATION OR CONVERT EXISTING BUILDINGS TO SUCH ACCOMMODATION WILL BE PERMITTED WITHIN A SETTLEMENT'S DEVELOPMENT LIMITS WHERE THEY WOULD COMPLY WITH UDP POLICY TR1.
- OUTSIDE SETTLEMENT DEVELOPMENT LIMITS. NEW SERVICED VISITOR ACCOMMODATION PROPOSALS COMPLYING WITH UDP POLICY TR1 WILL ONLY BE PERMITTED WHERE THEY WOULD ALSO COMPLY WITH THE
  - 1. THE DEVELOPMENT WOULD BE PROVIDED IN ASSOCIATION WITH AN
  - 1. THE DEVELOPMENT WOULD BE PROVIDED IN ASSOCIATION WITH AN EXISTING TOURIST FACILITY, OR
    2. THE PROPOSALS WOULD INVOLVE THE CONVERSION OF APPROPRIATE LARGE RESIDENTIAL OR SIMILAR BUILDINGS IN THE COUNTRYSIDE AND WHERE THEY WOULD BE APPROPRIATE TO THE CHARACTER OF THE PROPERTY AND ITS SETTING, INCLUDING FEATURES OF HISTORIC, ARCHITECTURAL OR ARCHAEOLOGICAL INTEREST, OR
    3. THEY ARE RELATED TO PROPOSALS FOR THE RESTORATION OF THE MONTGOMERY CANAL OR ITS USE AS A CRUISING WATERWAY.
- C. EXTENSIONS TO EXISTING SERVICED VISITOR ACCOMMODATION WILL BE APPROVED WHERE THEY COMPLY WITH THE CRITERIA IN UDP POLICY TR1.

buildings\_

- 6.7.2 Whilst the greater economic benefits arising from serviced accommodation suggest that the sector deserves encouragement, existing accommodation is not used to capacity. Mid Wales's occupancy rates for serviced accommodation averaged 36% in 1997, only in the peak month of August approaching 60%. The Mid Wales Partnership tourism strategy for 1999-2008 therefore suggested that new developments should only be encouraged where market demand can be demonstrated. For example, some may be related to the tourist development opportunities referred to in the previous section and the need for hotel accommodation to cater for the business market especially in the Newtown area has also been identified.
- 6.7.3 Therefore, whilst new developments may be acceptable within settlement limits, they will only be approved in limited circumstances outside settlements in order to safeguard the character of the rural landscape and the environment in general. Appropriate developments associated with existing tourist facilities and the reasonable extension of existing accommodation will, however, be approved. Similarly proposals related to the special tourism opportunities that would arise from the restoration of the Montgomery Canal may also be acceptable. Otherwise, where there is the market demand for new accommodation outside settlements it is considered that it would be more sustainable if use were made of appropriate existing large residential or similar buildings.

#### 6.8 Self-Catering Accommodation and Farm Tourism

- The vast majority of self-catering accommodation is in the form of caravans, chalet or cabin developments which are discussed in detail later in this chapter However, there are other such establishments including cottages, converted barns and farmhouses, which contribute to the local economy.
- 6.8.2 Self-catering accommodation can provide significant economic benefits locally but it is believed that such developments should not normally be allowed to occupy sites allocated for residential use or buildings capable of conversion to permanent residential use. These development opportunities should be reserved, for example, to help to meet local housing needs, rather than provide visitor accommodation, which will inevitably remain vacant for part of the year. Exceptions to this general rule could arise in the case of sites already in tourist use, such as a hotel site, where the provision of supplementary self-catering accommodation may well make good sense or on sites unsuitable for permanent residential development. The situations in which permanent residential development would be acceptable and the standard of accommodation required vary from those for visitor accommodation. Consequently a condition will be imposed on any planning permission for self-catering visitor accommodation to ensure that it does not planning permission for self-catering visitor accommodation to ensure that it does not become in permanent residential use and continues to contribute to the local economy,
- 6.8.3 Agriculture is experiencing considerable change at present with the shift in the pattem of Government and E.U. support for the industry and a general decline in farm incomes. Farm tourism offers one means of earning valuable supplementary income through the use of resources, which may be currently underused. This can mean the difference between survival and closure for established farming businesses and can therefore help to bolster community life in rural areas. New self-catering visitor accommodation as part of a diversification scheme will therefore normally be supported

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## POLICY TR5 - FARM TOURISM

PROPOSALS FOR APPROPRIATE FARM TOURISM AND RECREATIONAL DEVELOPMENTS COMPLYING WITH UDP POLICY TRI WILL BE APPROVED WHERE THEY FORM PART OF A DIVERSIFICATION SCHEME AIMED AT ENABLING THE OPERATION OF AN EXISTING FARM TO CONTINUE

## Caravans, Chalets and Camping

# Holiday Static Caravans Sites

- 6,9.2 Caravans, chalet and cabin developments and campsites provide a popular form of visitor accommodation in Powys. Although they do contribute to the tourism economy, they can impact on the landscape according to the type of accommodation, its design and location. Static caravan sites in particular can be visually intrusive and proposals for new sites need careful consideration.
- Inevitably, static caravans are somewhat alien features in the landscape and large sites can be particularly obtrusive. In view of this and the existing scale of provision, the above policy only supports new sites where they relate to a farm diversification scheme in order to contribute to enabling a farming enterprise to continue in operation but also allows for appropriate extensions to existing sites.
- Caravan site operators are, however, becoming more conscious of the need to 6.9.4 Caravan site operators are, nowever, pecoming more conscious of the need develop high quality sites to meet rising lourist expectations. Sites of this kind, which incorporate a low development density, informal layouts, substantial landscaping and high quality and sensitively coloured caravans, can blend more satisfactorily into the landscape, providing the location is well chosen. The developers of this kind of site believe that static caravans will continue to provide a popular source of relatively inexpensive visitor accommodation and thereby continue to attract extra lourist expenditure to the area.
- 6.9.5 Consequently, suitable new static caravan sites of an appropriate scale and location that are part of a diversification scheme or extensions to existing high quality sites or those that are being upgraded will be permitted. A planning obligation will be sought for new sites to ensure that they remain tied to the farm unit. For new or extended sites to be acceptable, they would have to meet a number of strict criteria in order to safequard the environment.
- 6.9.6 Whilst an informal layout, low density and substantial landscaping will do much to improve the internal and external appearance of static caravan sites, the shape and external materials of caravans will always introduce a discordant element into the local landscape. This impact can be substantially reduced if caravans are finished in subdued colours and a condition will be attached to any planning permission to require this. Whilst many caravan sites are inconspicuous in summer, they frequently become conspicuous inviter when the screening effect of deciduous trees is lost. In any event, even a permanently well screened site should be developed using external materials of appropriate colours which creeks a pleasing local engingment for its temporary. appropriate colours which create a pleasing local environment for its temporary

where it can be provided close to an existing farmhouse to avoid undue impact on the nuntryside. A planning obligation will be sought to lie the accomit so that tourist income will continue to support that enterprise.

### POLICY TR4 - SELF-CATERING VISITOR ACCOMMODATION

- PROPOSALS TO DEVELOP NEW SELF CATERING VISITOR ACCOMMODATION COMPLYING WITH UDP POLICY TRI WILL BE PERMITTED WITHIN A SETTLEMENT'S DEVELOPMENT LIMITS WHERE THEY WOULD COMPLY WITH THE FOLLOWING CRITERIA:
  - 1, THEY WOULD NOT USE SITES ALLOCATED, OR WITH PLANNING PERMISSION FOR RESIDENTIAL USE; 2, THEY WOULD UTILISE AN EXISTING BUILDING NOT SUITABLE FOR PERMANENT RESIDENTIAL USE, OR

  - THE DEVELOPMENT WOULD LIE WITHIN THE CURTILAGE OF EXISTING VISITOR ACCOMMODATION,
- B) OUTSIDE SETTLEMENT DEVELOPMENT LIMITS, PROPOSALS WILL ONLY BE PERMITTED WHERE THEY WOULD COMPLY WITH UDP POLICY TR1 AND ALSO THE FOLLOWING CRITERIA:

  - THEY WOULD UTILISE AN EXISTING BUILDING NOT SUITABLE FOR PERMANENT RESIDENTIAL USE, OR
     THE DEVELOPMENT WOULD BE PROVIDED IN ASSOCIATION WITH AN EXISTING TOURIST FACILITY, OR
     THEY WOULD ADJOIN A FARMHOUSE AND BE PART OF A DIVERSIFICATION SCHEME AIMED AT ENABLING THE OPERATION OF AN EXISTING FARM TO CONTINUE.
- C) ALL SELF-CATERING VISITOR ACCOMMODATION SHOULD NOT BE USED FOR PERMANENT RESIDENCY AND ANY GRANT OF PLANNING PERMISSION SHALL BE SUBJECT TO A HOLIDAY OCCUPANCY CONDITION, WHERE THE DEVELOPMENT RELATES TO A DIVERSIFICATION PROPOSAL, A PLANNING OBLIGATION WILL BE SOUGHT TO ENSURE THAT THE VISITOR ACCOMMODATION REMAINS PART OF THAT FARM UNIT.
- Planning Policy Wales encourages the diversification of farm enterprises and 6.8.4 Planning Policy Wales encourages the diversification of farm enterprises and other parts of the rural economy into appropriate tourist, sport recreation and leisure uses, subject to adequate safeguards for the character and appearance of the countryside, particularly its landscape, biodiversity and local amenity value, As well as visitor accommodation, other tourism and leisure based development proposals may be forthcoming on working farms in Powys. These could include rare bread centres or small-scale recreational developments related to fishing, nature trails, pony trekking or mountain biking, for example. Such developments may be acceptable where they form part of an overall diversification scheme aimed at enabling a farming enterprise to continue in operation.

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residents, just as appropriate external materials are required within inconspicuous elopments in the interests of local inhabitants

The situations where permanent residential development would be acceptable vary from those where caravan sites may be permitted. Consequently a condition will be imposed on any planning permission for static caravan sites to ensure that they do not become in permanent residential use but continue to contribute to the local tourism

## POLICY TR6 - HOLIDAY STATIC CARAVAN SITES

- A) PROPOSALS FOR THE DEVELOPMENT OF NEW HOLIDAY STATIC CARAVAN SITES WILL BE PERMITTED WHERE THEY ARE PART OF A FARM DIVERSIFICATION SCHEME CONTRIBUTING TO THE LOCAL ECONOMY AND THEY COMPLY WITH THE CRITERIA LISTED BELOW:
  - THE DEVELOPMENT WOULD OCCUPY AN INCONSPICUOUS SITE, INCORPORATE APPROPRIATE SENSITIVE LANDSCAPING AND BE OF MODEST SCALE AND APPROPRIATE DESIGN, SUCH THAT THE DEVELOPMENT WOULD NOT DETRACT FROM THE OVERALL CHARACTER AND APPEARANCE OF THE AREA,
    2, THE PROPOSALS WOULD COMPLY WITH RELEVANT CRITERIA IN UDP
  - POLICY TR1.
  - DEVELOPMENT WOULD NOT BE USED FOR PERMANENT RESIDENCY
  - A PLANNING OBLIGATION IS ENTERED INTO WHICH ENSURES THAT THE CARAVAN SITE REMAINS PART OF THAT FARM UNIT.
- B) EXTENSIONS TO EXISTING HIGH QUALITY HOLIDAY STATIC CARAVAN SITES EXTENSIONS TO EXISTING HIGH QUALITY HOLIDAY STATIC CARAVAN SITES AND TO OTHER SITES WHERE THEY ARE ASSOCIATED WITH PROPOSALS TO UPGRADE THE QUALITY OF THEIR ENVIRONMENT, LANDSCAPING AND FACILITIES, WILL BE PERMITTED IF THEY WOULD COMPLY WITH THE CRITERIA IN SECTION (A) OF THIS POLICY. IN THIS CONTEXT CRITERION 4 IN SECTION (A) WILL APPLY ONLY TO EXTENSIONS TO THOSE SITES WHICH ARE PART OF A FARM UNIT,
- C) CONDITIONS WILL BE IMPOSED ON ANY PERMISSION TO REQUIRE THAT ALL CARAVANS ARE FINISHED IN A COLOUR OR COMBINATION OF COLOURS APPROVED BY THE COUNCIL AND TO ENSURE THAT THEY ARE NOT USED FOR PERMANENT RESIDENTIAL ACCOMMODATION.

#### 6.10 Touring Caravan and Camping Sites

There is also a demand for facilities to cater for touring caravans and there may be opportunities for the modest expansion of existing provision in order to encourage more tourers to stop off in the County. The sites are often linked to existing businesses such as farms; inns or petrol stations and can help to support local services and rural communities. Touring sites have environmental advantages over static caravan sites in that they are normally only occupied for part of the year and their impact on the landscape is therefore less permanent. Consequently, in order to maintain these advantages, a condition will be attached to any planning permission granted to ensure that sites are not used throughout the year and are not in permanent residential use.

- 6,10.2 Planning permission is not usually required for the short-term use of sites for campling and for this reason the Council has limited influence over the distribution of camping facilities. However, if campsites are to be established on a more significant scale, with extensive summer usage and the provision of on-site facilities, then they will normally fall within the scope of planning control. Camping has a modest but significant role to play in the development of tourism and deserves general planning support particularly on or adjoining established walking routes and national trails.
- 6.10.3 \_ In order to receive favourable consideration, individual proposals for touring caravan and camping sites will need to satisfy the criteria in the above policy so that they would be appropriately located and screened and with adequate access and servicing.

#### POLICY TR7 -TOURING CARAVAN AND CAMPING SITES

PROPOSALS FOR NEW TOURING CARAVAN AND CAMPING SITES OR FOR EXTENSIONS TO EXISTING SITES WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- THE SITE WOULD BE LOCATED WITHIN 1 KILOMETRE OF SUITABLE ROADS, WHICH WILL NORMALLY BE STRATEGIC, PRIMARY, OR DISTRIBUTOR ROADS, SAFE ACCESS WOULD BE AVAILABLE.
- 3. ADEQUATE WATER, FOUL AND SURFACE WATER DRAINAGE WOULD BE AVAILABLE
- 4. THE SITE COULD BE UNOBTRUSIVELY ASSIMILATED INTO THE LANDSCAPE AND SCREENED FROM THE PUBLIC HIGHWAY.
  5. THE PROPOSALS WOULD COMPLY WITH RELEVANT CRITERIA IN UDP POLICY
- IN TO STANDARD TO SET USED FOR THE PERMANENT SITING OF CARAVANS OR PERMANENT RESIDENTIAL USE AND A SEASONAL OCCUPANCY CONDITION WILL THEREFORE BE ATTACHED TO ANY PLANNING PERMISSION.

## **Holiday Chalet and Cabin Developments**

- Chalets and log cabins are now available which can provide much more 6.11.1 ctive accommodation than static caravans and which can fit into the landscape more satisfactorily, particularly if they are in a wooded or forest setting. The following policy would generally permit challet and cabin sites in appropriate locations and encourage the replacement of static caravans with challets or cabins where they would lead to improved replacement of static caravans with chalets or cabins where facilities for visitors and siles with an enhanced appearance.
- 6.11.2 There is a concern that the density of chalet and cabin developments should not be so great that they give rise to the difficulties experienced with the worst of the static

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- A) PROPOSALS TO DEVELOP, IMPROVE OR EXTEND ALL WEATHER FACILITIES FOR VISITOR OR LEISURE ACTIVITIES WILL BE APPROVED WITHIN SETTLEMENT LIMITS OR WHERE THEY ARE ASSOCIATED WITH EXISTING VISITOR ACCOMMODATION OR FACILITIES AND THEY WOULD COMPLY WITH UDP POLICY TR1.
- B) PROPOSALS FOR HOLIDAY VILLAGES COMPRISING HIGH QUALITY HOLIDAY COTTAGE, CABIN OR CHALET DEVELOPMENTS LINKED TO CENTRAL ALL WEATHER FACILITIES WILL BE APPROVED IN APPROPRIATE LOCATIONS, PROVIDING THAT THEY COMPLY WITH THE CRITERIA IN UDP POLICY TRI AND THOSE LISTED BELOW:
  - THE CENTRAL FACILITIES PROVIDED WOULD BE OF A SCALE APPROPRIATE TO THE NUMBER OF ACCOMMODATION UNITS ON THE
  - SITE.
    THE DEVELOPMENT WOULD BE LOCATED WITHIN EXISTING AREAS OF FOREST OR WOODLAND OR OTHER WELL SCREENED LOCATIONS THAT ARE OF LIMITED CONSERVATION VALUE AND WHERE THE DEVELOPMENT WOULD BE ACCOMMODATED WITHOUT UNDUE DAMAGE TO THE SETTING, AN APPROPRIATE PLANNING OBLIGATION IS IN PLACE BEFORE PERMISSION IS GRANTED TO ENSURE THAT CENTRAL FACILITIES ARE PROVIDED IN PARALLEL WITH THE ACCOMMODATION UNITS,

## 6,13

- 6.13.1 Although many visitors arrive in Powys by car, train or bus, visitors and local residents gain great pleasure from exploring the countryside further on foot, cycle or horseback. These activities could be significantly enhanced and expanded if small laybys or car parks, picnic sites, nature trails, and other specially sign-posted walks and rides were developed at appropriate locations. In particular, locations alongside major through routes, at key entry points into the County and associated with public transport facilities would be appropriate. Facilities associated with special features such as the Montgomery Canal, rivers, lakes, forests and viewpoints could also be desirable.
- The provision of Tourist Information Points in strategic locations would enable details to be given of affactions, accommodation and facilities in the area. More comprehensive help and information will be available from Tourist Information Centres. These centres are either managed by Powys County Council or by independent bodies, the majority of who currently receive grants funding from the Council, it is considered that effective tourism promotion and local tourist information must be maintained and where possible improved in order to encourage the development of the industry and to maximise the spread of economic benefits throughout Powys.

## POLICY TR10 - VISITOR FACILITIES

THE COUNCIL WILL APPROVE PROPOSALS COMPLYING WITH RELEVANT CRITERIA IN UDP POLICY TR1, FOR THE DEVELOPMENT AND IMPROVEMENT OF

caravan sites in the past. By limiting the density of development, high quality schemes caravan sites in the past. By limiting fine density or development, night quality schemes can be produced which incorporate a satisfactory level of landscaping and create attractive environments more easily assimilated into the landscape. Also chalet and cabin developments may be acceptable in locations where normal residential development would be resisted because of the contribution that they make to the local economy. A condition will therefore be attached to any planning permission granted to ensure they are not in permanent residential use.

# POLICY TR8 - HOLIDAY CHALET & CABIN DEVELOPMENTS

- A) HOLIDAY CHALET AND CABIN DEVELOPMENTS OF AN APPROPRIATE SCALE, LOCATION AND DENSITY WILL BE APPROVED, PROVIDING THAT THEY COMPLY WITH THE FOLLOWING CRITERIA:
  - THE DEVELOPMENT WOULD OCCUPY AN INCONSPICUOUS SITE, INCORPORATE SUBSTANTIAL LANDSCAPING AND BE OF MODEST SCALE AND APPROPRIATE DESIGN, SUCH THAT THE DEVELOPMENT WOULD NOT DETRACT FROM THE OVERALL CHARACTER AND APPEARANCE OF
  - 2. THE PROPOSALS WOULD COMPLY WITH RELEVANT CRITERIA IN UDP POLICYTR1,
- DEVELOPMENT WOULD NOT BE USED FOR PERMANENT RESIDENCY
- B) PROPOSALS TO REPLACE STATIC CARAVANS WITH CHALETS OR CABINS THAT COMPLY WITH PART A, OF THIS POLICY WILL BE PERMITTED WHERE THEY WOULD LEAD TO IMPROVEMENTS IN VISITOR ACCOMMODATION, ON-SITE FACILITIES, THE APPEARANCE OF THE SITE OR ITS EFFECT ON THE

## All Weather Facilities and Holiday Villages

6.12.1 In order to make the most of tourism as an economic resource throughout the year, the Council encourages appropriate schemes that prolong the tourist season and attract higher spending visitors by the provision of quality year round and wet weather facilities. There also appears to be a demand for centralised all weather facilities linked directly to visitor accommodation and if this can lead to an extended holiday season, there could be real economic benefits for the area. The sensitivity of the environment means that large artificial tourism generators such as leisure domes linked to substantial holiday accommodation complexes would not normally be appropriate. However, high quality holiday cottene capin and challet developments on a more models capit with noliday accommodation compiexes would not normally be appropriate. Trovever, many quality holiday cottage, cabin and chalted developments on a more modest scale with centralised facilities such as a small indoor swimming pool, a restaurant and shop, could be more easily assimilated into the landscape. A woodland or forest setting will often be most appropriate for the establishment of such holiday villages and in particular, opportunities may be found in the Hafren and Dyfnant forests.

POLICY TR9 - ALL WEATHER FACILITIES AND HOLIDAY VILLAGES

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SMALL LAY-BYS, CAR PARKS, TOILETS, PICNIC SITES, VIEWPOINTS, INTERPRETIVE FACILITIES, NATURE TRAILS AND OTHER SIGNPOSTED WALKS AND RIDES, WHEREVER THE LOCATION, NATURE, SCALE AND DESIGN OF THE PROPOSAL WOULD ENHANCE ACCESS TO LOCAL VISITOR OR RECREATIONAL FACILITIES. FACILITIES WILL BE PROVIDED WITH TOURIST INFORMATION POINTS AT STRATEGIC LOCATIONS. A NETWORK OF TOURIST INFORMATION CENTRES WILL BE MAINTAINED IN ORDER TO PROVIDE A COMPREHENSIVE VISITOR INFORMATION SERVICE.

## CANAL TOURISM

Canals are major tourist attractions and valuable features of our heritage 6,14.1 Canals are major tourist attractions and valuable features of our heritage, Powys is fortunate in having two important canals lying partly within its boundaries: the Monmouthshire and Brecon Canal in the south of the County and the Montgomery Canal in the north. The Monmouthshire and Brecon Canal was built in 1812 and extends for 53 kilometres (33 milles) along the Usk valley. It attracts in the region of 6,000 visitors a year and makes a significant contribution to the local economy. However, the section of the canal in Powys lies wholly within the Brecon Beacons National Park and is therefore outside the scope of this plan. The rest of this section therefore concentrates on the potential afforded by the restoration of the Montgomery Canal.

## Restoration and Development

- The Montgomery Canal presents many opportunities for tourism and recreation o.15.1 The wonigomery Canial presents many opponunties for fourner and recreation and possesses potential for development of regional importance, similar to that already experienced on the adjoining Llangollen Canal. Whilst the canal connects to the national canal network through Shropshire, over 60% of its total length lites within Powys. The Welsh section of the canal is some 36 kilometres (22 miles) long and extends from the Welsh border at Llanymynech to Newtown, passing through the beautiful countryside of the Severn valley. Major restoration work is required at a number of bridge locations and locks and dry sections in Shropshire will also have to be reinstated in order to return the canal to a navigable condition over its entire length.
- 6.15.2 The canal supports both a nationally and internationally important ecology and as a result the whole of the Montgomery Canal in Wales has been nominated as a Special Area of Conservation (SAC). Given this proposed designation there is now a need for an agreed co-ordinated approach towards the continuation of the canal's restoration. This approach will be based on an understanding of the significance of the canal's natural and built heritage and its importance to the local communities. It will also identify any unterabilities and conflicting aims and seek to resolve these through strategic policies and length specific objectives for the canal's restoration, use and management in order to ensure its sustainable future.
- The benefits arising from the sympathetic restoration of the Montgomery Canal have been discussed in a number of separate studies to date, namely the W.S. Alkins, Coopers & Lybrand and the Montgomery Canal Steering Group reports of the 1980s, the British Waterways and Coopers & Lybrand reports of the 1990s and more recently in 2000, a report by British Waterways. All of these studies/reports recognise the potential

of a fully and sensitively restored canal that, if imaginatively marketed, will form the focus for co-ordinated development of a range of leisure opportunities, visitor attractions and

- commercial enterprises. 6,15.4 During the 1970s and 1980s some canal sections and locks were restored as a result of many years of voluntary effort, M.S.C. funded work and by the then British a result or many years of voluntary error, which contains work and by the first British Waterways Board maintenance programmes. However, far larger scale restoration work remains to be done before the canal can function as a navigable canal linked once again to its junction with the national network at Frankton Locks. The British Waterways Act (1987) empowered British Waterways to construct works and to acquire lands for the restoration of the canal.
- 6,15,5 In the interim, several individual initiatives have contributed to the restoration process. An old canalside warehouse near the centre of Welshpool has been restored and this now houses the Powysland Museum and Montgomery Canal Centre. The Council have also established a 12 berth short-stay mooring basin close to Welshpool town centre alongside the Church Street car park. A new navigable culvert was provided at Gallowstree Bridge, Welshpool in 1995 with funding from the Council and a number of other agencies.
- 6,15,6 The Whitehouse Bridge project provided a navigable stretch of canal as far south as Refail Bridge near Berriew. The latest length of the Montgomery Canal to be restored (taking on board the new SAC restrictions) was the section between Burgedin Locks and Ardleen, This newly restored section (completed 2001) brings the total navigable length in Powys to approximately 14 miles (4 miles south and 10 miles north of Welshpoot). It is anticipated that these projects will establish the canal as a major tourist attraction bringing considerable economic and marketing benefits to Montgomeryshire.
- 6.15.7 Full sensitive restoration of the entire canal will, however, lead to even more considerable benefits, The Coopers & Lybrand report (1998) estimated that, taking into account the 10 years following restoration, there would be £100 million of gross private sector investment; a total annual income of £4.25 million generated by canal users along the canal corridor; some 905 man years of construction and employment; 211 full time jobs as a result of direct canal usage and 569 full time jobs as a result of other related developments along the restored canal certifor.
- 6.15.8 In addition there would be further benefits in terms of increased informal 6.15.8 In addition there would be further benefits in terms of increased informal recreation opportunities for local people and the enhancement of the environment. The proposals for restoration refer to the main line of the canal and off-line nature reserves would also be created on the former Guilsfield Arm and in a number of other locations to allow for the conservation of aqualic flora and fauna. The Montgomery Canal is of significant value for nature conservation and as well as the proposed SAC, much of its length is designated a site of special scientific interest. It is also of architectural and archaeological interest and several structures related to the Canal are now listed buildings. Restoration and new development proposals will therefore need to be sensitive to its importance for environmental, nature conservation, historic, architectural and archaeological reasons. and archaeological reasons.
- 6.15.9 In view of the substantial recreational, economic and employment benefits, the Council wish to see the restoration of the main line of the canal to form a navigable

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- 6.16,3 On the basis of these estimates and assumptions, it would appear that canal 6.16.3 On the basis of these estimates and assumptions, it would appear that canal restoration could lead to demand for up to six hire boat bases and/or private mooring developments on the Welsh length - though the actual figure may well be less. In view of the crucial importance of these developments to the economic viability of the canal, a series of potential sites has been identified on this Plan's proposals map insets in or near Llanymynech, Welshpool, Whitehouse Bridge, Brithdir, Berriew, Refail, and Aberbechan. More than six sites have been identified in order to provide a reasonable range options for potential developers. Although there are practical problems associated with the restoration of the canal in Newtown to the west of the pump house, if this could be achieved, a further hire boat base or moorings could be established on the former Central Dairies site. This potential has been recognised on the settlement inset map for Newtown as well as the opportunity for residential development.
- provision of short-stay moorings will also be essential in order to allow for overnight halts and daytime visits to shops, pubs and places of interest close to the canal. Such facilities have already been provided at Welshpool Wharf and it will also be vital for adequate short-stay moorings to be provided close to the following facilities:
  - The village facilities of Llanymynech, Four Crosses, Arddleen, Berriew and

  - The rural pubs/restaurants at Pool Quay, Brithdir and Garthmyl, Visitor attractions such as Powis Castle, the Flash Leisure Centre and the Moors Collection of rare breeds. Existing or potential canaliside picnic areas such as the Carreghofa
  - Locks/Vymwy Aqueduct area, Burgedin, Wem, Buttington, Belan Locks, Aberbechan, Llanllwchaiarn and appropriate canalside nature reserves.
- 6.16.5 It is important that adequate highway access and car parking facilities are available at hire boat bases, private moorings and other canal related development sites. The Council will need to be satisfied that the provision is satisfactory before supporting any proposals. Boat users on the canal will also require access to certain basic essential services, such as fuel and water supplies, refuse and sewage disposal facilities and boat repair facilities at a few points along the canal. These services can normally be provided at hire boat/privet mooring bases, though there is potential for established canalsished canal storage and disposal methods are proposed before any development is permitted to

# POLICY TR12 - HIRE BOAT BASES AND MOORINGS

PROVIDING THAT THEY DO NOT IMPINGE UPON THE SENSITIVE RESTORATION OBJECTIVES FOR THE CANAL, THE COUNCIL WILL APPROVE PROPOSALS FOR THE FOLLOWING DEVELOPMENTS SUBJECT TO THEIR COMPLYING WITH UDP POLICY TR1:

walerway throughout its length and would oppose any proposals that would obstruct its sensitive restoration. However, restoration of the canal will only lead to significant local economic benefits once essential canal-related developments have been established at appropriate points along the canal. The location, nature, scale and design of these developments will have to be determined with great care, in order to ensure that there are no serious repercussions for the local environment or canal heritage, If these provisos are met, proposals will normally be approved. The following policies address specific types of development in detail.

### POLICY TR11 - CANAL RESTORATION AND RELATED DEVELOPMENTS

- A, THE COUNCIL WILL APPROVE PROPOSALS FOR THE RESTORATION OF THE MAIN LINE OF THE MONTGOMERY CANAL TO CRUISING WATERWAY STANDARD AND THE PARALLEL PROVISION OF OFF-LINE NATURE RESERVES AND WILL OPPOSE PROPOSALS WHICH WOULD PREJUDICE OR OBSTRUCT SUCH WORKS:
- B, THE COUNCIL WILL APPROVE PROPOSALS FOR THE DEVELOPMENT OF SITES FOR CANAL RELATED USES THAT ARE OF A HIGH STANDARD OF DESIGN, COMPLY WITH THE CRITERIA IN UDP POLICY TRI AND WHICH WILL NOT BE UNACCEPTABLY DETRIMENTAL TO THE CANAL'S ENVIRONMENTAL, CONSERVATION HISTORIC, ARCHITECTURAL ARCHAEOLOGICAL HERITAGE,

## Hire Boats and Moorings

- 6.16.1 Coopers and Lybrand identified "confident commercial interest in the prospects for the growth of cruising on the Montgomery canal and the potential to develop bases for hire boats and private craft". The development of hire boat bases is a very important element and consultants' reports estimated that between a quarter and half of all lourist. element and consultants' reports estimated that between a quarter and half of all tourist expenditure deriving from a restored canal would come from visitors thiring cruise boals. The Steering Group report estimated that the restored Montgomery Canal should be able to support around 90 hire boats. Some of these would be based on the Llangolien Canal but by far the majority would require permanent bases on the Montgomery Canal, Individual hire boat enterprises normally operate modest feets of between 10 and 25 boats and it is believed that up to four bases would be required. One or two of these bases are likely to be located on the Shropshire length of the canal, leaving a maximum of three sites to be found on the Welsh length.
- The Steering Group report also concluded that a restored canal would support 6.16.2 The Steering Group report also concluded that a restored canal would support around 310 privately owned cruise boals. Some of the private moorings required for these would be provided in association with hire boat bases, where they can provide a reliable and substantial source of income to help offset irregularities in hire boat income. Private moorings are also likely to be established in association with existing or allocated housing sites adjoining the canal. But the demand for private moorings may also lead to separate development proposals. It is impossible to predict accurately how many proposals of this kind will arise but it is considered prudent to assume that there could be demand for up to three such sites.

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- A) THE DEVELOPMENT OF HIRE BOAT BASES AND/OR PRIVATE MOORINGS ON THE MONTGOMERY CANAL ON SITES SO ALLOCATED ON THE PROPOSALS MAP INSETS OR ON OTHER APPROPRIATE SITES.
- B) COMBINED HOUSING AND PRIVATE MOORING DEVELOPMENTS ON COMMITTED OR ALLOCATED HOUSING SITES AND ON OTHER APPROPRIATE SITES WITHIN SETTLEMENT DEVELOPMENT BOUNDARIES
- C) THE PROVISION OF APPROPRIATE SHORT-STAY MOORINGS ON THE MONTGOMERY CANAL AT POINTS CONVENIENT TO LLANYMYNECH, CARREGHOFA LOCKS / VYRNWY AQUEDUCT, FOUR CROSSES, ARDDLEEN, BURGEDIN, WERN, POOL QUAY, MOORS FARM, BUTTINGTON, THE FLASH LEISURE CENTRE/ GALLOWSTREE BRIDGE, WELSHPOOL TOWN CENTRE, WHITEHOUSE BRIDGE/POWIS CASTLE, BELAN LOCKS, BRITHDIR, BERRIEW, GARTHMYL, ABERMULE, ABERBECHAN AND LLANL WYGLABLE LLANLLWCHAIARN.

SATISFACTORY ARRANGEMENTS SHOULD BE IN PLACE FOR HIGHWAY ACCESS, CAR PARKING AND FACILITIES FOR THE STORAGE AND DISPOSAL OF FUEL, OIL, REFUSE AND SEWAGE BEFORE CANALSIDE DEVELOPMENT IS PERMITTED TO PROCEED. THE COUNCIL WILL REQUIRE THAT BASIC SERVICES PROVIDED AT HIRE BOAT BASES AND SIGNIFICANT PRIVATE MOORING DEVELOPMENTS ARE MADE AVAILABLE TO ALL BOAT USERS.

## Canalside Visitor Accommodation and Facilities

- Canalside pubs and restaurants will provide a particularly popular attraction for 6.17.1 Canalside pubs and restaurants will provide a particularly popular attraction for canal users, general visitors and local residents. There will be scope for expansion of existing establishments, particularly at Llanymynech, Brithdir and Garthmyl and there are some other canalside buildings, which could be suitable for conversion to such uses, it is also possible that holiday accommodation developments of various kinds, for short-term lettings or time-sharing, may be proposed in association with canalside moorings. Proposals of this kind will receive similar treatment to that outlined for conventional holiday chalet developments in UDP policy TR6,
- In addition there are opportunities for hotel development in strategic locations and indeed planning permission has been granted in the past for an hotel and marina complex at Aberbechan. The Coopers and Lybrand study indicated that there could be demand for a new hotel in Welshpool as visitor numbers grow and there could also be opportunities in Llanymynech related to a marina or the Heritage Centre proposal.
- 6.17.3 High standards of design will be required in all developments associated with the canal to reflect local architectural distinctiveness.

POLICY TR13 - CANALSIDE VISITOR ACCOMMODATION AND FACILITIES

THE FOLLOWING CANALSIDE DEVELOPMENTS WILL BE APPROVED IN SUITABLE LOCATIONS SUBJECT TO COMPLIANCE WITH UDP POLICIES TR11

- A) NEW CANAL RELATED HOTEL DEVELOPMENTS ON APPROPRIATE SITES IN LLANYMYNECH, WELSHPOOL AND ABERBECHAN,
- B) PROPOSALS FOR THE DEVELOPMENT OF OTHER CANALSIDE VISITOR ACCOMMODATION.
- C) THE EXPANSION OF EXISTING CANALSIDE PUBLIC HOUSES OR THE CONVERSION OF CANALSIDE BUILDINGS TO PUBLIC HOUSES OR RESTAURANTS.

### Other Canal Related Development

6.19.1 General visitors to the area, as well as local residents, will also be attracted to a restored canal. There will be scope for expansion of the existing trip boat operation from the Museum and Welshpool Wharves and canoe boat hire may become popular. There will be increasing demand for day boat hire, which could probably best be operated from hire boat or privale mooring bases near Welshpool. Also, the Heulwen Trust operates canal boat trips for the disabled and they have constructed their own moorings near Gungrog Farm, Welshpool. The opening up of further lengths of the canal to navigation have encouraged the Trust to consider expanding their operations including the provision of a holiday home for the disabled and their carers alongside the new moorings. Further plcnic sites will provide popular attractions and there will be opportunities for the provision of interpretive displays for visitors at focal points such as the Museum and Welshpool Wharves. 6.18.1 General visitors to the area, as well as local residents, will also be attracted to a Weishpool Wharves.

## POLICY TR14 - OTHER CANAL RELATED DEVELOPMENT

THE COUNCIL WILL APPROVE PROPOSALS FOR THE DEVELOPMENT OF ATTRACTIVELY DESIGNED CAR PARKS, PICNIC SITES AND INTERPRETIVE DISPLAYS AT APPROPRIATE LOCATIONS ALONG THE MONTGOMERY CANAL, INCLUDING SITES CONVENIENT FOR CARREGHOFA LOCKS, VYRNWY AQUEDUCT, BURGEDIN LOCKS, TYDDYN BASIN, WHITEHOUSE BRIDGE, GARTHMYL, ABERMULE, ABERBECHAN AND LLANLLWCHAIARN SUBJECT TO COMMILIACE MOTELING DESIGNED. COMPLIANCE WITH UDP POLICY TR9.

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- COMMUNITY HALLS;
- IV. SUB POST OFFICES, LOCAL SHOPS AND PUBS;
  V. COMMUNITY HOSPITALS AND DOCTOR'S SURGERIES;
  VI. EMERGENCY SERVICES;
- vii COMMUNITY OR SOCIAL FACILITIES; AND / OR
- viii PLAYING FIELDS & PLAY AREAS
- Part One also has strategic aims that relate to recreation and leisure and they are as follows
  - g) To build on our strengths, such as the market town hinterland pattern, tourism and
  - m) To support and where possible develop public transport, rights of way and cycle
- 7.2.4 It is important that the UDP sustains and enhances facilities for recreation and leisure in Powys in order to meet the needs of both visitors and local communities. The above strategic aims and policies seek to achieve this in line with government guidance as outlined below.
- 7.2.4 In addition to the strategic aims mentioned above, Powys County Council's Corporate Plan 2000–2003 has a number of specific objectives that relate to the provision of good leisure and recreation services for residents and visitors in Powys. These are as follows:
- The Council will work with interest groups and organisations to develop a strategy that conserves and enhances the landscape and biodiversity of the county and raises the economic and recreational value of that environment and safeguards it for future
- 2. The Council will ensure that their own pricing and charging policies, including those for recreational leisure and cultural activities take account of the unwaged or those on low
- 3 The Council will work to combat the negative effects of isotalion by linking with village hall committees, voluntary sector organisations and others to secure and promote as full a range of recreational, educational and sporting and leisure facilities as possible.

  4. The Council will continue to promote the use of information and communication
- technology to support leisure and business.

  To open 50 hectares of County Council owned woodland for leisure activity by 2002.

## National Planning Policy and Guidance

Welsh Assembly Government advice on recreation and leisure is set out in 7.3.1 Welsh Assembly Government advice on recreation and leisure is set out in Planning Policy, Wales (2002) and is supplemented by Technical Advice Note (Wales) 16 Sport and Recreation (1998) The Assembly supports the development of sport and recreation as important for the individual and for the social and economic life of Wales (Planning Guidance Wales, para. 12.2). It stresses the need to ensure that, "opportunities should, wherever possible, be available for everyone, including elderly people and those with disabilities.... The planning system should ensure that adequate land and water resources are allocated both for organised sport and for recreation taking full account of



# 7: Recreation & Leisure

### 7.1

- Access to, and availability of, recreation and leisure facilities, whether formal or 7.1.1 Access to, and availability of, recreation and leisure facilities, whether formal or informal are intrinsic aspects of quality of life. With Powys's beautiful scenery and tow population density, the opportunities for quiet informal recreation are amongst the best in Wales, Leisure and recreation are increasingly seen as a very important employer and source of revenue for local businesses. Although closely linked to the tourist industry, leisure and recreation have growing economic benefits for Powys ranging from subscriptions and fees to the purchasing of clothing and footwear, travel and refreshments. Sport accounted for 20,542 jobs in Wales (1,78% of total employment) in 1998. In addition to this it is important to recognise that facilities need to be accessible from as many settlements as possible, if the County's sustainability strategy is to be adhered to.
- 7.1.2 However, it must not be forgotten that the countryside in Powys is a working environment and cannot simply be preserved for those who choose to visit and use it for people whose livelihoods depend on progress. Despite this, a balance is needed because it is so important to remember that the landscape and scenery is the base of many tourism and leisure businesses and therefore their conservation is of crucial importance to the Powys economy. (Please also refer to the Tourism Chepter).

## Strategic Framework and Part One Justification

7.2.1 Part 1 of the UDP contains the following strategic policies relevant to leisure

## UDP SP1 - SOCIAL, COMMUNITY & CULTURAL SUSTAINABILITY

IN ASSESSING PROPOSALS FOR NEW DEVELOPMENT DUE REGARD WILL BE GIVEN TO THE NEED TO SUSTAIN AND WHERE POSSIBLE ENHANCE THE SOCIAL, CULTURAL AND LINGUISTIC CHARACTERISTICS OF THE AREA AND TO THE CONTRIBUTION THAT THE PROPOSALS CAN MAKE TOWARDS MEETING THE NEEDS OF LOCAL COMMUNITIES AND RESIDENTS,

## UDP SP9 - LOCAL COMMUNITY SERVICES AND FACILITIES

DEVELOPMENTS THAT ENCOURAGE SUSTAIN AND FACILITATE THE PROVISION DEVELORMENT PINT ENCOROGE, SOSTAIN AND PACILITIES IN APPROPRIATE LOCATIONS THROUGHOUT THE COUNTY, IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY, WILL NORMALLY BE PERMITTED, INCLUDING:

- SCHOOLS, ESPECIALLY WITH COMBINED USE FACILITIES:
- II. TELECENTRES:

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the need for recreational space and current levels of provision and deficiencies and the impact on the area. It also states the importance of safeguarding those areas already used for sport and recreation, particularly those in urban areas. Local Authorities are also advised of the need to be aware of the provision that they make for sport and recreation and the standards that they need to meet in order to justify the requests for any new land

## Leisure and Recreation Provision in Powys

- 7.4.1 Powys has the facilities to host a wide variety of both indoor and outdoor recreational activities. In addition to purpose-built facilities, Powys has the huge benefit of natural resources and thousands of miles of public rights of way. The result is that the majority of Powys residents are within easy walking distance of some form of sporting, leisure or recreational activity, be it formal or informat. However, the presence of the open countryside does not negate the desire to have facilities to the same standard that one would expect in a more urban county, despite the obvious higher resource costs per head of nouletton. head of population.
- 7.4.2 The main centres of population within Powys, the market towns, have a wide range of facilities and most have the popular ones, such as, swimming pools, rugby and soccer pitches and children's play areas. Some facilities will have reduced hours of usage, dictated by the fact that they are shared between the schools and communities. This is an acceptable compromise in areas of such low population and high cost per capital for provision, and is discussed further in Policy CS4 in the Community Chapter.
- Common land also forms an important recreational resource within Powvs 7.4.3 Common land also forms an important recreational resource within Powys. Crown Common Land is found in the old county of Radnorshire, covering nearly 4,700 hectares, over which Commissioners have granted the right of access to the public for air and exercise under the Law of Property Act 1925. Those Commons that are situated wholly or partly within a former borough or urban district also have the public right of access for air or exercise. There is also the Elan Valley in the west of the county, which has the public right of access over the whole Estate on foot, as well as forestry areas managed by the Forestry Commission over which public access on foot to tracks and rides is permitted. Hyder and the National Trust also own land over which the public have free access. Under the Countryside and Rights of Way Act 2000, a considerable portion of the county will become available for access on foot, under the provisions for access to Open Country. Open Country
- 7.4.4 One area in which the provision of existing facilities can be assessed is the provision of outdoor playing space for which the National Playing Fields Association (NPFA) has recommended minimum standards of provision. It recommends a minimum standard for outdoor playing space of 6 acres (2.4 hectares) per 1000 population, commonly known as the Six Acre Standard (2001 NPFA). This standard comprises:
  - Outdoor Sports Pitches: 4 acres (1.6 hectares) formal recreation space used for organised participative activities e.g. school playing fields, of which 3 acres (1.2 hectares) should be sports pitches; and

 Children's Play Space: 2 acres (0.8 hectares) - equipped playgrounds and play space used by children, e.g. premier play parks.

7.4.5 Applying the NPFA standard to the rural areas of the county is problematical because the standards are essentially urban-based. Even in urban areas the standards are a relatively blunt instrument as they do not lake account of local circumstances, such as the accessibility of different types of playing space by foot or other transport modes, or the availability of multi-purpose isoure centres or community schools which serve most of Powys' population, Although these centres often have outdoor play space, they provide a range of indoor facilities, including bowling greens, badminton courts and other facilities that are intensively used by local communities on a year-round basis but are not recognised by the 'outdoor' standards. Thus, whilst the standards provide a good guideline against which to measure the provision of outdoor playing space, the Council has decided that it would be inappropriate to apply them rigidly in all circumstances, Consequently, in determining the requirement for additional play space as part of a new development, or a proposal that may result in a loss of existing play space the Council shall undertake or request an assessment of the need for such facilities on a case-by-case basis. This assessment may for example highlight the need for additional or improvements to existing play facilities or open space as a result of increased demand caused by a new development. caused by a new development

## **Outdoor Playing Space**

7.6.1 It is important that school playing fields or facilities for public enjoyment are not eroded away by development pressures and that they are respected as being important in their own right. The main outdoor playing space facilities to be safeguarded are shown on the proposals map insets. Over-provision is possible in some areas, particularly where trends have moved away from, for example, organised formal recreation, but it is important that the land remains protected for some form of recreation, even if the type sport it accommodates changes. However, compelling evidence that the facility is no longer required by the community for recreation or amenity purposes will be required.

## POLICY RL1 - PROTECTION OF EXISTING OUTDOOR PLAYING SPACE

PROPOSALS LEADING TO THE PARTIAL OR COMPLETE LOSS OF OUTDOOR PLAYING SPACE THAT HAVE SIGNIFICANT RECREATIONAL OR AMENITY VALUE WILL BE REFUSED UNLESS IT CAN BE SHOWN THAT ANY OF THE FOLLOWING

- FACILITIES CAN BE BEST RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE (E.G. PROVISION OF ALL-WEATHER FACILITIES).
- 2. ALTERNATIVE PROVISION OF EQUIVALENT COMMUNITY BENEFIT IS MADE AVAILABLE
- IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THERE IS AN EXCESS OF SUCH PROVISION IN
- 4. THE NEW USE IS IN THE WIDER PUBLIC INTEREST.

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AS PART OF THE DESIGN PROCESS, THE COUNCIL WILL EXPECT DEVELOPMENT PROPOSALS TO INCORPORATE AN AREA (S) FOR PASSIVE, INFORMAL RECREATION APPROPRIATE TO THE SCALE AND TYPE OF THE PROPOSAL.

THE COUNCIL WILL EXPECT APPROPRIATE ARRANGEMENTS TO BE IN PLACE FOR THE LONG-TERM AFTERCARE AND MAINTENANCE OF THE PLAYING AND RECREATION SPACE, AND FURTHER GUIDANCE ON THIS WILL BE PREPARED AS SUPPLEMENTARY PLANNING GUIDANCE.

## roposals for New Leisure, Recreation and Arts Facilities

- The Council encourages the development or provision of new sporting facilities by both private and public sectors, and the following policy sets out the criteria against which proposals will be determined. Specific policies for golf, outdoor activity and pony trekking centres are set out in subsequent policies.
- 7.7.2 The Arts and Cultural industries in Wales generate about £1.1 billion lurnover per year and employ some 29,000 people. As well as providing jobs and generating significant income for the local economy, the Arts provide facilities of great interest to both local people and visitors to Powys. Facilities range form art galleries, theathers and museums, to sculpture trails, craft centres and musical entertainment venues. Because of the benefits that they bring to the area, new Arts developments will normally be supported
- One particular method of providing a community facility is to encourage the dual or joint use of school facilities by members of the public for recreational and community uses outside of school hours. This can provide a cost-effective means of providing facilities and allowing greater use of those already in existence. This approach has already been successful throughout Powys and has provided many towns with swimming pools and sports hall facilities whilst reducing costs to the taxpayer by increasing revenues. Policy CS4 Shared Use Of Educational Premises For Community Purposes in the Community Services Chapter explains the matter further.

## POLICY RL3 - LEISURE, RECREATION AND ARTS FACILITIES

PROPOSALS TO DEVELOP NEW LEISURE RECREATION AND ARTS FACILITIES, OR TO EXTEND, IMPROVE AND ENHANCE EXISTING FACILITIES, WILL BE PERMITTED BY THE COUNCIL WHERE THEY COMPLY WITH THE FOLLOWING

- PROPOSALS SHALL BE OF A SIZE AND SCALE COMPATIBLE WITH THE SURROUNDING ENVIRONMENT AND NEIGHBOURING LAND USES AND SHALL NOT UNACCEPTABLY ADVERSELY AFFECT:

  THE CHARACTER AND APPEARANCE OF THE LANDSCAPE, TOWNS OR VILLAGES AND THEIR SETTINGS.

  SITES AND FEATURES OF NATURE AND ARCHEOLOGICAL CONSERVATION INTEREST OR IMPORTANCE.

7.6.2 Accessible outdoor playing space is a very important aspect in the enjoyment of life and well being of communities in these days of heavy traffic and "stranger danger." Children need to have a safe play area, be it with equipment or simply an open space where they can safely run around. Children under ten years of age should not have to walk a great distance to get to a play area, and certainly not have to cross busy roads. The National Playing Fields Association (NPFA) standards will be used in determining the scale of provision or contribution to be sought from developers.

The type of play area or recreation space, and the need for particular facilities The type of play area of recreation space, and the need for particular facilities to be provided, should be a matter for a development brief on major sites and in discussions with the Local Planning Authority and will be based on various factors including the existing provision in the locality, the site's suitability in terms of gradients and localiton, etc. Various alternatives to an equipped play area exist, such as a wooded area or one that can serve as an informal kick-about or basketball area for local children area or one intal can serve as an informal nick-about or basketolal area for local critical and families. In some circumstances this may be just as useful for community enjoyment as an equipped play area. Open spaces also serve as a community meeting place, with facilities possible provided for a barbeque area, benches and shelters where people can gather. However, this raises other issues, such as lighting, fencing, noise, possible vandalism and anti-social behaviour, that aren't commonly associated with purpose-built vandatism and anti-social behaviour, that aren't commonly associated with purpose-outing play areas for the under 7.5. On larger schemes, areas can be phased with land being set aside to have equipment provided at a later date, in most circumstances, planning obligations will be used, by agreement, to achieve this. Maintenance and costs or provision of play equipment will be dealt with in the Outdoor Playing Space and Recreation Areas Supplementary Planning Guidance, which will also consider the issue of commuted sums for aftercare and maintenance.

## POLICY RL2 - PROVISION OF OUTDOOR PLAYING AND RECREATION SPACE

HOUSING DEVELOPMENT PROPOSALS SHALL INCLUDE PROVISION FOR SAFE AND ACCESSIBLE OUTDOOR PLAYING AND RECREATION AREAS AS FOLLOWS

- IN DEVELOPMENTS OF 10 OR MORE HOUSES (INCLUDING PHASED DEVELOPMENTS) CAPABLE OF ACCOMMODATING FAMILIES WITH CHILDREN, A SURVEY SHALL BE CARRIED OUT BY THE COUNCIL OR DEVELOPER TO ASSESS THE PROVISION OF EXISTING OUTDOOR PLAYING SPACE. WHERE THERE IS FOUND TO BE A SHORTFALL IN PROVISION, A PLANNING OBLIGATION WILL BE SOUGHT TO ENSURE THE PROVISION BY THE DEVELOPER OF OUTDOOR PLAYING SPACE AND FACILITIES APPROPRIATE TO THE SCALE OF THE DEVELOPMENT IN LINE WITH THE NIPS ASSENCE. NPFA STANDARDS
- IN CIRCUMSTANCES WHERE THE LOCATION OR SCALE OF DEVELOPMENT WOULD BE UNSUITABLE OR INSUFFCIENT TO ENABLE THE PROVISION OF NEW OUTDOOR PLAYING SPACE OF ADEQUATE SIZE, A PLANNING OBLIGATION WILL BE SOUGHT FOR A CONTRIBUTION TO BE MADE TOWARDS THE ENLARGEMENT OR IMPROVEMENT OF EXISTING FACILITIES. THE CONTRIBUTION WILL BE EQUIVALENT TO THE COST OF PROVIDING THE PLAYING SPACE IN LINE WITH THE NPFA STANDARDS.

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- THE AMENITIES OF EXISITING OR PROPOSED PROPERTIES OR USES PARTICULARLY IN TERMS OF NOISE, LIGHT AND HOURS OF OPERATION.
- THE QUALITY OF SERVICES. INFRASTRUCTURE AND COMMUNITY
- FACILITIES AVAILABLE TO THE LOCAL COMMUNITY

  COMMUNITY

  FACILITIES AVAILABLE TO THE LOCAL COMMUNITY

  TO THE DEVELOPMENT WOULD NOT LEAD TO THE LOSS OF A SITE ALLOCATED

  FOR OTHER PURPOSES AS IDENTIFIED ON THE PROPOSALS OR INSET
- THE ROAD NETWORK SERVING THE DEVELOPMENT SHALL BE CAPABLE OF THE ROAD NETWORK SERVING THE DEVELOPMENT SHALL BE CAPABLE OF ACCOMMODATING THE TRAFFIC GENERATED WITHOUT AN UNACCEPTABLE IMPACT ON THE AMENITIES OF ADJOINING USERS OR NECESSITATING CONSTRUCTION OF UNDESIRABLE INFRASTRUCTURE PROVISION. THE FACILITY WOULD BE SERVED BY SATISFACTORY VEHICULAR AND PEDESTRIAN ACCESS, AND IS ACCESSIBLE BY A CHOICE OF TRANSPORT

- MEANS
  SATISFACTORY LANDSCAPING PROPOSALS SHALL BE INCLUDED WHICH
  SHOULD, WHEREVER POSSIBLE RETAIN AND ENHANCE EXISTING TREES,
  HEDGES AND HABITATS IMPORTANT FOR NATURE CONSERVATION.
  PROPOSALS LOCATED IN THE OPEN COUNTRYSIDE, OUSTIDE
  DEVELOPMENT LIMITS, SHALL UTILISE AN EXISTING BUILDING IN
  ACCORDANCE WITH POLICY DC12 CONVERSION OF BUILDINGS IN THE
  COUNTRYSIDE. NEW BUILDINGS IN THE OPEN COUNTRYSIDE WILL ONLY BE
  PERMITTED IN EXCEPTIONAL CIRCUMSTANCES WHERE THEY ARE LOCATED
- ADJACENT TO AN EXISTING BUILDING (S).
  THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL
  OTHER UDP POLICIES AND IN PARTICULAR POLICY DC2 GENERAL
  DEVELOPMENT CONTROL AND DESIGN.
- 7.7.4 Proposals for the development of new leisure, recreation and Arts facilities will be judged against the above policy. Although it is important to encourage the development of new recreation and leisure facilities, it must not be at the expense of the development of new recreation and leisure facilities, it must not be at the expense of the environmental quality that exists in Powys' towns, villages and countryside, the amenaties of adjoining properties or features of conservation interest to be acceptable. It is important that the Council monitors the effects activities can have on sensitive areas - in terms of landscape, nature conservation or other environmental designations. Where problems of over-use or saturation arise, the Council will seek to work with agencies to regulate such activity with management agreements. Recreation and sports that create unacceptable environmental impacts, including noise, will be refused. Proposals must have satisfactory access and should not involve land safeguarded for other uses.

# **Outdoor Activity and Trekking Centres**

Outdoor activity and trekking centres can be a useful form of rural diversification as well providing an enjoyable facility for local people and visitors alike. Applications should be supported by full details of the type of activities proposed, indicating the level of usage of natural resources, the rights of way and highway networks and other local services and facilities. 7.8.2 Activity centres generally provide a range of outdoor pursuits, although some centres focus on a single activity only such as mountain biking, scrambling, rallying or even clay pigeon shooting. These types of activity often place intensive demands on an area's resources including its natural environment, the rights of way network, local utilities, community facilities and local amenities. It may be possible to offset some of the potential problems through management agreements. However, proposals will not be ac where they would cause demonstrable harm to the natural environment or other

7.8.3 Existing buildings should be used, wherever possible, for the centre and associated development such as stables or tack rooms. New buildings will only be permitted in exceptional circumstances where, firstly, it is not possible to convert an existing building and, secondly, the buildings would be located adjacent to existing buildings, such as a farm complex and would be sensitively designed.

# POLICY RL4 - OUTDOOR ACTIVITY AND PONY TREKKING CENTRES

PROPOSALS FOR THE DEVELOPMENT OF OUTDOOR ACTIVITY AND PONY TREKKING CENTRES WILL BE PERMITTED WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

1. PROPOSALS SHALL NOT UNACCEPTABLY ADVERSELY AFFECT THE PHYSICAL CONDITION OR SAFETY OF USERS OF PUBLIC RIGHTS OF WAY AND THE HIGHWAY NETWORK, AND SHALL HAVE ACCEPTABLE ACCESS TO AN ADEQUATE NETWORK OF OFF-ROAD ROUTES.
2. THE PROPOSAL SHALL UTILISE AN EXISTING BUILDING IN ACCORDANCE WITH POLICY DC12 CONVERSION OF BUILDINGS IN THE COUNTRYSIDE NEW BUILDINGS WILL DUTY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES WHERE THEY WOULD BE OF APPROPRIATE DESIGN AND LOCATION AND IT IS NOT POSSIBLE TO CONVERT AN EXISTING BUILDING, NEW BUILDINGS SHALL BE LOCATED ADJACENT TO AN EXISTING BUILDING(S).
3. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL OTHER RELEVANT UNITARY DEVELOPMENT PLAN POLICIES AND IN PARTICULAR POLICIES RL3 RECREATION AND LEISURE FACILITIES AND DC2 GENERAL DEVELOPMENT CONTROL AND DESIGN.

7.9.1 Golf is an increasingly popular game and clubs are widening their membership to be more accessible to all. However, although golf courses lend to be extremely well managed, they do have a large impact on the nature and environment of their surroundings. By definition, golf courses typically tend to be in the open countryside or at least on the edge of town. Although usually very neat and well tended, the courses can be visually obtrusive simply because their manicured took is so very different to the surrounding countryside. In addition, there is also the issue of landscaping and large buildings for a clubhouse and changing facilities as well as car parks. Golf courses do provide a useful resource for local people and visitors alike and therefore appropriate new developments may be acceptable where they are designed in a sensitive manner.

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- Valuable existing natural and topographical features should not be adversely affected and should be incorporated within the layout and design of the course. New sensitive landscaping should also be undertaken including the creation of wildlife habitats and the planting of indigenous trees and plants appropriate to the area and its surroundings. Proper aftercare and management should be undertaken where new habitets or landscapes are created.
- In determining any planning application, the Council will consider a range of
- The effects of the development on the hydrology of the local area;(see Policy DC16- Protection Of Water Resources).

  The loss of important agricultural land and Ihreat to farm viability;(see Policy ENV1 Agricultural Land).

  - The risk of pollution to local watercourses.
    The incorporation of existing rights of way,
    Intended illumination and its impact on the local environment.
    Safety measures to avoid the dangers from air-borne golf balls,
- 7.9.6 In particular, a condition will be attached to any grant of planning permission to ensure that any irrigation undertaken shall use a private water supply. This is because Dwr-Cymur Welsh Water is not obliged to supply non-domestic purposes in order to protect the interests of its domestic customers.
- 7.9.7 Essential buildings required for the operation of the golf course should only include the clubhouse and ancillary buildings used for the storage of maintenance equipment. These buildings will be preferably derived from the conversion of existing appropriate buildings, but where new would be acceptable, they should be of a small scale and be sensitively designed and located with respect to existing buildings and / or the surrounding landscape. Any grant of planning permission may be made subject to a planning condition to control the use of all buildings and any other matters that the Council may deem necessary.
- 7.9.8 Other buildings and facilities which are unrelated to golf and therefore non-essential will not be permitted. In particular, housing developments which are proposed as part of the development in order to raise additional finance will not be permitted, unless acceptable under other policies within this plan.

#### 7.10 Rights of Way and Tourist Trails

- 7.10.1 Powys contains approximately 10,500 public rights of way, the total length of which is just over 10,000 kilometres. (The Brecon Beacons National Park has approximately 1,500km of paths, albeit out of the Plan area). These include some 7,800 footpaths, 1,950 bridleways and 700 Roads Used as Public Paths (RUPPS) and Byways Open to All Traffic (BOATs). The remainder of RUPPS will become Restricted Byways
- 7.10.2 This network is used by many different groups including walkers, mountain bikers and horse riders and is a valuable tourism and recreational resource, as well as being a practical and historical way to get from A to B. It is also, of course, an important

7.9.2 The Sports Council for Wales suggests a requirement of one golf course per 25,000 people. Powys currently has five 18-hole golf courses and seven 9-hole courses in addition to this there are also courses lying very close to the UDP area that also serve the Powys population. There are therefore no problems with under-provision of golf courses in Powys.

### POLICY RL5 - GOLF

THE COUNCIL WILL PERMIT THE DEVELOPMENT OF GOLF COURSES AND DRIVING RANGES WHERE THEY COMPLY WITH THE FOLLOWING CRITERIA:

- THE PROPOSED DEVELOPMENT SHALL NOT INVOLVE EARTHMOVING OF A SCALE THAT WOULD DETRACT FROM THE CHARACTER OF THE
- SCALE THAT WOULD DETRACT FROM THE CHARACTER OF THE LANDSCAPE, 2. EXISTING NATURAL, LANDSCAPE, ARCHAEOLOGICAL AND TOPOGRAPHICAL FEATURES SHALL NOT BE UNACCEPTABLY ADVERSELY AFFECTED AND SHALL BE INCORPORATED WITHIN THE LAYOUT AND DESIGN OF THE PROPOSAL
- PROPOSAL ALL BUILDINGS REQUIRED BY THE DEVELOPMENT SHALL BE ESSENTIAL TO ITS OPERATION AND SHALL WHEREVER POSSIBLE UTILISE AN EXISITING BUILDING IN ACCORDANCE WITH POLICY DC12 CONVERSION OF BUILDINGS IN THE COUNTRYSIDE. PROPOSALS WHICH INCLIDE THE DEVELOPMENT OF NEW BUILDINGS SHALL WHEREVER POSSIBLE BE LOCATED ADJACENT TO AN EXYSTING BUILD RIM FOR
- NEW BUILDINGS SHALL WHEREVER POSSIBLE BE LOCATED ADJACENT TO AN EXISTING BUILDING(S).

  THE PROPOSED DEVELOPMENT SHALL RETAIN AND ENHANCE EXISITING HABITATS IMPORTANT FOR NATURE CONSERVATION. NEW HABITAT CREATION REFLECTIVE OF THE FEATURES AND CHARACTER OF THE LOCAL ENVIRONMENT AND LANDSCAPE SHALL BE UNDERTAKEN. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL OTHER POLICIES OF THE UDP AND IN PARTICULAR POLICY RL3 RECREATION AND LEISURE FACILITIES.
- THE PROPOSED DEVELOPMENT SHALL SEEK TO MINIMISE ANY IMPACT ON LOCAL RIGHTS OF WAY AND SHALL RETAIN THE EXISTING ROUTES AND CHARACTER OF SUCH PATHS AS FAR AS POSSIBLE
- 7.9.3 According to the Sports Council, a typical 18-hole golf course requires approximately 120 acres (48.6 hectares) of land. Given the size and manicured nature of golf courses, as well as the risk of pollution from using fertilisers and the effects on drainage and water supply, the impact upon the landscape and environment can be great. Government guidance stresses that golf courses should be located and designed to ensure harmony with the surrounding countryside and that they should also conserve the natural environment. Therefore the Council will ensure that the utmost regard is paid to the proposed development in terms of its impact upon the landscape and environment in general. Due to the nature of such a land use, developers may be requested to produce an Environmental Statement to examine in detail the environmental effects and implications of the proposed development.

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resource in the drive towards sustainability with the potential for the use of mechanised forms of transport to be reduced in favour of natural propulsion, especially as fuel costs rise. The availability of public rights of way, particularly for shorter journeys will be even more important if people revert to choosing to walk, cycle or ride horses, rather than using their cars

## POLICY RL6 - RIGHTS OF WAY AND ACCESS TO THE COUNTRYSIDE

SUBJECT TO OTHER POLICIES IN THIS PLAN, THE COUNCIL WILL ENCOURAGE APPROPRIATE PROPOSALS THAT IMPROVE ACCESS TO AND ENJOYMENT OF THE COUNTRYSIDE BY THE PUBLIC, INCLUDING PERSONS WITH LIMITED MOBILITY, IN PARTICULAR THE COUNCIL SUPPORTS THE:

- DEVELOPMENT OF THE EXISTING RIGHTS OF WAY NETWORK THROUGH CIRCULAR ROUTES, LOCAL WALKS, LINKS AND OTHER TRAILS, PARTICULARLY THOSE RELATED TO RECREATIONAL SITES, CAR PARKS, PICNIC AREAS, ETC.

   IMPROVEMENT OF OPPORTUNITIES FOR ACCESS BY THOSE WITH SPECIAL
- NEEDS:

- NEEDS;
  CONTINUED MAINTENANCE AND ENHANCEMENT OF EXISTING RIGHTS OF WAY, INCLUDING SIGN POSTING AND WAYMARKING.
  THE RECREATIONAL USE OF EXISITING ROUTES IN PRIVATE OWNERSHIP, SUCH AS CANAL TOWPATHS, REDUNDANT RAILWAY LINES, ETC, CREATION OF NEW RIGHTS OF WAY WITHIN PROPOSED DEVELOPMENTS WITH LINKS TO THE EXISTING NETWORK.
  SAFEGUARDING FROM DEVELOPMENT OF CANAL TOWPATHS, DISUSED RAILWAYS OR SIMILAR FORMS OF TRADITIONAL TRANSPORT ROUTES.
  DEVELOPMENT WILL BE PERMITTED PROVIDED THAT IT CAN BE SHOWN THAT THE DEVELOPMENT WILL NOT PREJUDICE THE POTENTIAL REUSE OF THE FORMER TRANSPORT ROUTE.
- 7.10.3 A variety of opportunities exist for increasing access to the countryside for its enjoyment, appreciation and awareness. The Council, in partnership with the CCW and Community Councils, amongst others, will seek to improve and enhance the public rights of way network. Proposals such as circular walks or nature trails are encouraged, and have been developed by the Council in various towns and willages. Nevertheless proposals will be assessed against their impact on the landscape, historic, nature conservation and archaeological interests and should be acceptable to local communities. In the past, single developments have prevented or seriously inconvenienced the progressing of such projects along old transport routes such as disused railway lines and canal towpaths. These old transport routes tend to be relatively flat and direct and therefore their use in the future as leisure or everyday means of transport is important and they should be retained. In addition to these, Powys has Regional and National Trails, and decidated cycle trails, the main ones being listed above. The traditional network of public rights of way also provides important links with these promoted routes.

7,10.4 The Countryside Service within the County Council manages the Public Rights of Way Network. They have outreach workers in Knighton and Machynlieth for the Offa's Dyke Path and Glyndwr's Way National Trails respectively. Local Authorities and CCW both promote the use and enjoyment of National Trails, Local Authorities also actively develop and promote and associated range of regional trails, typically managed to the same standards as National Trails. They are recognised as being important attractions for the area for tourists as well as being a valuable source of pleasure and practicality for local people.

7.10.5 These trails present many opportunities for small-scale and sensitive tourism development. Small-scale recreation developments including picnic areas, information boards and appropriate car parking may be acceptable in association with these routes if they have no unacceptable effects. However, the trails pass through extremely sensitive and scenic landscapes, as well as areas of nature conservation and archaeological importance. Development proposals will be considered by the Council against their impact upon these features and interests of acknowledged importance. These types of development are addressed into Tourism Content (Stip Pilan). development are addressed in the Tourism Chapter of this Plan.

7,10.6 In addition to the rights of way network, opportunities for increasing public access to the countryside also arise elsewhere. Indeed, Policy ROW3 of the Council's Access and Rights of Way Strategy, 1995 states that, "The County Council will work with others to co-ordinate the promotion of public rights of way and areas of public open access within Powys". The strategy states that Forest Enterprise have to do the following when they are considering proposals for the sale of woodlands: "In addition to their policy of permitting open access on foot and bicycle to their forest estate, Forest Enterprise (FE) are also legally obliged to give Local Authorities the opportunity to take up an access agreement with the FE ... to allow free public access on foot to tracks and rides within the woodland". This obligation transfers to all subsequent owners. Access agreements have been successfully used in Powys and the Council supports, through its Strategy, the further use of agreements particularly where public access is already being enjoyed.

7\_10,7 The Countryside & Rights of Way Act 2000, has important consequences for

- Allowing for the designation of "open country" (mountain, moor, heath and downland) as "access land" where the public will have statutory right of access. The Countryside Council for Wales (CCW) is responsible for its inclusion on Draft and Provisional Maps, with the Welsh Assembly Government managing the final publication of Conclusive Maps of Open Country. Local authorities are charged with the monitoring, facilitating and enforcing. The designation process has started with first draft maps published, although it may take around 4 or so years to complete through to Conclusive Map stage.

  Designating rural commons as access land, so there will be rights of access on all Common Land.
- Common Land.
- The Act also introduced a significant number of new duties and powers in respect of rights of way. One significant new duty placed upon the Council by the Act is to set up at least one Local Access Forum by the start of 2003. The Forum/s will have the role on advising the Council on access issues.

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schemes, including provisions for the proper maintenance of facilities, control of activities and safety procedures in order to protect the environment and other uses of the water

# POLICY RL8 - WATER BASED RECREATION

PROPOSALS FOR THE USE OF LAKES, RESERVOIRS AND/OR RIVERS FOR WATER BASED RECREATION AND ASSOCIATED FACILITIES WILL NORMALLY BE PERMITTED PROVIDING THAT THEY:

- 1): ARE OF A SCALE, TYPE AND DESIGN APPROPRIATE TO THE LOCATION AND SETTING
- SETTING.
  SAFEGUARD AND, WHERE POSSIBLE, ENHANCE THE ECOSYSTEM.
  ARE SITED AND DESIGNED TO AVOID UNACCEPTABLY ADVERSELY
  AFFECTING INTERNATIONAL, NATIONAL OR LOCAL NATURE CONSERVATION
- WILL NOT GIVE RISE TO UNACCEPTABLE LEVELS OF NOISE, NUISANCE OR
- 4. WILL NOT GIVE RISE TO UNACCEPTABLE LEVELS OF NOISE, NUISANCE OR LOSS OF AMENITY FOR OTHER USERS OR FOR ADJACENT USES, ESPECIALLY RESIDENTIAL.

  ACCESS, SERVICING, TURNING AND PARKING PROVISION, AND CONVENIENTLY LOCATED IN RELATION TO THE ROAD NETWORKS.

  ARE PROPERLY INTERGRATED WITH AND SAFEGUARD OTHER RELEVANT USES.

## Allotments

7.13.1 With increasing globalisation and agricultural production, allotments have lessened in their importance as an essential way to feed the nation, but their importance as a means of recreational enjoyment and producing good quality food has not diminished, in addition to this, the movement lowerds organic production and sustainability issues about growing produce locally has meant that the tide is turning back towards allotments and the benefits that they provide. Therefore the following policy is proposed to safeguard them for the community where they still provide a valuable resource.

## POLICY RL9 - THE SAFEGUARDING OF ALLOTMENTS

THE LOSS OF ALLOTMENTS TO OTHER FORMS OF DEVELOPMENT WILL BE OPPOSED UNLESS IT CAN BE PROVEN TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THEY ARE NO LONGER REQUIRED AS ALLOTMENTS BY THE LOCAL COMMUNITY.

### POLICY RL7 - LONG DISTANCE RIGHTS OF WAY

PROPOSALS FOR APPROPRIATE RECREATIONAL FACILITIES DEVELOPED IN ASSOCIATION WITH THE FOLLOWING TRAILS WILL BE PERMITTED WHERE THEY WOULD ENHANCE THE ENJOYMENT OF THEM BY THE USERS WITHOUT HAVING ANY UNACCEPTABLE ADVERSE EFFECTS ON THE ROUTES OR THEIR SETTINGS AND WHERE THEY WOULD COMPLY WITH OTHER RELEVANT POLICIES IN THIS

- THE OFFA'S DYKE PATH
- GLYNDWR'S WAY
- WYE VALLEY WALK.
  THE SEVERN WAY.
  LON LAS CYMRU.
- KERRY RIDGEWAY

- ANN GRIFFITHS WALK.
  PERERINOD MELANGELL.
  SUSTRANS CYCLE TRAIL; AND
  ALL OTHER RECOGNISED ROUTES.

## The Montgomery Canal

The Montgomeryshire Canal is a particularly important attraction within Powys and forms a major part of Powys' long term Tourism strategy. Therefore it is dealt with in the Tourism Chapter.

- 7.12.1 There is considerable pressure from many differing interest groups upon water resources of all types to provide space, time and facilities for water based recreational activities. Conflicts can and do occur, most commonly between those who wish to enjoy the quiet enjoyment of the landscape and those who participate in noisy sporting activities. Segregation of activities can be effective if parties are willing to compromise, though this can cause some resentment, especially where a facility appears to be poorly
- 7.12.2 Water based recreation has great implications for nature conservation. There are references in the Environment Chapter to the importance of the county for certain species of water birds and mammals, some of which are resident and some armigratory. Special consideration also needs to be given to safeguarding water quality both for wildlife and where the water body is being used for public water supplies.
- Water based recreation is further complicated by issues of ownership and rights, of which there are a range. There is clearly a need for management and negotiation with those who have interests in water supplies, nature conservation and recreation interests. The following policy is directed towards this matter. Water based recreational developments and uses should be subject to properly agreed management

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8.1

# 8: Community Services

B.1.1 Community services play an intrinsic role in the life of the County's communities and warrant specific planning policies that reflect their importance as a valuable focal point of Community life. These can include educational, childcare, health and welfare provision as well as the services and activities of social, community, voluntary and religious groups. Similarly libraries, community art centres, cinemas, theatres and clubs also play an important social and cultural role across Powys. Maintaining and improving access to these services and facilities adds to the quality of life within Powys by enabling individuals, groups and communities to participate fully in the area where they live. This is particularly important amongst small isolated settlements, where opportunities to increase service provision maybe limited. Therefore continued availability of premises for community uses is also of importance for maintaining strong rural communities.

Public consultation on the UDP Key Issues highlighted that there is a strong interest in maintaining and improving existing community services and facilities. The availability and access to these is considered to be an important economic, social and

## 8.2.1 Strategic Framework and Part One Justification

Part One of the UDP set out the following relevant strategic aims:

- To support and improve community services and facilities e.g. rural schools, sub-post offices, GP's surgeries, neighbourhood shops, local businesses and community hospitals;
- To strengthen communities and promote social inclusion for all
- In seeking to improve access to facilities, the County Council will ensure that 8.2.2 In seeking to improve access to facilities, the County Council will ensure that existing premises used for community uses are retained wherever possible, and will also support the shared use of school facilities where there is a shortage of suitable facilities for community use. Through the UDP, the Local Planning Authority will facilitate the delivery of efficient and high quality services by supporting the strategies of organisational bodies that are responsible for delivering such services. These include Powys Health Care (NHS) Trust and Powys Health Authority, Dyfed-Powys Police, Mid and West Wales Fire Brigade and Powys County Council itself which is responsible for the provision of education, libraries and social services.
- 8.2.3 Consequently, Strategic Policy PCC UDP9 seeks to facilitate the continued availability and enhancement of community services across Powys in accordance with the UDP's Sustainable Strategic Settlement Hierarchy. This is designed to locate new developments in a sustainable manner taking into account of the size and number of services within each settlement. In doing so, it is hoped this will help to counter social

exclusion and promote the County as an attractive and sustainable place in which to live

UDP SP9 - LOCAL COMMUNITY SERVICES AND FACILITIES

DEVELOPMENTS THAT ENCOURAGE, SUSTAIN AND FACILITATE THE PROVISION OF LOCAL COMMUNITY SERVICES AND FACILITIES IN APPROPRIATE LOCATIONS THROUGHOUT THE COUNTY, IN ACCORDANCE WITH THE COUNCIL'S STRATEGIC SETTLEMENT HIERARCHY, WILL NORMALLY BE PERMITTED, INCLUDING:

- SCHOOLS, ESPECIALLY WITH COMBINED USE FACILITIES; TELECENTRES; COMMUNITY HALLS;

- IV. SUB POST OFFICES, LOCAL SHOPS AND PUBS
- V. COMMUNITY HOSPITALS AND DOCTOR'S SURGERIES; VI. EMERGENCY SERVICES; VII. COMMUNITY OR SOCIAL FACILITIES; AND / OR VIII. PLAYING FIELDS & PLAY AREAS.

### 8.3 National Planning Policy and Guidance

- 8.3.1 Unlike most other aspects of land use planning. The Welsh Assembly Government has not yet issued detailed guidance and advice to Local Authorities as to how they should provide for the land and facility needs for community services. Nevertheless, Planning Policy Wales (2002) indicates that Unitary Development Plans should take account of social considerations relevant to land use issues, and should make provision for land for schools and higher education, as well as places of worship and other computing the cliffie. and other community facilities.
- 8.3.2 The Council may also, subject to central Government regulation, seek to provide necessary community service facilities as part of large development schemes through planning obligations and legal agreements as empowered by Section 106 Town and Country Planning Act 1990 and the Planning and Compensation Act 1991.

## Land Identified for Community Purposes

8.4.1 It is the aim of the UDP to support the County Council's Corporate Policy (2000-03) of promoting social inclusion and an equality of opportunity by ensuring that all groups have good access to and a sufficient supply of buildings for community use to meet their differing needs. In its capacity as a planning authority, the Council actively encourages proposals that enhance the provision of premises specifically for community services and facilities. In preparing the UDP, the Planning Authority has consulted with a number of external organisations, including Community Councils, Health and Fire Authorities, and this has revealed aspirations for the provision of new premises or facilities in several settlements. Where plans for the development of these facilities are advanced and committed, for instance planning permission may have been granted, these sites are committed, for instance planning permission may have been granted, these sites are identified on the inset maps to protect them from other uses. Further details on such proposals are found in the settlement descriptions accompanying the inset maps.

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services providing access to nearby facilities can also be considered as part of this process. Details of the nature and scale of these planning agreements is outlined in Policy DC1 of the Development Control Chapter.

8.6.3 In such circumstances, the County Council will require new facilities to be located within areas accessible by a variety of transport modes, so as to support the Councils commitment of creating sustainable communities. Additionally, to ensure the widest use of community premises, attention will be paid to the provision of access and facilities for disabled people, elderly people and others groups with impaired mobility.

## POLICY CS3 - ADDITIONAL DEMAND FOR COMMUNITY FACILITIES

WHERE THE LOCAL PLANNING AUTHORITY CONSIDERS THAT THE SCALE OF A WHERE THE LOCAL PUNNING AUTHORITY CONSIDERS THAT THE SCALE OF A NEW DEVELOPMENT PROPOSAL IS SUCH THAT IT WOULD CREATE THE NEED FOR NEW OR UPGRADED COMMUNITY FACILITIES, A PLANNING CONDITION WILL BE ATTACHED TO ANY GRANT OF CONSENT, OR THE APPLICANT WILL BE REQUESTED TO ENTER INTO A PLANNING OBLIGATION, TO ENSURE THE PROVISION OF OR CONTRIBUTION TOWARDS, THE NECESSARY FACILITIES. THE COUNCIL WILL EXPECT THE NEW FACILITIES TO BE PROVIDED EITHER PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT OR CONCURRENTLY WITH IT.

- 8.7.1 The shared use of halls and community premises is one way in which services can be made available to a greater number of residents. This often proves to be a cost effective way of developing social, cultural, and religious, welfare, advice or supplementary educational activities in areas where there is a shortage of suitable
- 8.7.2 Similarly, schools and other educational establishments contain recreational facilities and other resources, such as sports halls, swimming pools, craft studios and music rooms, which could be used in addition to existing community facilities. The Council considers that the shared use of facilities is particularly important in remoter areas of Powys where the expansion of service provision is financially constrained. In Powys, the Council has encouraged shared use of facilities at strategic/key locations and the development of the "Community School", whereby several community activities operate on one site during and out-of-school hours. The "Community School" approach has proven to be successful at creating opportunities for expanding the availability of community facilities. At a more local level the same benefits can be achieved through the use of primary school facilities, but this can be impeded by insurance or supervisory constraints.
- 8.7.3 Therefore, the County Council will positively support the multiple uses of existing community facilities and supports the continued availability of educational premises for community uses, provided that the local management allows for this and as long as educational interests are not impaired

## POLICY CS1 - LAND SAFEGUARDED FOR COMMUNITY FACILITIES

THE COUNCIL WILL PERMIT THE DEVELOPMENT OF NEW COMMUNITY FACILITIES AND SERVICES IN APPROPRIATE LOCATIONS THAT ARE ACCESSIBLE BY A CHOICE OF TRANSPORT MEANS, WHERE FIRM PROPOSALS FOR FACILITIES EXIST, THESE SITES ARE SHOWN ON THE PROPOSAL MAP INSETS AND WILL BE SAFEGUARDED FROM OTHER USES.

## 8.5 Protecting existing community facilities and services

8.5.1 To ensure that residents throughout the County have access to a wide range of community facilities, the Council will seek as far as possible, to safeguard existing community premises from redevelopment. Consideration may be favourably given for proposals involving the loss of an existing facility where the applicant is able to demonstrate that adequate atternative provision exists or is to be provided within the local area, or is made available elsewhere and is satisfactority accessible.

# POLICY CS2 - PROTECTING EXISTING COMMUNITY FACILITIES & SERVICES

THE LOSS OF PREMISES, OR PARTS OF PREMISES, USED FOR COMMUNITY PURPOSES, INCLUDING MEETING HALLS AND PLACES OF WORSHIP WILL GENERALLY BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT:

- THE PREMISES ARE NO LONGER APPROPRIATE OR REQUIRED FOR COMMUNITY USE
- COMMUNITY USE.

  ALTERNATIVE SOLUTIONS TO SUPPORT THE LONG TERM USE OF THE FACILITY FOR THE COMMUNITY HAVE BEEN ADEQUATELY EXPLORED WHERE APPROPRIATE E.G. SHARED USE, COMMUNITY OWNERSHIP, APPROPRIATE ALTERNATIVE PROVISION EXISTS OR IS AVAILABLE ELSEWHERE IN A LOCATION THAT IS OF SATISFACTORY ACCESSIBILITY TO THE COMMUNITY AFFECTED.

### Community Facilities and New Development

- 8.6.1 In some instances, new development and in particular new housing may place a greater demand on local community facilities because of the additional users. It is likely to generate. When considering such proposals, the Council will assess whether there is a requirement for additional or improved essential community facilities as a result of the development. This will also ensure that no gaps in the provision of education, leisure or social service facilities occur as a result of new residential or other developments.
- 8.6.2 Examples of the demand created for such essential facilities include dental surgeries, education facilities, a new branch library, community hall or GP Premises. Where appropriate, planning obligations will be sought to ensure that the development will provide adequate community facilities, or will secure satisfactory access to existing facilities. Contributions towards the upgrading of existing public or community transport

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# POLICY CS4 - SHARED USE OF EDUCATIONAL PREMISES FOR COMMUNITY

THE COUNCIL WILL PROMOTE THE SHARED USE OF EDUCATION FACILITIES, AND WILL SUPPORT THE IMPROVEMENT OF EXISTING FACILITIES SO AS TO ENABLE AND MAXIMISE SHARED USE, SUCH ARRANGEMENTS WILL BE SUPPORTED WHERE THIS WOULD NOT:

- IMPAIR THE EDUCATIONAL ROLE OR MANAGEMENT OF THE SITE.
   LEAD TO A LOSS OF AMENITY TO ADJOINING RESIDENTIAL AND OTHER USES.
- 3. BE CONTRARY TO OTHER RELEVANT UDP POLICIES.

#### Educational Development 8.8

- The County Council, in its capacity as the Local Education Authority, has a statutiony duty to secure the provision of primary and secondary education. It also recognises and supports the important role and contribution that various other forms of education make to the quality and choice of educational opportunities available in the Courty. Collectively, these make an important contribution to local employment and economic activity both directly and indirectly.
- 8.8.2 The UDP's Sustainable Strategic Settlement Hierarchy emphasises the importance of locating new residential developments within reasonable travelling distance of existing educational establishments. Similarly, new or expanded education Consume content of examine transmissions. Similarly, new or expanded education facilities should be provided at locations convenient to the main residential areas. Therefore, the Council recognises that where there is a need for the expansion or improvement of existing facilities, future educational developments should take into account the Council's Strategic Sustainable Settlement Hierarchy and other relevant policies in the Plan.

# POLICY CS5 - EDUCATIONAL DEVELOPMENT

PROPOSALS FOR THE EXTENSION OR IMPROVEMENT OF EXISTING SCHOOLS AND OTHER EDUCATION FACILITIES OR THE PROVISION OF NEW FACILITIES WILL BE SUPPORTED WHERE LOCATED IN ACCORDANCE WITH THE COUNCIL'S SUSTAINABLE STRATEGIC SETTLEMENT HIERARCHY, AND ARE IN ACCORDANCE WITH THE OTHER POLICIES AND PROPOSALS IN THIS PLAN.

## Health Care Development

The Council recognises the social benefits of accessible medical and health facilities to the community, not least to promote social inclusion, which is a key objective of the County Council. Through the UDP the Council will support the Local Health Authority and other health providers in the development of service proposals that best Sustainable Strategic-Settlement Hierarchy.

**Community Care** 

POLICY CS6 - HEALTH CARE DEVELOPMENT

POLICY CS7 - COMMUNITY CARE PROVISION

meet local needs. Accordingly, the Council supports proposals that are designed to improve access to facilities and provide services locally.

8.9.2 Although the UDP has not allocated any land for future health care related development, the Council will work closely with the health providers over future plans. The location of any new health care facilities will be required to take account of the Council's

THE COUNCIL WILL SUPPORT THE DEVELOPMENT AND IMPROVEMENT OF EXISTING SITES FOR HOSPITALS, HEALTH CENTRES, DAY CENTRES, CLINICS AND SURGERIES, THE COUNCIL WILL ALSO SUPPORT HEALTH CARE PROVIDERS WITH THE IDENTIFICATION OF NEW SITES AND PREMISES, WHERE THEIR LOCATION COMPLIES WITH THE COUNCIL'S SUSTAINABLE STRATEGIC SETTLEMENT HIERARCHY, AND OTHER POLICIES OF THIS PLAN.

Social care encompasses a wide range of services such as supporting young and adults older people people with learning disabilities, mental health

8.10.1 Social care encompasses a wide range or services such as supporting your children and adults, older people, people with learning disabilities, mental health problems, physical and sensory disabilities, Recent transformation in the delivery of care as a result of the decentralisation of social care provision has seen a move away from larger developments in favour of more domestic scale accommodation within communities so that residents might live as ordinary a life as possible. However,

appropriate accommodation and facilities will still be required for those receiving care and their carers. As such the different requirements of each group need to be reflected in the land use policies of the Council.

THE COUNCIL WILL SUPPORT PROPOSALS FOR THE PROVISION OF DOMESTIC SCALE ACCOMMODATION FOR THE PURPOSE OF SUPPORTED LIVING AND RESIDENTIAL CARE HOMES THAT ARE IN ACCORDANCE WITH THE COUNCIL'S SUSTAINABLE STRATEGIC SETTLEMENT HIERARCHY, AND OTHER POLICIES IN

9: Energy

- 9.1 By the time the land use planning system (much as we now know it) had been introduced through the 1947 Town and Country Planning Act, the National Grid had become established and electricity generation largely centralised. Whilst coal was common as a heating fuel, this too was not locally derived (other than in the very south of the County around Ystradgynlais). There were virtually no issues that related to energy supply or transmission that fell within the auspice of the Local or even County Planning Authority. It wasn't until the 1980's that decisions in respect of coal mining were made at County level.
- 9.1.2 With the introduction of the Non-Fossil Fuel Obligation in the 1990s, electricity generation started to be undertaken in units small enough to come under the threshold that took them out of Department for Trade and Industry control and into the Local Planning system. When applications for wind farms started to be submitted Local Planning Authorities were often unprepared with no history of involvement in energy issues.
- 9.1.3 We now have a situation, particularly in Powys, where wind energy has moved into the realms of the familiar and polices have been tested through experience. Energy issues have become a vital part of environmental protection strategies over recent years now that "chimate change" associated with "greenhouse" gas emissions has been accepted by the majority of world governments. Local Authorities have been urged to play their part in promoting the rational use of energy and the promotion of renewable forms of production.

## Strategic Framework and Part One Justification

Part One provides the following strategic aims and policy relevant to this chapter:

- to promote energy conservation and efficiency; and
- q) to encourage appropriate energy generation from renewable sources.

### UDP SP12 - ENERGY CONSERVATION & GENERATION

- ALL DEVELOPMENTS SHOULD DEMONSTRATE THAT ENERGY CONSERVATION AND EFFICIENCY MEASURES HAVE BEEN CONSIDERED AND, WHERE PRACTICABLE, INCORPORATED.
- B) APPROPRIATE PROPOSALS FOR ENERGY GENERATION FROM RENEWABLE SOURCES WILL NORMALLY BE APPROVED PROVIDING

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- THAT THEY MEET THE LANDSCAPE, ENVIRONMENTAL, AMENITY AND OTHER REQUIREMENTS SET OUT IN THE OTHER POLICIES OF THIS PLAN. This chapter is concerned primarily with part b) of this policy although part a) is mely important and will run through all development proposals. Energy conservation s will be developed through supplementary planning guidance and are also addressed in the other chapters.
- $9.2.2\,$  This chapter deals with energy generation through all sources, it develops the Part 1 theme that renewable energy projects are to be encouraged and supported unless there are sound reasons to the contrary.

## National Planning Guidance

9.3.1 Planning Policy Wales (2002) contains the most recent planning advice from the NAIW on energy, albeit in draft form. It reiterates the Government's general aims of ensuring the energy needs of society are satisfied, consistent with protecting the local and global environment. Specific guidance on Renewable Energy is contained within TAN8 (November 1996), although this is likely to be updated shortly.

## National and International Targets for Renewable Energy

- The Kyoto Protocol on Climate Change established targets for reduction in 9.4.1 The Kyolo Protocol on Climate Change established targets for reduction in carbon emissions to the atmosphere at an international and national level. There has been quite some debate over recent years as to how such national targets could be translated to the level of an individual local authority and there is, as yet, no solution to this problem. This Council has taken the view that it has the responsibility to accommodate and indeed promote renewable energy within reasonable limits that it has established (or intends to establish) following a reasonand assessment of the known resource and other environmental and current relevant constraints. The Council (in partnership with the Welsh Passabonnersh Appears Wales DPET Crimus the Drift Fox Valley Partnership and Powys. environmental and current relevant constraints. The Council (in partnership with the velocity Development Agency, Wales OPET Oymru, the Dyft Eco Valley Partnership and Powys Energy Agency) has been accepted into the "Renewable Energy Partnership" of the European Union following the signing of a commitment to strive to see as much energy generated in the County from renewable sources as is used in total. The pledge also gave specific targets for the various technologies;
  - 5,000 sq.m of solar water collectors 100 kWp of PV installations.
  - 20 new hydro schemes.

  - 2 schools healed by wood fuel. 2 wood fuel diskrict healing schemes. 50 individual homes heated through woodchip or pellets. 2 other large non-domestic wood fuel healing systems.

  - 5 new anaerobic digesters.

  - Facilitating community participation in wind power development/s. Providing, through the Energy Agency, a forum for the dissemination of information on all aspects of renewable energy and energy efficiency. A set of objectives for the rational use of energy developed by the Energy
  - Agency in consultation with partners

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The establishment of base data for energy use and resources in the County 9.4.2 These targets will only be met through active promotion of the schemes and the land-use planning policies set out in this plan are designed to help facilitate the achievement of these objectives, it will be noted that the policies do not represent a charter of the development of renewable energy schemes under any circumstances. The Council believes that it has developed a strategy that will see its renewable energy resources developed in the most appropriate and sustainable way.

#### 9.5 Other Trends in Energy Production

- 9.5.1 Coupled with this move towards renewable energy production has been a general shift towards electricity generation in smaller units although this is not yet a firmly adopted or widely accepted phenomenon and has not yet seen many fossil fuel generation units requiring planning permission from the Local Planning Authority. Whilst this may never prove to be the case, this Council feels that it is wise to anticipate that it may come to be during the life of this plan. It may be particularly likely in the form of combined heat and power plant or energy from waste (not considered here to be a renewable form of energy).
- 9.5.2 It is intended that the analysis and policy development will reflect the varying types of technology rather than necessarily concentrating on fuel "source". Most of the larger scale of projects will require a formal, statutory Environmental Impact Assessment but the smaller proposals may also need to examine the same sort of issues.
- Electricity Production combustion processes with steam or hot gas
- The technology tends to suggest a larger scale of development but in order to In a termology tends to suggest a targer scale or development but in order to provide an atternative means of definition, this category is likely to be above 5 MW capacity. This scale of electricity production does not exist in Powys at present although there is a current planning application for such a proposal on a site adjacent to the sawmills at Newbridge-on-Vye. Whatever the fuel source (fossil or renewable) the requirement for fuel would be considerable and the plant and chimney/ies involved would be of a scale that would be very significant in rural Wales terms
- 9.6.2 Given the availability of fuel and the current transport infrastructure, there would be little reason for Powys to be chosen as a location for a fossil fuel power station in this range except possibly in the Ystradgynlais area where coal is near to hand (although the low volatile anthractle coal is not currently used as an unblended product in any UK power station). The Ystradgynlais area would be an unsuitable location for a coal-fired power station for other reasons including its relationship with and impacts upon an area that is inlensely urbanised and its proximity to the boundary of the Brecon Beacons National
- 9.6,3 The most likely fuel by far is wood and indeed this is confirmed by the planning application for a power plant near Newbridge-on-Wye that remains outstanding at the time of writing. The County Council considers that proposals above approximately 5 MW would be unlikely to be acceptable in that they would necessitate the importation of fue

from too wide a catchment. This not only puts pressure on roads that are not dual carriageway, let alone motorway, status but, at least as importantly, detracts from the sustainable development arguments that support renewable energy projects. Wood is a relatively low-density fuel and the diesel emissions involved in long-distance transportation will destroy the "carbon-neutral" arguments. Such journeys will also add to the burdens of a number of settlements in Mid Wales that do not have bypasses. The Courty Council is committed to the proper exploitation of the available and practically exploitable wood fuel resource but it believes that the use should be relatively local to mydiction and the case for large certailised (especially electricity post) details not production and the case for large centralised (especially electricity only) plant is not

## POLICY E1 - LARGER SCALE "THERMAL" POWER STATIONS

PROPOSALS FOR PLANT TO PRODUCE ELECTRICITY VIA THE COMBUSTION OF FUEL TO PRODUCE STEAM (OR OTHER HOT GASES) THAT DRIVE TURBINES (OVER SMW ELECTRICAL CAPACITY) WILL ONLY BE GRANTED IN EXCEPTIONAL

#### 9.7 Small-scale Electricity Production (below 5MW) Utilising Combustion.

- 9.7.1 The production of electricity at generation units below 5MW is a relatively rare occurrence at present but this is likely to change. Gas powered combined heat and power units are being developed right down to a domestic level where the electrical output might be little more than one kW. If the regulatory framework is changed in order to accommodate these exciting developments there will be very many electricity production units that do not even require planning permission but there will be others that will fall within the planning system. Wood fuel could well be utilised for a combined heat and power unit in appropriate localions and circumstances and where it can be demonstrated that the fuel source would be derived from local sources (maximum 15 km radius) this would be likely to be acceptable. There will clearly be other issues to be taken into account in determining planning applications and there are other regulations that will have to be met but the principle of clean, largely carbon-neutral energy being generated and used locally from a local wood fuel source is very much supported. In the context of total UK energy demands 5 MW may seem to be almost insignificant but these units could be replicated many times over and, in Powys terms 5 MW is very significant. The production of electricity at generation units below 5MW is a relatively rare
- It is unlikely that mains or bottled liquid petroleum (LPG) or natural gas, would be used in Powys for electricity generation at anything other than the very small scale that probably would not require planning permission. The gases that may be used to
- Land-fill Gas: Various gases, but particularly methane, are generated at sites where biodegradable material has been buried. If this gas is not burnt it will escape to the atmosphere where it will act as a powerful greenhouse gas and (because of other gases in the mixture) cause local odour nuisance. Flaring the gas is a waste of energy and where sufficient of it exists to make power generation economic, the County Council very much supports its utilisation in this way.

combined heat and power or just electricity production. In many cases no planning permission will be required but larger installations may well need consent. One of the most excitling opportunities for wood fuel is district heating (ie a group of buildings healed from a central source) and this would almost certainly require permission.

#### 9.9 Wind-power

- 9.9.1 Wind turbines are now a significant part of the electricity production scene in Powys and are a feature of the landscape, predominantly in the north of Powys. There are also many turbines that are clearly visible from Powys viswpoints (particularly those in Ceredigion). Opinions upon their visual impact vary tremendously and they are a subject of healed debate in many quarters. The policies of the Council in respect of wind turbines have now been reasonably well tested through several Public Inquiries and, more importantly, practice. A careful balance needs to be struck between the pressing need to combat climate change and the need to protect a valued and attractive landscape. The Council believes that experience to date suggests that a criteria based policy on its own does not represent a particularly good basis for future decision making. It is considered to be desirable for the Council to be more pro-active in steering the wind power developments to areas where they would be most acceptable. It is clearly recognised that international, European and national (UK and Welsh) policies and imporatives dictate that there is an obligation to promote renewable energy developments where they are environmentally acceptable. The Council has, in reality, a stark choice between simply reacting to applications and suggestions from the wind-power industry or acting in advance by conducting research and seeking to reach views as to the most appropriate (and, conversely, the most inappropriate) locations and the terms under which such Montgomeryshire already has a high concentration of proposed and existing wind farms. developments would be acceptable. The Countries, for instance, particularly aware into Montgomeryshire already has a high concentration of proposed and existing wind farms. Decisions by the Welsh Assembly Government in respect of three wind farms in western Montgomeryshire (Spring 2002) support the view that there is little scope for more wind turbine developments in that part of the Country. It is considered that the uplands of western Montgomeryshire are at capacity in respect of large wind turbines and that new proposals will be very likely to be refused.
- 9.9.2 The Council would wish to see far more of the benefits accruing from renewable energy developments to be recycled locally and, whilst not strictly a land-use planning issue, it is hoped that future developments will be far better linked to local investment and community involvement. It would like to see some of the profits from renewable energy generalion invested into energy conservation in the local communities and would look closely at the management regimes for the extensive tracts of land used for wind farms to improve them as wildlife habitats.
- 9.9.3 There needs to be more information available to the Council than currently exists (or at least has been assembled) and an extensive public debate about the options. The sort of information that is required relates to wind speeds, existing windpower developments, landscape and nature conservation constraints, archaeological features, settlements, major highways, and grid connection capacity. The list is not exhaustive and the subject is complex but the capability of a Geographical Information

- Anaerobic Digestion. The deliberate production of methane from animal or vegetable wastes uses much the same processes as occur in the landfill site. The process of gas production is encouraged in an airtight tank and the methane drawn off for use as a healing or electricity generation fuel. This process has been commonly used at sewage treatment works and there is potential for its utilisation in some agricultural It will, for instance, render chicken litter less polluting as well as providing a source of gas. The Council will also support this technology
- Gasification (or Pyrolysis) of Waste. The technology exists for chemically organic waste (mostly animal and vegetable matter, plastics and rubber) to be converted to gases (or an oil) through the application of heat and pressure. The gas (or oil) can then be used as a fuel for the production of electricity (and heat). This is a process that is technically and economically feasible at a much smaller scale than the straight incineration of waste for electricity production. It is also likely to be a better option from the environmental point of view, particularly concerning discharges to the atmosphere. In order for the County Council to support this technology it would need to be satisfied that it was being used in conjunction with materials recovery and recycling and not as a replacement for it. The waste feedslock would need to be demonstrably local in origin.

## POLICY E2 - SMALLER SCALE "THERMAL" POWER UNITS

DEVELOPMENTS FOR THE GENERATION OF ENERGY (HEAT AND/OR ELECTRICITY) FROM COMBUSTION PROCESSES, AT A RELATIVELY SMALL-SCALE (6MW OR BELOW OF ELECTRICAL CAPACITY) WILL BE SUPPORTED SUBJECT TO THE FOLLOWING CRITERIA BEING MET:

- THE FUEL IS FROM A DEMONSTRABLY LOCAL SOURCE (USUALLY FROM WITHIN A RADIUS OF 15KM) AND SHOULD NOT HAVE BEEN DIVERTED FROM A MORE ENVIRONMENTALLY VALUABLE USE.

   THE PROPOSAL WOULD NOT PREJUDICE HIGHWAY SAFETY AND WOULD HAVE A VEHICULAR ACCESS AND ACCESS ROUTE THAT IS OF A STANDARD APPROPRIATE FOR THE VOLUME AND CHARACTER OF TRAFFIC TO BE
- GENERATE OF THE VOLUME AND CHARACTER OF TRAFFIC TO BE GENERATED.

  THE PROPOSAL WOULD NOT LEAD TO ANY SIGNIFICANT IMPACT UPON THE AMENITIES OF LOCAL RESIDENTIAL OR OTHER SENSITIVE USES BY REASON OF NOISE, DUST, SMELL OR FUMES.
- OF NOISE, DUST, SMELL OR FUMES.

  THE DEVELOPMENT WOULD NOT SIGNIFICANTLY DETRACT FROM THE LANDSCAPE OR TOWNSCAPE WITHIN WHICH IT IS SITUATED. EMISSIONS TO THE ATMOSPHERE AND GROUND (INCLUDING WATER) ARE SUCH AS TO NOT LEAD TO UNACCEPTABLE LEVELS OF POLLUTION; AND THE PROPOSAL WOULD NOT DESTROY OR SIGNIFICANTLY DAMAGE A SITE
- 6. OF IMPORTANCE IN ARCHAEOLOGICAL, HISTORIC, ECOLOGICAL OR CONSERVATION TERMS

## Heat Energy from Bigger Bollers-wood or waste

9.8.1 The above policy also covers the situation where wood or waste is burnt to provide heat only. This is likely to be far more common, at least in the short term, than

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System to manipulate large quantities of information is now available as a very valuable aid to policy formulation. The Council is determined to take this matter forward as a matter of urgency and will do so in partnership with the National Assembly for Wales, the Weish Development Agency and others. The following criteria based policy would not become redundant once the further, site specific, information and policy is to hand but it would become a secondary policy tool as opposed to the only one. It is possible that it may need to be reviewed in the light of the information coming forward.

## POLICY E3 - WIND-POWER

THE COUNCIL WILL APPROVE APPLICATIONS FOR WINDFARMS INCLUDING EXTENSIONS TO EXISTING SITES AND INDIVIDUAL WIND TURBINE GENERATORS

- THEY DO NOT UNACCEPTABLY COMPROMISE THE ENVIRONMENTAL AND LANDSCAPE QUALITY OF POWYS, EITHER ON AN INDIVIDUAL BASIS OR IN COMBINATION WITH OTHER PROPOSED OR EXISTING SIMILAR DEVELOPMENTS, WHERE THE CUMULATIVE IMPACT OF PROPOSALS IN COMBINATION WITH OTHER APPROVED OR EXISTING WINDFARMS WOULD BE SIGNIFICANTLY DETRIMENTAL TO OVERALL ENVIRONMENTAL QUALITY THEY WAIL PER PETEL INC. THEY WILL BE REFUSED.
  THEY DO NOT COMPROMISE OR THREATEN WILDLIFE HABITATS OR SPECIES

- THEY WILL BE REFUSED.

  THEY DO NOT COMPROMISE OR THREATEN WILDLIFE HABITATS OR SPECIES
  THAT ARE OF INTERNATIONAL, NATIONAL OR LOCAL IMPORTANCE.
  THEY DO NOT SIGNIFICANTLY THREATEN THE AMENITIES ENJOYED BY THE
  OCCUPANTS OR USERS OF SENSITIVE PROPERTIES (USUALLY DWELLINGS)
  BY REASON OF NOISE, VIBRATION, SHADOW FLICKER OR REFLECTED LIGHT.
  THEY DO NOT UNACCEPTABLY IMPACT UPON ANY BUILDINGS OR FEATURES
  OF CONSERVATION OR ARCHAEOLOGICAL INTEREST.
  THEY DO NOT COMPROMISE THE ENJOYMENT AND SAFE USE OF HIGHWAYS
  AND THE PUBLIC RIGHTS OF WAY NETWORK, ESPECIALLY BRIDLEWAYS
  (INCLUDING DURING THE CONSTRUCTION PHASE).
  THEY WOULD BE CAPABLE OF BEING SERVED BY AN ACCEPTABLE MEANS
  OF HIGHWAY ACCESS AND ANY NEW ROADS AND ACCESSES REQUIRED
  WOULD NOT HAVE UNACCEPTABLE ENVIRONMENTAL IMPACTS.
  APPLICANTS ARE ABLE TO DEMONSTRATE THROUGH LAND MANAGEMENT
  SCHEMES THAT THERE WOULD BE ADEQUATE MITIGATION OR
  COMPENSATION FOR ANY ADVERSE IMPACT ON ENVIRONMENTAL QUALITY,
  WILDLIFF HABITATS OR HERITAGE FEATURES.
  ANY ANCILLIARY STRUCTURES OR BUILDINGS ARE SO SITED AND DESIGNED
  (INCLUDING THE USE OF LOCALLY APPROPRIATE CONSTRUCTION
  MATERIALS) SO AS TO ADEQUATELY BLEND INTO THEIR SETTING.
- 9.9.4 One of the advantages that wind-power developments hold over most of the other electricity generation technologies is the ease with which turbines and their lowers are removed and the site re-instated. The Council feel that this advantage needs to be enshrined in policy.

### POLICY E4 - REMOVAL OF REDUNDANT WIND TURBINES

THE COUNCIL WILL REQUIRE, AS PART OF PLANNING PERMISSIONS FOR WIND TURBINE DEVELOPMENTS, THAT WIND TURBINE GENERATORS AND ANCILLIARY EQUIPMENT WILL BE REMOVED AND THE LAND RESTORED TO A STANDARD TO BE AGREED WITH THE COUNCIL SHOULD THEY CEASE OPERATION (IE GENERATING ELECTRICITY) FOR A PERIOD IN EXCESS OF SIX MONTHS

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In some cases, works may be required off the development site in order, either 9.9.5 In some cases, works may be required on the development of the later in order, either to facilitate a wind farm development or to ameliorate some adverse effects. Highway, improvements are often required to provide adequate access to the site during construction. Off-site landscaping may be necessary to reduce local visual impacts. Surveys and remedial schemes may be required in order to overcome electro-magnetic interference. In circumstances such as these, the Council will seek a planning obligation or other legally binding agreement, before planning permission is granted, in order to ensure that the necessary works are carried out.

## POLICY E5 - OFF-SITE WORKS

THE COUNCIL WILL SEEK PLANNING OBLIGATIONS OR OTHER APPROPRIATE LEGALLY BINDING AGREEMENTS TO ENSURE THE IMPLEMENTATION OF OFF-SITE WORKS WHERE THESE ARE NECESSARY IN ORDER TO FACILITATE WIND TURBINE DEVELOPMENT PROPOSALS OR TO AMELIORATE THEIR IMPACT.

9.10.1 The requirements for hydro-power generation are water and a vertical distance through which it can fall (known as a "head"). In big schemes this would normally involve a dam in order to provide the head and consistent flows. This would involve the flooding of dam in order to provide the head and consistent flows. This would involve the flooding of land that is almost always an emotive and controversial issue. In the schemes that are far more likely in Powys (particularly now that the reservoir dams have been fitted with hydropower schemes), the requirements would be an intake structure (a weir), a pipeline (usually underground), a small turbine house (the size of a domestic garage perhaps) and discharge back into the stream/river. An electrical connection from the turbine house to the property or to the local public distribution system would be required and in some cases include a pole-mounted transformer. A fish pass may be needed in some circumstances. Such schemes, which do not have a significant volume of water "stored" behind the weir are called "run of river" schemes. Some water will be taken out of a watercourse for part of its length and this clearly could be an issue. The Environment Agency will play an important function in this respect as it is that organisation which would deal with the necessary application for a water abstraction it icence and permission to deal with the necessary application for a water abstraction licence and permission to vork in the watercourse

There will be occasions where the deprivation of a stream of part of its flow will be unacceptable for ecological reasons. The physical aspects of the development are unlikely to be a significant problem in all but the most sensitive of locations and the County Council is generally very supportive of small-scale hydropower developments.

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"listed" buildings without the need for planning permission. The only planning issue is the appearance of the panels (reservations as per PV above).

9.11.5 Solar space heating is normally a matter of the sensible siting and sizing of windows to optimise solar gain/losses. It can very usefully include conservatories or their like. It is intended to produce supplementary planning guidance on this important and often over-looked issue. It is possible to incorporate more sophisticated solar space heating measures but these are really most uncommon at present and would be treated on their merits – again the implications are only visual.

## POLICY E7 - SOLAR TECHNOLOGIES

THE COUNTY COUNCIL IS SUPPORTIVE OF EFFORTS TO CAPTURE SOLAR ENERGY AND WILL SEEK TO ENCOURAGE GOOD DESIGN IN THIS RESPECT. IN CASES WHERE THERE IS A SERIOUS THREAT TO THE ARCHITECTURAL AND/OR HISTORIC CHARACTER OF A LISTED BUILDING, CONSERVATION AREA OR OTHER HERITAGE FEATURE, PROPOSALS FOR THE INSTALLATION OF SOLAR WATER HEATING OR PHOTOVOLTAIC MODULES WILL BE REFUSED.

## Energy Transmission

Electricity power lines are clearly the most familiar form of energy transmission apparatus but heat mains (pipelines) need also to be considered in this section. Both could and but near mains (pipelines) need also to be considered in his section. Both could and should be build wherever practicable. As with the pipelines on a hydror scheme, great care needs to be taken in some locations to ensure that no ecological or archaeological damage is done. The careful removal and subsequent replacement of turfs will be the norm even in circumstances where the Bora is not seen as being particularly important. Whilst the Council is not normally the decision-making authority in respect of power lines, they are considered to be an integral part of the considerations in respect of electricity eration projects. The relevant UDP policy is DC19.

### POLICY E6 - HYDRO-POWER

THE COUNCIL WILL APPROVE APPLICATIONS FOR HYDRO-POWER SCHEMES

- THERE WOULD BE NO SIGNIFICANT THREAT TO HABITATS OR SPECIES OF INTERNATIONAL, NATIONAL OR LOCAL IMPORTANCE OR FISH MIGRATORY ROUTES OR BREEDING AREAS:
- THE PHYSICAL FEATURES ASSOCIATED WITH THE DEVELOPMENT ARE SO SITED AND DESIGNED AS TO FIT ADEQUATELY INTO THE LANDSCAPE/TOWNSCAPE AND SHALL NOT UNNACCEPTABLY AFFECT ARCHAEOLOGICAL SITES;
- THE PROPOSAL WOULD NOT SIGNIFICANTLY INCREASE THE LIKELIHOOD OF
- THE PROPOSAL WOULD NOT SIGNIFICANT IT INCREASE THE LIBELHOOD OF FLOODING TO ANY BUILDINGS OR OTHER SENSITIVE AREAS, AND THERE WOULD BE NO SIGNIFICANTLY DETRIMENTAL IMPACT UPON PUBLICLY ACCESSIBLE OR VIEWABLE FEATURES OF LANDSCAPE IMPORTANCE (EG WATERFALLS) THROUGH THE REDUCTION IN THE FLOW OF WATER.

#### 9.11 Solar Energy

## 9.11.1 Photovoltaic Electricity Production

9.11.2 Photovoltaic (PV) ceils or modules convert radiation from the sun into electricity. They are sometimes known as "solar panels" but so are solar water heating collectors (see below) so we need to be careful with the terminology. Whilst there are only a few examples of PV systems on buildings in the county they are set to increase. Whilst usually on roofs they can also be used as wall cladding. Almost all of the current examples are in Machynileth, with the WDA having recently installed large PV arrays (several modules connected together) as the roof covering on two new units on the Dyfi Eco Park. These follow arrays at the Centre for Alternative Technology, Dulas Ltd (also Dyfi Eco Park) and Ysgol Bro Ddyfi. PV systems are also used in remote locations to provide a low capacity off-grid source of electrical power. The only planning implications of PV installations are visual. The County Council is generally very supportive of such developments but does have serious reservations as to their applicability on historic buildings or sensitive townscapes/street scenes.

### 9.11.3 Solar Water/Space Heating

9,11.4 Solar water heating is normally achieved through the incorporation of water heating collectors (solar panels — see note above in respect of PVs) into or onto the fabric of a building. Whilst usually on a south (ish) facing roof they can also be freestanding. There are various designs some of which protrude from the plane of the roof more than others but flat-plate type of collectors can usually be installed on non-

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## 10: Minerals & Waste

- 10.1.1 This part of the overall document is designed to provide a policy framework for issues relating to mineral extraction and waste disposal across the Plan area over the next 15 years. It concerns all minerals that are currently extracted, along with those that are known to exist, with a reasonable likelihood of proposals for their extraction coming forward in the near future. It is also deals with the land use planning aspects of waste disposal. The promotion of good practice in waste management is left largely in the realms of the Council's Waste Strategy (published 2000).
- 10.1.2 Minerals are defined in section 336 of the 1990 Town and Country Planning Act as including "all substances) of a kind ordinarily worked for removal by underground or surface working, except that it does not include peal cut for purposes other than sale." The range is thus very wide and includes low grade, low value material that may be extracted in an ad hoc way as well as that extracted from recognised mines and quarries. Waste too has a wide definition, although for the purposes of this plan there will a concentration on that which actually finds its way into the "waste stream". It will be more and more the case that the "waste stream" will pass through a formal facility such as a "transfer station", "civic amenity/recycling site" or a final disposal site. The major land-use implications remain those concerned with final disposal. Minerals are defined in section 336 of the 1990 Town and Country Planning Act
- 10.1.3 Planning applications for mineral working and waste disposal/treatment are almost always controversial and are very rarely straight. Forward. Public expectations in respect of environmental protection are increasing but so is the trend towards increased consumption of minerals and creation of waste. The minerals industry is a significant employer within the County. Apart from those directly employed in the quarries and opencast coal site/s, substantial numbers of people find work in the associated hauligar industry. The Planning Authority has the very difficult task of balancing the often-conflicting arguments, in order that minerals supply and waste disposal/management facilities are adequate, the economy of the County is best served and yet environmental disruption and irreparable damage are minimised. This document attempts to provide a policy framework within which those difficult decisions can be made.
- 10.1.4 The planning conditions on mineral working sites are now due for review every 15 years. Whilst such reviews are unable to impact upon the asset value of an operation, they should ensure that conditions are consistent with current minerals planning practice. There are various statutory Orders available to the Authority although there is also considerable emphasis placed upon negotiation and agreement.
- 10.1.5 The requirement to register all Interim Development Order Permissions during the winter of 1991/92 provided an opportunity for Mineral Planning Authorities to establish reliable records of all dormant and active mineral workings. Records of the pre-1948 permissions were often scant and usually unreliable. The County Council is now able to produce a definitive list of permitted mineral working sites. The necessity for active

mineral working sites with Interim Development Order permissions to submit schemes of conditions of working has proved valuable and is referred to, where appropriate, in the descriptions of individual sites. Each of the mineral sites which have the benefit of a valid planning permission are described in the appendix to this section

- 10.1.6 Each of the various mineral types are examined and discussed separately. Secondary and recycled aggregates are also discussed though their use is currently very restricted. Detailed policies relating to technical issues that tend to be relevant to most mineral working proposals are discussed in the latter part of the chapter. The plan provides potential developers with a guide to the likely response to proposals in principle but also, and importantly, sets out the sort of standards that the Mineral Planning Authority will be looking towards for new and existing workings.
- 10,1,7 Waste disposal and waste management facilities are incorporated into this same section of the plan because mineral extraction and waste disposal operations have much in common from a land-use planning point of view. They are both extensive, largely outdoor operations involving dump trucks and other vehicles operating throughout the day. There are clearly differences but there is enough in common to render it useful to consider them together

## Strategic Framework and Part One Justification

10.2.1 The strategic planning context for minerals and waste is provided by the policies and strategic aims of Part I of the UDP.

## UDP SP10 - MINERALS DEVELOPMENTS

- IT IS THE POLICY OF POWYS COUNTY COUNCIL TO FACILITATE THE EXTRACTION OF MINERAL RESOURCES UNDER CIRCUMSTANCES WHERE:

  i. ENVIRONMENTAL IMPACTS ARE ACCEPTABLE AND ARE MINIMISED;

  II. IT IS IN THE LOCAL AND/OR NATIONAL INTEREST FOR THAT EXTRACTION TO TAKE PLACE; AND

  III. WHERE SIMILAR PRODUCTS CANNOT BE READILY SUPPLIED FROM SECONDARY AND RECYCLED SOURCES.

WHERE VALUABLE MINERAL RESOURCES EXIST, THEY WIS SAFEGUARDED FROM STERILISATION BY ALTERNATIVE DEVELOPMENT. THEY WILL BE

### UDP SP11 - WASTE MANAGEMENT

AS DETAILED IN THE PUBLISHED WASTE MANAGEMENT STRATEGY AND RECYCLING PLAN THE ACCEPTABILITY OF, DEVELOPMENT PROPOSALS WHICH INCORPORATE SUSTAINABLE PRINCIPLES FOR WASTE MANAGEMENT

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important part of central and local government policy that the supply of minerals. important part or central and local government policy that the supply of minerals, particularly aggregates, is safeguarded although the drive for sustainable-development clearly impacts upon this issue too. The desire of central government to seek to ensure a steady supply of aggregates is clearly set out in "Minerals Planning Policy Wales". Given the "lead in" time for the planning and assessment of most proposals for the working of aggregates, it is necessary for there to be a reasonable level of permitted reserves (i.e. land with planning permission for mineral working), or "landbank", at any one time.

- 10.4.4 The position in this respect is very healthy, with a Powys land bank of over 40 years supply of aggregates, although this figure should be tempered by a note of caution that it relates to current output figures. This bald statistic however needs to be examined in greater detail as it covers a range of materials, which may be in individual short supply. It may also be materially affected by possible shifts in the distribution of mineral production and supply. There is a significant cross-border movement of aggregates from Powys into the West Midlands in particular.
- 10.4.5 The reserves of hard rock aggregates are very considerable and there is seen to be little need at present to consider the identification of possible new areas for exploitation. Had there been additional exploitable limestone deposits there may have been a case for additional capacity in this specialist area.

## POLICY MW1 - HARD ROCK RESERVES

IN CONSIDERING PLANNING APPLICATIONS FOR THE EXPLOITATION OF HARD ROCK FOR AGGREGATES USE, THE MINERAL PLANNING AUTHORITY WILL, HAVING TAKEN DUE NOTE OF REGIONAL GUIDELINES, HAVE REGARD TO THE EXISTENCE OF LARGE CONSENTED RESERVES OF SUCH MATERIAL. THE EXTRACTION OF STONE WILL, THEREFORE, NORMALLY BE LIMITED TO EXISTING WORKINGS OR REASONABLE EXTENSIONS THEREOF.

#### 10.5 Sand and Grave

and gravel have important roles in the construction industry. Sand is used in 10.5.1 and gravel have important roles in the construction industry. Sand is used in mortar, concrete and render mixes and although it can sometimes be replaced by slone dust from a hard rock quarry it is a vital part of most building projects. It is also used in the production of road surfacing mixes and is thus a commonly imported material indhard rock quarry complexes. Almost all of the sand and gravel utilised in Powys is currently imported into the County from a variety of sources, including marine dredging operations. The only currently authorised sand and gravel extraction takes place at Caerfagu, (inset map X) a small site lying between Llandrindod Wells and Rhayader. It produces a relatively low grade-hogging product that has only a limited range of uses.

## Potential for increased Sand and Gravel Production

10.6.1 The University of Liverpool undertook an appraisal of the land based sand and gravel resources of South Wales for the Department of the Environment in 1991. As the whole of the county of Powys lies within the area covered by the South Wales Aggregates Working Party, it all came within the scope of the study. Several areas of the County

PROCESSES WILL BE ASSESSED SEQUENTIALLY AS TO WHETHER THEY WOULD

- REDUCE THE CREATION OF WASTE;
- RF-USE WASTE:
- RE-CYCLE OR RECOVER WASTE
- CONVERSION OF WASTE TO ENERGY
  DISPOSE OF WASTE TO LANDFILL WITH MINIMUM ENVIRONMENTAL IMPACT.

PROPOSALS FOR SITES AND FACILITIES THAT WOULD RE-USE, RE-CYCLE, RECOVER, TREAT OR SAFELY DISPOSE OF WASTE WILL BE REQUIRED TO DEMONSTRATE THAT THEY ARE THE MOST SUSTAINABLE OPTION.

10.2.2 It is very much the case that this plan will support the comprehensive Waste Management Strategy and Recycling Plan (including future revisions) and will provide a land-use planning base for the identified actions.

# National Planning Policy and Guidance

10.3.1 Minerals Planning Policy Wales was published in December 2000. It sets out the general policy of the National Assembly for Wales in respect of the winning and working of minerals. Further, more detailed, guidance is yet to be published in the form of Technical Advice Notes.

10.3.2 Technical Advice Note (TAN) in respect of Waste has yet to be formally published but is available (in English only) on the Internet. It provides guidance and exhortation in respect of various Directives in respect of waste from the European Commission and respect of various Directives in Tespect to waste from the European continuistical restablishes new regional waste planning forums across the principality. Powys is the only county to be split between two regions (Montgomeryshire is in North Wales and Brecknockshire and Radnorshire are in the SE Wales grouping). The County Council is in a strong position to react positively to the TAN especially as it is the only Local Authority in Wales to have published a Waste Management Strategy.

#### Planning Policies and Proposals 10.4

## 10.4.1 Aggregates

- 10.4.2 Aggregates are a basic raw material for the construction industry, whether it is an extension to a house or the construction of a new length of trunk road. Aggregates produced in Powys are currently almost entirely limited to crushed hard rock, though more generally the term includes sand and gravel, large quantities of which are present but largely unexploited, and smaller amounts of waste products such as pulverised fuel ash from power stations and crushed bricks etc from demolition sites.
- 10.4.3 The South Wales Aggregates Working Party, which covers the counties of Powys, Ceredigion and all of those to the south of them, monitors the supply and reserves of aggregates. The County Council is represented on the Working Party, as are the other relevant Mineral Planning Authorities, the minerals industry and others. It is seen to be an

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were identified as having deposits that would be likely to be commercially exploitable but only three of those areas lle wholly or mainly outside the National Park and therefore within the scope of this plan;

- 1. Wye/Liynfi/Dulas Valleys above Hay-on-Wye.
- 2. Severn Valley below Caersws.
- 3. Ithon and Dulas Valleys near Llandrindod Wells
- 10.6.2 The first two areas are considered in some depth in the appraisal and would appear to contain resources that are potentially of regional significance. The latter area is kikely to be of local significance only, but is the location for the only existing extraction site. The potential areas for extraction lie within the geomorphologic features of alluvial fans, river terraces, kames and kame terraces, and within river alluvium in the flood plain.
- 10.6.3 Alluvium is a general name for unconsolidated sediment deposited by a stream or river. It is usually fine-grained slit or clay but can grade into sand and/or gravel. It is only where the sand and gravel exists in large deposits without significant levels of waste (finer material) that the resource is likely to be commercially viable. An alluvial fan is formed where a stream issues from higher ground into a valley i.e. where there is a sharp decrease in gradient and thus water speed. It consists of a relatively low mass of loose sediment, ranging in size from gravel to sand.
- The section of the River Severn between Caersws and Penstrowed has been 10.6.4 The section of the River Severn between Caersws and Penstrowed has been found to be an important geomorphological site. It has been awarded Geological Review Status by the Countryside Council for Wales and is considered to be of national importance. Many of the landform features in the Wye/Llynfi/Dulas valleys above Hay-on-Wye are crucial to the understanding of the geological history of the area during the last glacial period. The area was at the margin of the glaciated region and the features are thus important in revealing the fluctuating climatic changes of that period. It is important that features of geomorphological interest are not obliterated.

## 10.6.5 Policy Considerations

10.6.6 In view of the apparent very low level of interest from the industry for sand and gravel extraction sites in Powys, there has never been seen to be a need to formulate detailed policies for such. There is no real evidence that the situation has dramatically changed in respect of the demand for sand and gravel extraction sites in the county. There have been no planning applications for sand and gravel workings submitted, other than a "borrow pit" specifically in connection with the Welshpool Rejlef Road. The 1995 Minerals Local Plan contained a policy to specifically encourage the working of sand and gravel where a lake, pond or other wetland would be formed as the beneficial after-use. Despite some work in attempting to encourage such a proposal none has ever come forward. It is therefore proposad to exclude his policy from the current plan. Any planning applications for the working of sand and gravel will be determined using the criteria set out in policy MW7 - Mining and Waste Disposal.

#### 10.7 Shale for Brick-making

10.9 Restoration of Quarry Sites

10,7.1 Whilst not strictly an aggregate, the extraction of shale for brick making is conveniently dealt with under this section as it, in the Powys context, has much in common with the aggregates industry. There is one site with the County where planning permission exists for the extraction of shale that were, until recently, used for the manufacture of bricks. The site concerned, Butflington Brickworks is very well screened and has not been a source of major objection or environmental pollution. It was, in part, designated as a SSSI following selection under the former Nature Conservancy Council's Geological Conservation Review procedure. The workings were extended following the grant of planning permission in 1997. The material was not, however used on site for the manufacture of bricks but was exported to a works remote from the site. Although the local employment case is nowhere near as significant as it was when pricks were made International contents but was expected to a works retinue from the size. Almough the local employment case is nowhere near as significant as it was when bricks were made on this site, there may be a good case for a further extension of what is considered a valuable resource in the future. There would need to be very careful assessment of the environmental impact of working and a first class restoration scheme demonstrating significant environmental gains, it is therefore intended to safeguard an area of land for the possible future development of the working area (see Inset Map \*).

## POLICY MW2 - SAFEGUARDING AT BUTTINGTON BRICKWORKS

APPROXIMATELY 13 HECTARES OF LAND TO THE NORTHEAST OF BUTTINGTON APPROXIMATELY 13 HECTARES OF LAND TO THE NORTHEAST OF BUTTINGTON BRICKWORKS SHALL BE SAFEGUARDED FOR THE POSSIBLE EXTENSION OF THE MINERAL WORKING AREA. ALTERNATIVE DEVELOPMENT PROPOSALS WHICH WOULD PREJUDICE THE CONSIDERATION OF ANY PLANNING APPLICATION FOR SUCH WORKING OR LIMIT THE ACTUAL WORKING OF THE SHALES WILL BE THE SUBJECT OF VERY CAREFUL SCRUTINY AND WOULD NEED TO DEMONSTRATE A NEED THAT WOULD OUTWEIGHT HE ADVANTAGES IN SAFEGUARDING THE POSSIBLE EXTENSION TO THE LIFE OF THE BRICKWORKS

10.7.2 This policy does not imply that planning permission will automatically be forthcoming to extract brick shale over all or part of the land concerned. Any proposal would be judged in the light of the criteria set out in Policy MW7. It is not thought to be particularly likely that there will be pressures to extract material for brick making elsewhere in the County.

#### **Building Stone** 10.8

There have been two small quarries near Tredomen (Talgarth) and Gladestry 10.8.1 There have been two small quarties near fredomen (laigant) and Gladestry (kington) established over recent years that provide building stone products to the local market. These operations are a valuable source of local stone for historic building repairs and other construction projects where local stone is required or desired. The principle of small quarties providing local building stone for the local market is one that is supported. A description of the quarties is found at the end of this chapter. Any additional site would be judged against the criteria contained in policy MW7.

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long distances. This is particularly true if the route from the quarry would involve lorries

10.10.2 It is strongly recommended that developers or contractors contemplating the recreation of a borrow pit should seek early discussions with officers of the Mineral Planning Authority, it is appreciated that the appropriate time for preliminary discussions may well be prior to the submission of tenders to the client (commonly the National Assembly for Wales or County Council as Highway Authorities), and that without early discussions schemes may prove abortive. It is also recognised that commercial confidentiality may be important, but the Mineral Planning Authority are prepared to give undertakings in this respect.

## POLICY MW4 - BORROW PITS

TEMPORARY EXCAVATIONS FOR THE EXTRACTION OF AGGREGATES AND/OR CLAY IN CONNECTION WITH A MAJOR CIVIL ENGINEERING OPERATION, REMOTE FROM AN AUTHORISED QUARRY, WILL BE ALLOWED WHERE SIGNIFICANT ENVIRONMENTAL ADVANTAGE WOULD BE ACHIEVED BY THE PREVENTION OF HEAVY VEHICLE TRAFFIC PASSING THROUGH SETTLEMENTS, SUBJECT TO THE FOLLOWING CRITERIA

- THE MATERIAL EXTRACTED IS USED SOLELY IN CONNECTION WITH THE OPERATION CONCERNED AND THE SITE IS RESTORED PRIOR TO THE COMPLETION OF THE CIVIL ENGINEERING PROJECT. 2. THE PROPOSALS SHOULD COMPLY WITH RELEVANT CRITERIA IN POLICY
- MW7.

  3. WHERE THE PROPOSAL LIES WITHIN 200M OF A DWELLING/S OR OTHER NOISE SENSITIVE PROPERTY/IES, THE NOISE GENERATED BY THE BORROW PIT OPERATIONS SHOULD NOT SIGNIFICANTLY INCREASE THE NOISE DISTURBANCE EXPERIENCED, ABOVE THAT GENERATED BY THE ASSOCIATED CIVIL ENGINEERING PROJECT.

  4. THE MINERAL PLANNING AUTHORITY WILL EXPECT A RESTORATION SCHEME AND STRATEGY TO BE SUBMITTED WITH THE PLANNING APPLICATION. WHERE OPPORTUNITIES EXIST FOR VISUAL IMPROVEMENTS OR THE CREATION OF WILDLIFE HABITATS IT IS EXPECTED THAT RESTORATION SCHEMES WILL INCLUDE SUCH.

#### 10.11 Coal

The vast majority of the coal to be extracted from within Powys is likely to be by opencast methods. There is so little likelihood of significant underground mining that it is not intended to include specific policies in this respect.

10.11.2 The South Wales coalfield extends into the Southwest tip of Powys in the area around Ystradgynlais. There is one active opencast site at Brynhenllys Revised (Inset Map \*) and it is operated by Taylor Woodrow Ltd on behalf of Cettic Energy Ltd. This site is due to finish coal extraction in 2003 but there will be a further period of restoration works. Planning permission for another site, Nant Helen Extension (Inset Map \*), was

10.9.1 The after-use and restoration techniques applicable to the hard rock quarries will be very different to other forms of development such as opencast coal sites or sand and gravel workings, (Opencast coal sites are considered later in the chapter). In other and grave workings, (Opencas) coal sites are considered later in the chapter). In other cases (apart from wet worked sand and grave) the former workings are likely to be covered over with soil or soil-forming material with a view to the early reinstatement of vegetative cover. In the case of hard rock quarries the sheer scale of the removal of material, and the nature of the remaining landform, will mean that the majority of the worked faces are likely to remain as exposed rock. Without any restoration most of the remaining cliff type features would be "benched" i.e. they would appear as giant steps.

10.9.2 The County Council will be seeking to disguise such an obviously man-made landscape feature by a variety of techniques. In some cases simply importing material onto the benches (the horizontal elements) and the establishment of trees, shrubs and other plants may be appropriate, More typically the best approach is likely to involve carefully designed blasting of the faces and benches to something of a more natural appearance i.e, mimicking cliffs and scree slopes. The restoration schemes would also be expected to provide possibly quite specialist wildlife habitats, although in many cases it may well be more appropriate to aid the natural but probably slow colonisation of the faces rather than to attempt instant solutions.

10.9.3 It may well be appropriate to consider whether there is any geological interest in the exposures created by the quarrying and the schemes should, where appropriate, create conditions conducive to the maintenance and enhancement of such exposure and, where feasible, enable easy access to such exposures for study purposes. Each case will be very different and there is no suggestion that there is one solution applicable to all. Some cases will involve partial restoration whilst other parts of the quarry continue to operate, but others may have to await the complete cessation of quarrying operations.

### POLICY MW3 - RESTORATION OF AGGREGATE AND BUILDING STONE EXTRACTION SITES

ALL NEW PLANNING PERMISSIONS AND THOSE SUBJECT TO REVIEW WILL REQUIRE THAT A RESTORATION SCHEME AND STRATEGY BE SUBMITTED PRIOR TO THE CESSATION OF WORKING, WHERE PROGESSIVE RESTORATION IS FEASIBLE THIS WILL BE AN EXPECTION, WHERE OPPORTUNITIES EXIST FOR VISUAL IMPROVEMENTS OR THE CREATION OF WILDLIFE HABITATS IT IS EXPECTED THAT FINAL OR PROGRESSIVE RESTORATION SCHEMES WILL INCLUDE SUCH.

10,10.1 Temporary excavations, or borrow pits as they are known by engineers, are sometimes appropriate where major civil engineering works are being undertaken. Recent examples have been trunk road improvement schemes and the construction of the internal roads for wind farms. If undertaken carefully and in the right sort of location, borrow pits can offer significant advantages over the importation of quarried stone over

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granled, on appeal in 1998 following a Public Inquiry. This site too is owned by Celtic Energy and immediately adjoins the completed but only partially restored Nant Helen Site. The commencement of mining at Nant Helen Extension is scheduled for the beginning of April 2002. At both sites, and indeed at any likely future sites in Powys, anthracite is mined. Anthracite is a high value coal product of limited supply nationally. The coal mined in Powys does not now generally go to the power generating industry, it can only be won in Carmarhenshire, Neath Port Talbot, Powys and a small part of Rhondda Cynon Talf within the UK and is of top quality in world terms. The alternative to mining domestic anthracite (so long as it is in demand) is to import it, which would clearly be contrary to the national interest in terms of the balance of trade and the local interest in terms of lost employment and income. terms of lost employment and income

10,11,3 Given the limited geographical extent of the Plan area below the National Park boundary, it is feasible to examine the potential for opencast coal production in some detail. The area is relatively heavily urbanised with Cwmtwrch Isaf and Uchaf straddling the A4068, and Ystraddynlais, Abercrave and smaller settlements forming a more-or-less continuous urban swatte that bisects the area concerned. Coelbren occupies the northeastern corner. There are other settlements just over the County boundary.

10.11.4 The area to the west of Ystradgynlais has been extensively worked in the past. Most of the area of the Brynhenliys Revised Site has been worked previously. Other sites that were worked many years ago could possibly now contain additional economically workable reserves. Sites that were worked more recently are presumably effectively worked out, All of the area lies close to urban development, is bordering the National Park and some is of ecological value.

10.11.5 The active Nant Helen site lies to the east of Ystradgyniais. There is considered to be no potential for further opencast working east of Nant Helen. Part of that area is the former Onliwyn opencast site, much of it is urbanised (Coelbren) and the remainder is of considerable ecological importance and designated a Site of Special Scientific Interest. The Nant Helen site is skirted by the formation of the archaeologically significant "Brecon Forest Tramroad"- a scheduled ancient monument.

10.11.6 To the southwest of Nant Helen lies the Nant Helen Extension site but beyond 10.11.5 To the southwest of Naht Helen lies the Naht Helen Extension site but beyond that lies the remainder of what was once known as the Naht Gyrlais site. Those areas of the Naht Gyrlais site that lie outside the Naht Helen Extension are likely to be considered to be inappropriately located in relation to residential development. Such areas would not be worked until the Naht Helen Extension was largely or wholly completed and thus, even if Cettic Energy (or any other developer) chose to apply for planning permission it is unlikely to be for many years. Any planning application would clearly be treated upon its merits at Italia.

10.11.7 The remaining undeveloped area, to the south-west of Nant Gyrlais and to the south of Ystradgyrlais is close to urban areas, is crossed by electricity transmission pylons, is in part very steeply sloping and is visually exposed. There would appear to be little, if any, potential for opencast working in this area.

10.11.8 Celtic Energy Ltd has informed the Council that it is unlikely, in view of the above constraints that any planning applications for major coal working will be made in

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the next decade at least. Any planning applications that are received will be judged against the criteria in Policy MW5.

### 10.12 The Restoration of Opencast Coal Sites

- 10.12.1 The standard of restoration of opencast coal sites has been, and no doubt will continue to be, a confroversial subject. Even the proponents of the opencast coal industry readily admit that much of past restoration has been of a poor quality. There are some examples in this County of restoration schemes that have been severely criticised and have taken many years to reach an even vaguely acceptable appearance.
- 10,12,2 The Mineral Planning Authority accept that British Coal and Cettic Energy have 10.12.2 The Mineral Planning Authority accept that British Coal and Cettic Energy have been and remain, committed to the constant improvement of restoration techniques, it is not however accepted that techniques currently exist to overcome the problems arising from the shortage of existing soil, relatively high altitude and high rainfall. There is for instance very little evidence to support a contention that the establishment of healthy native species trees on former opencast sites in Powys is possible within a relatively short time span. There are, however, more encouraging results in very recent years, particularly using the application of sewage sludge as a fertiliser and the use of non-native species (with a high drought tolerance).
- 10.12.3 The only sites that have any realistic prospect of being considered suitable for opencast mining in the County are of an "upland" character and of low agricultural value. If they were to be mined therefore, the Council would suggest that wildlife habitats and/or recreation should feature heavily in any restoration proposals. Previous experience should be drawn upon in drawing up proposals that are realistic, if experimental works are to be incorporated i.e. the re-establishment of a habitat type not previously successfully undertaken, then they should normally be on a relatively modest scale with the consequences of failure estimated in advance.
- 10.12.4 Much of the land that holds potentially exploitable reserves is subject to commoner's rights. Whilst the constraints that this imposes are recognised, restoration proposals that include areas of monoculture grassland as a replacement for largely unimproved grazing will be viewed as being entirely unacceptable. This requirement would not inhibit commoner's rights but would all largely remove any significant improvements to the common pasture in animal nutrition terms, This is seen to be necessary to protect the wildlife and landscape qualities of the upland commons concerned.

# POLICY MW5 - RESTORATION OF OPENCAST COAL AND WASTE DEPOSITION

ANY PROPOSAL TO MINE COAL BY OPENCAST METHODS OR DEPOSIT WASTE SHALL INCLUDE A SCHEME OF RESTORATION AND AFTERCARE THAT SATISFIES THE FOLLOWING CRITERIA:

1. THE SCHEME SHOULD PLACE HEAVY EMPHASIS UPON THE CREATION OF WILDLIFE HABITATS THAT COMPLEMENT THOSE ON SURROUNDING LAND

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10.14.2 It is not entirely unlikely that heavy metal mining in Powys may, possibly within the life of this plan, become economically viable again. World prices for heavy metal ores fluduate and should they rise sufficiently, interest in re-opening one of the former mines may materialise. Any proposals will be judged under the general policy MVS along with the Part 1 general principles. It is considered that any proposal, which is likely to be on a small scale, only, would have to be treated very much on its merits. The general policy simply highlights most of the likely issues, It is invisible that specialist advice would need to be sought at the time and it is difficult to foresee a situation whereby a formal Environmental Statemen would not be required. Environmental Statement would not be required.

10.14.3 It would clearly be unacceptable to continue the past practice of storing vast quantities of poisonous waste on the surface and this issue would need to be resolved early in the formulation of a proposal. Early contact with the Countryside Council for Wales in respect of the possible use of old adlts etc by bats or other protected species would also be advised as pre-application exploratory activity may well be sufficient to disturb such species.

10.15.1 There is no known commercial exploitation of the peat resources of the County. Such deposits are almost entirely within upland areas, and are invariably of significant ecological value. Peat deposits, particularly where permanently waterlogged provide a valuable archaeological and biological record, as objects large and small are preserved under the aneerobic conditions. It is difficult to contemplate any circumstances under which commercial peat extraction would be considered acceptable.

# POLICY MW6 - PEAT EXTRACTION

PROPOSALS FOR PEAT EXTRACTION WILL ONLY BE PERMITTED WHERE THEY WOULD COMPLY WITH ALL OF THE RELEVANT CRITERIA OF POLICY MW7. A RESTORATION AND AFTER-CARE SCHEME THAT RECOGNISES AND COMPENSATES FOR THE LOSS OF WILDLIFE HABITAT WILL NEED TO FORM AN INTEGRAL PART OF ANY PROPOSAL

## WASTE DISPOSAL AND MANAGEMENT

10.16.1 The County Council is committed to a high standard of waste management with as much material as possible diverted from the waste stream before the final disposal option is implemented. The Council's Waste Management Strategy and Recycling Plan (2000) sets out in some detail its approach to these issues and there is no need to repeat this information here. It is, however, necessary for this Plan to reflect the Strategy and seek to accommodate those developments that are identified as being essential/desirable. That Strategy will be reviewed regularly to keep pace with the changes that are occurring in this industry/service.

10.16.2 The full arguments in respect of the options and approaches that are described in the remainder of this section can be found in the Waste Management Strategy that is available from the Council's Waste Management Section.

OR THAT EXIST, OR EXISTED IN THE RECENT PAST (THE LAST FEW DECADES) ON THE APPLICATION SITE, THE SCHEME SHOULD IDEALLY INCLUDE PROPOSALS FOR THE LONG TERM MANAGEMENT OF THE CREATED HABITATS.

THE PROVISION OF RIGHTS AND OPPORTUNITIES FOR QUIET RECREATION

THE PROVISION OF RIGHTS AND OPPORTUNITIES FOR QUIET RECREATION SHALL AT LEAST EQUAL. THOSE THAT ALREADY EXIST ON THE SITE, PUBLIC RIGHTS OF WAY FOR INSTANCE WOULD NORMALLY BE EXPECTED TO BE REPLACED EXPEDITIOUSLYAND UPON ALMOST IDENTICAL LINES TO THOSE ON THE DEFINITIVE MAP.

THE SCHEME SHOULD NORMALLY SEEK TO PRODUCE A LANDSCAPE THAT ONCE MATURED, IS OF A GENERALLY SIMILAR CHARACTER TO THAT WHICH CURRENTLY EXISTS ON UNDISTURBED LAND IN THE VICINITY.

THE SCHEME SHOULD INCLUDE PROPOSALS IN RESPECT OF ANY WORKING THAT WOULD PHYSICALLY DISTURB AN AQUIFER OR INTERCEPT CONTAMINATED MINE WATER AND SHOULD INCORPORATE APPROPRIATE MEASURES DURING RESTORATION TO ADEQUATELY ADDRESS THE PROBLEM. PROBLEM.

IN THE CASE OF COAL WORKING EXCEPT WHERE THE POSSIBILITY IS PRECLUDED BY LAW, THE MINERAL PLANNING AUTHORITY WILL EXPECT THERE TO BE PUT IN PLACE A FINANCIAL BOND TO COVER THE POSSIBILITY OF THE DEVELOPER DEFAULTING ON RESTORATION RESPONSIBILITIES.

10,13,1 Methane, a colour-less, odour-less and highly inflammable gas is locked into undisturbed coal seams. Working or otherwise disturbing coal will release the methane and this becomes a problem on two counts. The well-documented and historically very important problem relates to the potential for explosions in underground workings. The more recently understood problem relates to global warming because methane is now known to be a very potent 'greenhouse gas'. For both reasons it is important that methane emissions are controlled and the best solution (adopted, for instance, at Tower Colliery near Hirwaun) is to capture the gas and burn it to generate electricity (or heat energy). The County Council would wish to support schemes that aim to capture and productively utilise coal-bed methane particularly in circumstances where the methane would find its way into the atmosphere anyway. This support is clearly not unconditional but as any proposal is likely to be ancillary to another development there is no specific policy proposed (see also energy chapter).

## 10.14 Metal Mining

10.14.1 The mining of heavy metals by underground methods no longer takes place within Powys. It was once, however, an important part of the scene, particularly in the area of Montgomeryshire between Llanidloes and Machynlleth. The legacy of poisonous mining waste such as that at Y Fan and Dylife are only too obvious reminders of the past activity, although they do not really give anywhere near an accurate impression of the scale of the operations involved.

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10.6.3 A waste disposal site will remain "contaminated" for many years to come, Leachate will issue from its decomposing waste and gases (including the potentially explosive methane) will find their way to the surface, even possibly some distance from the site. It is important, therefore, that the Local Planning Authority is aware of the location of all former sites and takes due precautions when granting planning permissions (see Development Control chapter).

## 10.17 Final Disposal Options

10.17.1 Waste incineration is not considered to be cost-effective or the best environmental option for a county as large and sparsely populated as Powys. Emerging technology that converts organic wastes to emulsions/oils or gases for utilisation in electricity generating engines may be appropriate at the smaller-scale and thus appropriate in Powys. (It should be remembered, however, that energy recovery is still close to the bottom of the "waste hierarchy" and thus is only appropriate for wastes that cannot be re-used, recovered or recycled). Even with gasification, pyrolysis or incineration there remains a residue that needs to be disposed of to land. Whilst the plan is, therefore, to confinue to strive for a reduction in the amount of material going to landfill/land rising there is inevitably a requirement for such sites. It is certainly anticipated at his stage that Brypposteg will have sufficient capacity for this plan period and beyond and indeed the Council will consider it to be a failure of policy implementation if this is not the case. The Waste Strategy will continue to keep this issue under regular revue.

10.17.2 Domestic (municipal) waste is the responsibility of the County Council in terms of its collection and disposal but the local authority is no longer the operator of its own disposal sites. It operates contracts with the private sector and there are two such arrangements in place, both of which are long-term. The waste from the entire county now goes to the Bryn Posteg site near Llanidoes. A planning permission to extend the site was granted in 2000 and this, along with efforts to recycle material before it reaches the site and prior to final disposal, should see sufficient provision for domestic waste disposal in Powys for the whole of this Plan period. The domestic waste from southern Powys is the subject of a contract that until the latter part of 2001 saw it disposed of to the south of the county boundary but now this too is taken to Brynposteg. Quantifies of trade or industrial waste in Powys are not such as to require special provision in terms of additional lipping space and can generally be accommodated with the domestic waste or to specialist disposal facilities out of the county. The waste stream in this very rural county is atypical of the nation as a whole with a far higher proportion than the average being domestic waste.

10.17.3 Construction waste and other similar material (largely though not enlirely inert) form a very large quantity of waste and this generally needs to be accommodated close to its point of arising. Much of it appears to be used in engineering or construction projects as fill and soil is often utilised in gardens or agricultural situations. This is not always authorised and it is suspected that construction waste is often tipped in locations other than legitimate and authorised sites. There are few authorised construction waste sites across the Courtly and there is a need for more. The preference would be for sites where useful materials could be recovered for reuse as company sell or secondary. where useful materials could be recovered for re-use as compost, soil or secondary aggregates but it may sometimes be necessary to accept straight landfill/land rising

PROPOSALS FOR THE MINING OF AGGREGATES, STONE, COAL, OR METAL ORES OR THE DISPOSAL OF CONSTRUCTION AND INERT WASTES WILL BE PERMITTED WHERE THE FOLLOWING CRITERIA CAN BE FULLY MET

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- ALL PROPOSALS WILL BE EXPECTED TO INCLUDE A SATISFACTORY VEHICULAR ACCESS ONTO THE PUBLIC ROAD NETWORK AND THAT ACCESS SHOULD CONFORM TO THE CRITERIA SET OUT IN POLICY MW8,
- PROPOSALS SHOULD NOT INVOLVE THE USE BY VEHICLES OF HIGHWAYS THAT ARE OF A RESIDENTIAL OR TOWN CENTRE CHARACTER, ARE SUBSTANDARD IN TERMS OF FORWARD VISIBILITY, HAVE RESTRICTED FACILITIES FOR THE PASSING OF VEHICLES OR INCLUDE STEEP GRADIENTS OR SUBSTANDARD JUNCTIONS.
- PROPOSALS WILL BE EXPECTED TO COMPLY WITH THE CRITERIA SET OUT IN POLICIES MW9 AND MW10 WITH RESPECT TO NOISE EMISSIONS FROM
- THE SITE.

  4. OPERATIONS, EXCLUDING MAINTENANCE AND OTHER WORKS ESSENTIAL FOR SAFETY AND POLLUTION CONTROL, SHOULD TAKE PLACE ONLY BETWEEN THE HOURS OF 08,00 AND 18,00 ON MONDAYS TO FRIDAYS AND 08.00 AND 13.00 ON SATURDAYS, EXCLUDING BANK AND PUBLIC HOLIDAYS WHEN NO OPERATIONS SHOULD TAKE PLACE UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT THEY CAN BE UNDERTAKEN IN COMPLIANCE WITH POLICY MW9 IN RESPECT OF NOISE, POLICY MW10 IN RESPECT OF REVERSING ALARMS, THERE WOULD BE NO SIGNIFICANT LIGHT POLLUTION OR ADVERSE IMPACT UPON RESIDENTIAL PROPERTY AND THERE WOULD BE NO GOODS VEHICLES ENTERING OR LEAVING THE SITE OUTSIDE THE STATED HOURS. STATED HOURS.
- 5. PROPOSALS WILL BE EXPECTED TO INCLUDE MEASURES TO ENSURE THAT PROPOSALS WILL BE EXPECTED TO INCLUDE MEASURES TO ENSURE THAT DUST EMISSIONS WOULD BE WITHIN ACCEPTABLE LIMITS PARTICULARLY HAVING REGARD TO THE PROXIMITY OF RESIDENTIAL PROPERTY AND/OR COMMERCIAL UNDERTAKINGS CARRYING OUT OPERATIONS OF A DUST SENSITIVE NATURE. WASTE DISPOSAL OPERATIONS SHOULD DEMONSTRATE HIGH STANDARDS OF LITTER CONTROL.
- DEMONSTRATE HIGH STANDARDS OF LITTER CONTROL.

  ANY PROPOSALS THAT INCLUDE BLASTING WILL BE EXPECTED TO COMPLY
  WITH THE CRITERIA SET OUT IN POLICY MWIO WITH RESPECT TO GROUND
  VIBRATIONS AND AIR OVER-PRESSURE.
  PROPOSALS WILL BE EXPECTED TO INCLUDE FULL AND ADEQUATE
  PROVISIONS FOR THE PREVENTION OF THE POLLUTION OF
  WATERCOURSES OR GROUNDWATER IT IS ANTICIPATED THAT SUCH
  PROVISIONS WILL INCLUDE FACILITIES FOR THE TREATMENT OF SURFACE
  WATER RUN-OFF, THE COLLECTION AND TREATMENT OF LEACHATE AND
  THE CONTAINMENT OF LEAKS OR SPILLAGES OF POTENTIAL POLLUTANTS
  SICH AS VEHICLE FULL SUCH AS VEHICLE FUEL
- ANY PROPOSAL WHICH WOULD PHYSICALLY DISTURB AQUIFERS, ALTER GROUNDWATER LEVELS, OR IMPEDE OR INTERCEPT GROUNDWATER FLOW

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10.18.2 Recycling bring-sites do not generally require planning permission so there are few implications for the Unitary Development Plan. The number of sites and the range of materials collected at some of the existing sites are capable of expansion. Opportunities for such developments in the network will be vigorously pursued and one such opportunity may be within the complex of any new retail stores.

10.18.3 Sites that might receive and process waste in some way vary tremendously in terms of their impacts upon neighbouring land and buildings. Some of the more likely uses might be scrap car operations, central composting, worm farming, small-scale incineration for heating purposes (cardboard or waste timber for instance), furniture repair and re-use and secondary aggregate production. Each such proposal would have to be treated on its individual merits (although not all of them would require planning permission on every occasion) but the Council does have an overall policy to encourage such uses as they remove material from the disposal to land option. The Council would, however, not wish to see a proliferation of poorly run establishments where there is a poor understanding of the processes involved or the environmental protection measures necessary. Central composting schemes may be an example of an operation that requires skill and commitment above that which may be apparent from a cursory examination of the subject.

10.18.4 Some waste operations are likely to involve incineration as the current best practice for safe disposal. This might include, for instance, some hospital wastes and animal carcasses. There may be many occasions where such units may be small enough and so sited so as to not require planning permission and it is almost always going to be other legislation that will control/regulate emissions from such plant. Where planning applications are submitted policy E2 of the Energy Chapter can be used as a policy base although it is probably unlikely that energy recovery will be involved in such units.

## Technical Policies

10.19.1 Having examined the issues on a mineral-by-mineral basis and looked at the waste disposal problems, there now follows a review of the issues that are often common to all mineral workings and most waste disposal operations. In some cases it is possible to quantify standards that the Mineral and Waste Planning Authority will be looking to achieve but in others the policies are rather more general. The minerals and waste industries, certainly those parts that are represented by the trade bodies, are responsive to public opinion and take a responsible attitude. Batnece is an acronym that is widely used in the minerals industry. It stands for 'best available techniques not entailing excessive cost' and is not therefore often translated into planning conditions by virtue of its lack of precision. It is never the less a useful concept for policy formulation in circumstances where it is difficult to be precise or where monitoring is currently impracticable.

## Access onto the Public Road Network

10.20.1 If is clearly of considerable importance that the access point from the mineral working and waste disposal site onto the public road network is of a standard that maintains highway safety and that the road network is suitable. The following policy

WILL BE THE SUBJECT OF CAREFUL EXAMINATION AND PROPOSALS WITH AN UNACCEPTABLE ADVERSE EFFECT WILL BE REFUSED.

- AN UNACCEPTABLE ADVENSE EFFECTI WILL BE REFUSED.
  PROPOSALS WILL BE EXPECTED TO COMPLY WITH THE CRITERIA SET OUT
  IN POLICY ENV2 IN RESPECT OF LANDSCAPE CONSERVATION AND
  POLICIES ENV 3,4,5,6 & 7 IN RESPECT OF NATURE CONSERVATION,
  PROPOSALS WILL BE EXPECTED TO COMPLY WITH POLICY MW14 IN
  RESPECT OF THE PRESERVATION AND/OR RECORDING OF FEATURES OR
  BUILDINGS OF ARCHAEOLOGICAL, HISTORICAL OR ARCHITECTURAL
  INTEREST
- INTEREST:
  PROPOSALS WILL BE EXPECTED TO COMPLY WITH THE CRITERIA SET OUT
  IN POLICY MW15 IN RESPECT OF FEATURES OF GEOLOGICAL AND/OR
  PALAEONTOLOGICAL INTEREST.
- PALAEONTOLOGICAL INTEREST.

  12. ANY PROPOSALS INTERFERING WITH THE NATURAL WATERCOURSE SYSTEMS WILL BE SUBJECT TO CAREFUL EXAMINATION AND THOSE WITH AN UNACCEPTABLE IMPACT WILL BE REFUSED. PROPOSALS WILL NEED TO ADDRESS THE NEED FOR MAINTENANCE ACCESS TO ALL WATERCOURSES AND THEIR CAPACITY TO ACCOMMODATE INCREASED RUN-OFF AND PUMPED DISCHARGES. PROPOSALS THAT INCLUDE THE CULVERTING OF NATURAL WATERCOURSES WILL NOT NORMALLY BE
- COLUMNIAL OF NATURAL WATERCOARSES WILL NOT NORMALE BE ACCEPTABLE.

  13. ANY PROPOSAL INTERFERING WITH PUBLIC RIGHTS OF WAY WILL BE THE SUBJECT OF CAREFUL EXAMINATION AND PROPOSALS THAT INCLUDE THE INTERRUPTION OF PUBLIC RIGHTS OF WAY WILL BE EXPECTED TO PROVIDE
- IN TERRUPTION OF PUBLIC RIGHTS OF WAY WILL BE EXPECTED TO PROVIDE ALTERNATIVE ACCEPTABLE LINES FOR SUCH AND PROPOSALS HAVING AN UNACCEPTABLE ADVERSE IMPACT WILL BE REFUSED

  14. ANY PROPOSAL THAT INVOLVES THE LOSS OF NATURAL FLOOD PLAIN, EVEN FOR A TEMPORARY PERIOD/S, WILL BE THE SUBJECT OF CAREFUL EXAMINATION AND PROPOSALS HAVING AN UNACCEPTABLE IMPACT WILL DESCRIPTION. BE REFLISED.

In the unlikely event that further landfill/raising for the domestic/industrial waste stream is required the above policy, coupled with the Environmental Impact Assessment process will be relevant.

10.18.1 The Waste Management Strategy sets out specific objectives in respect of facilities such as civic amenity sites (sites where the public can deposit bulky items, garden waste, sump oil etc) and recycling "bring-sites", and less geographically specific aspirations in respect of recycling, small-scale energy recovery and composting. Civic amenity sites have been identified in or close to Newtown, Welshpool, Llandrindod Wells, amenty sites have been identified in or close to Newtown, Vershpool, Llandnindod Weils, Piercon and Ystradgynlais. Additional sites are anticipated in the Knighton/Prsetigine area, Machynlieth and the Llanfyllin/Llanfair Caereinion area. They would normally be situated in an industrial estate or perhaps associated with an existing waste management operation. Such sites are licensed by the Environment Agency and experience suggests that there is little difficulty in terms of public amenity so long as the facilities are well sited and managed.

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represents the position of the County Council and not that of the National Assembly for Wales, which is directly responsible for trunk roads. The NAfW may have more stringent

## POLICY MW8 - ACCESS ONTO A HIGHWAY

THE VEHICULAR ACCESS FROM A PROPOSED MINERAL WORKING OR WASTE THE VEHICULAR ACCESS FROM A PROPOSED MINERAL WORKING OR WASTE DISPOSAL SITE ONTO THE PUBLIC HIGHWAY SHOULD BE OF A STANDARD THAT WOULD NOT PREJUDICE HIGHWAY SAFETY. IT SHOULD BE CAPABLE OF COMPLYING WITH GEOMETRIC AND VISIBILITY CRITERIA APPROPRIATE TO THE CHARACTER OF THE PUBLIC HIGHWAY CONCERNED. WHERE ENGINEERING OR DEMOLITION WORKS, OR TREE, SHRUB OR HEDGEROW REMOVAL ARE PROPOSED IN ORDER TO ATTAIN COMPLIANCE WITH SAID CRITERIA IT WILL SUBJECT TO CAREFUL CONSIDERATION, AND APPROPRIATE AMELIORATIVE MEASURES SHOULD NORMALLY BE INCLUDED WITHIN THE DEVELOPMENT PROPOSALS. PROPOSALS.

## 10.21 Noise

10.21.1 The County Council's policy in this respect closely follows the advice contained in the report entitled "The Control of Noise at Surface Mineral Workings", prepared for the Department of the Environment by WS Atkins Engineering Sciences Ltd (1990). This document is referred to in the advice document "Mineral Planning Policy Wales". Although it refers specifically to mineral working sites, the principles hold good for waste disposal sites too. The important elements of the report which relate to the formulation of

- Whilst "background" noise levels (i.e. existing noise levels) are important considerations in setting noise limits for the new operations, they cannot be the main determinant.
- The most important points to consider in terms of the setting of noise limits are noise sensitive properties such as houses or schools.

  3. The most practical places from which to measure noise generated by the mineral
- extraction activities are often on or close to the mineral site boundary.

  The attenuation of noise by baffles, distance and "soft ground" can be calculated relatively easily and thus limits that relate to the noise sensitive properties can be set for agreed locations on or within the mineral or waste site boundary.

10.21.2 The procedure proposed would involve identifying the properties that would be sensitive to an increase in noise levels. Limits at various times of the day and for various days of the week are then set. Those limits would be set in accordance with the recommendations of the WS Alkins report. Having agreed, with the developer, suitable monitoring points on or close to the mineral or waste site boundary, the necessary calculations would be made to determine the noise limits at those points which would mean that the original limits at the noise sensitive properties are not exceeded. It is the limit at the monitoring point that appears in the planning conditions. It will almost always be higher than the limit at the noise sensitive property. It is the extra distance and possibly land form that reduces the noise to or below the recommended levels.