

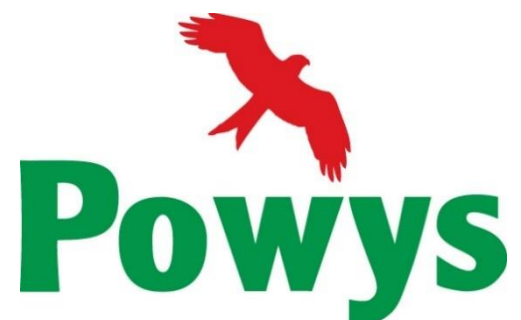


Powys Replacement Local Development Plan (LDP) (2022-2037)

Candidate Site Assessment Methodology

2022

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh



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1. Introduction

1.1.1 Following the publication of the Delivery Agreement in July 2022, the Call for Candidate Sites is the first formal stage of preparing the Powys Replacement Local Development Plan (Replacement LDP) 2022-2037. The process enables all interested parties to submit potential sites for inclusion in the plan to the Powys Local Planning Authority (LPA). It will then be for the LPA to assess each site and determine if they are suitable, or not, for inclusion in the Replacement LDP.

1.1.2 The purpose of this document is to set out the process and methodology to be used for assessing the suitability of potential development sites (Candidate Sites) for inclusion within the Powys Replacement LDP. The methodology reflects legislative provisions within National planning policy ([Planning Policy Wales: Edition 11 \(2021\)](#) and [Future Wales: The National Plan 2040 \(2021\)](#)) together with the requirements set out in Welsh Government guidance on the preparation of LDPs as set out in the [Development Plans Manual \(Edition 3 March 2020\)](#).

1.1.3 As detailed in the Development Plans Manual (Edition 3) the deliverability of sites is an important consideration when selecting suitable sites and will be critical in the identification of sites for inclusion within the Replacement LDP. Therefore, the assessment process will be applied to all sites submitted for consideration at the Call for Candidate Sites stage, including Candidate Sites submitted on undeveloped allocated sites in the Adopted Powys LDP (2011 – 2026), and any other sites considered appropriate through the evidence base. The evaluation of sites will draw upon a range of information held by the Council, supporting evidence submitted by site proposers and where relevant, consultation will be undertaken with specific consultation bodies to enable the full consideration of sites (see paragraph 5.3).

1.1.4 The Call for Candidate Sites is the appropriate time for site proposers to submit sites for potential inclusion in the Replacement LDP. Sites proposed after the Preferred Strategy stage will have a reduced chance of being considered suitable for inclusion in the plan.

1.1.5 Additionally, site proposers should be aware that not submitting sufficiently detailed information as requested by the LPA may result in a site not being taken forward.

1.1.6 This document is accompanied by 'Guidance Notes' which will assist site proposers in completing the 'Candidate Site Submission Form'. The Guidance Notes will explain some of the terminology in the Candidate Site Assessment Methodology in more detail and will signpost site proposers regarding where to find further information (particularly with regards to constraints).

1.1.7 On 17th December 2020, Natural Resources Wales (NRW) issued a letter to Powys, highlighting that designated riverine Special Areas of Conservation (SAC) water bodies within the River Wye SAC were failing to meet phosphorus limits which had been tightened in 2016 by the Joint Nature Conservation Committee (JNCC). This was followed by a further letter on 20th January 2021 following publication of the condition status report on the other riverine SACS in Wales including the Usk, Dee and Towy, the catchments of which all impact upon the Powys LDP area. NRW issued Interim Planning Advice in December 2020 which required new development within SAC catchments to achieve phosphate neutrality or betterment. This has the potential to constrain development to only those Candidate Sites able to connect to wastewater treatment works with phosphorous reduction equipment installed. Paragraphs 4.2.12 - 4.2.14 provide information on how this constraint will be taken into consideration in the Candidate Site assessment process.

1.1.8 Candidate Sites will play an important role in the formulation and successful implementation of the Replacement LDP, they are the principal means of identifying sites to meet the future needs of the County. However, it should be recognised that other sites permitted through National and LDP policies will also contribute to the delivery of the Replacement LDP.

2. Key Principles - The Call for Candidate Sites

2.1 Site Proposers and Land Uses

2.1.1 The Call for Candidate Sites allows all parties (landowners, community councils, local organisations, etc.) to submit any potential sites to be considered for inclusion in the Replacement LDP. These will then be assessed, and a determination made as to whether each site is suitable as an allocation in the Replacement LDP for the proposed use, or not.

2.1.2 Candidate Sites will play an important role in the formulation and successful implementation of the Replacement LDP, as some of them will become the allocations that are fundamental to meeting the needs that are identified in the Plan. Submissions are invited for sites for housing, employment, and other needs, as set out below in the list of Candidate Site land uses (please note this list is not exhaustive, or in priority order and that mixed uses will also be considered).

Candidate Site Land Uses:

- Open Market Housing
- Affordable Housing
- Specialist Housing (including for older people and those with disabilities)
- Employment
- Community Facilities
- Tourism
- Green Infrastructure / Open Space / Sustainable Drainage Systems (SuDS)
- Waste
- Health, Education and Social Care
- Gypsy and Travellers
- Retail
- Recreation
- Renewable Energy
- Biodiversity
- Transport Infrastructure
- Minerals

2.2 Sustainability, Viability and Deliverability

2.2.1 The Powys LPA will use the Candidate Site process to gather suitable evidence from site proposers that robustly demonstrates the sustainability, deliverability and financial viability of sites. Evidence needs to be submitted by site proposers to enable the LPA to assess the following:

- That the site is in a **sustainable** location (as defined in Planning Policy Wales Edition 11) and can be freed from all constraints.
- That the site is capable of being **delivered**.
- That the site is **viable**.

2.2.2 The Development Plans Manual (Edition 3) suggests that the evidence submitted from site proposers to demonstrate deliverability and viability should address the following points:

- The site is in a sustainable location (in accordance with the site search sequence set out in Planning Policy Wales (Edition 11) (which has informed the LPA's candidate site assessment methodology).
- The site is available now or will be available at an appropriate point within the plan period.
- The site is generally free from physical constraints, such as land ownership, infrastructure, access, ground conditions, biodiversity, landscape, heritage, flood risk issues and pollution.
- If the site is in public ownership it is identified in a published disposal strategy, or it has been determined through Council resolution whether the land is to be retained/or sold by the Council.
- The planning history - does the site benefit from an extant planning permission, or is it identified as an allocation in the currently Adopted LDP?
- If appropriate, a clear explanation and justification of how and when any barriers to delivery can be overcome.
- That there is development potential for the proposed use. The site is generally attractive to the market (both private and/or public sector) for development at the proposed location.
- The site can accommodate the broad levels of affordable housing, other policy / Section 106 requirements and infrastructure costs as set out by the LPA.
- If there are financial shortfalls inhibiting development from coming forward, funding mechanisms are, or can be secured, to make the site financially viable.

2.2.3 To assist site proposers in addressing the points listed, the "Candidate Site Submission Form" contains a series of questions in relation to the above, to allow for the assessment of the site and its deliverability. The criteria contained within the submission form has been selected to enable the LPA to identify sites that are deemed suitable for further consideration and to encourage the submission of additional information where appropriate.

2.2.4 The LPA requires submitted sites to be accompanied by a Viability Assessment (see paragraphs 4.2.9 and 6.2.23). It may also request additional information such as ecological surveys, landscape assessments, flood consequences assessments, drainage studies, traffic impact assessments, and any other evidence that may be required to demonstrate that a site is deliverable. The site proposer is responsible for undertaking any technical work (including financial costs) needed to support the inclusion of a site in the Replacement LDP.

2.2.5 To support the preparation of Candidate Site submissions, the LPA has produced an interactive constraints map. This will enable site proposers to easily identify any key policy and designated site constraints. Site appraisal is also advised by site proposers e.g., to understand the specific natural, environmental and heritage conservation features, and character and visual amenity value of the site. Both the constraints map and the site appraisal should be used to determine whether additional information will be required as part of the LPA's candidate site assessment process.

2.3 Replacement LDP Strategy and Settlement Hierarchy

2.3.1 Planning Policy Wales (PPW) requires LPAs to prioritise the use of previously developed land in the site selection process. It also advises that new house building and other new development (retail, employment etc) in the open countryside, away from established settlements, should be strictly controlled. Candidate Sites proposed for uses,

such as housing in isolated locations away from defined settlements are unlikely to be acceptable.

2.3.2 Site proposers should consider how the Candidate Sites, they are proposing, align to the Adopted LDP (2011-2026) Strategy and settlement hierarchy in the first instance. However, as the Replacement LDP progresses, it is anticipated that there will be revisions to the LDP Strategy and settlement hierarchy which will have an impact on site selection. In this respect, the role and function of the settlement, along with its position within the settlement hierarchy and the proximity of Candidate Sites to existing settlement boundaries will also form a part of the considerations when determining the suitability of sites. In preparing the Replacement LDP Strategy, the LPA will also have regard to Future Wales: The National Plan 2040 (published 2021), particularly the location of Regional Growth Areas and the phosphate sensitive Riverine Special Areas of Conservation catchments.

2.3.3 Site proposers should also consider [Future Wales: The National Plan 2040 \(Policy 6\)](#) which requires that significant new commercial, retail, education, health, leisure and public service facilities are located within town centres. Such sites should have good access by public transport to and from the whole town and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments which would need to be identified in the Replacement LDP.

2.4 Existing LDP Allocations

2.4.1 Site allocations in the current Adopted LDP that do not have an extant planning permission will need to be re-appraised through the Candidate Site assessment process. Consequently, owners / developers of existing LDP site allocations **must** make a Candidate Site submission to demonstrate that their site is deliverable and explain why planning permission has not been secured to date. In the absence of up-to-date evidence that an existing allocated site is available and deliverable, such sites are unlikely to be considered suitable for re-allocation in the emerging Replacement LDP.

2.5 Integrated Sustainability Appraisal (ISA) / Habitats Regulations Assessment (HRA)

2.5.1 The LPA has a statutory requirement to undertake a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) of the Replacement LDP. This will be incorporated as part of an Integrated Sustainability Appraisal (ISA), which will also include the Health Impact Assessment, Welsh Language Impact Assessment, and the Equalities Impact Assessment. Further detail is provided in Section 6 on how and when Candidate Sites will be assessed as part of ISA, the criteria to be used is in Appendix 1.

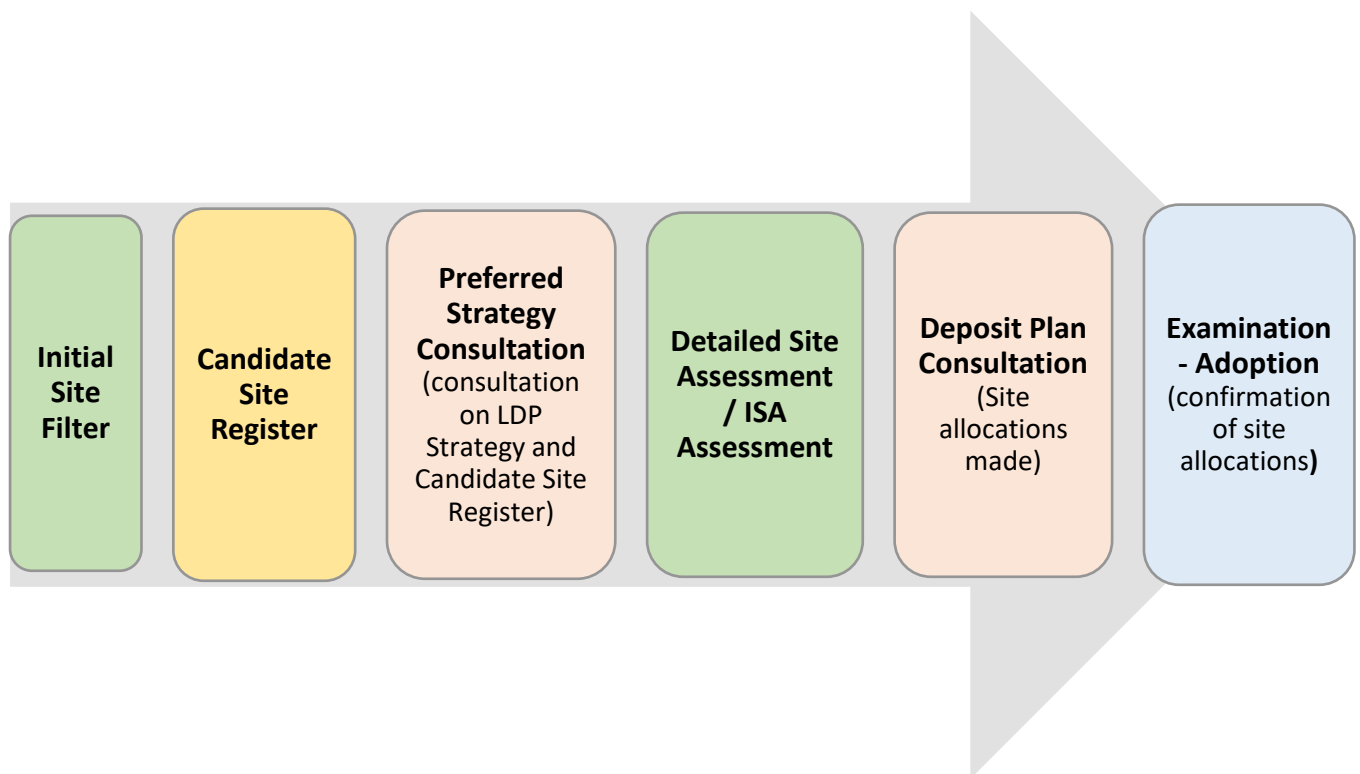
2.5.2 The Council will also need to ensure that the Replacement LDP will have no significant effect (alone and in-combination) on the National Site Network (Habitats Regulations Assessment - HRA) during its implementation. The Candidate Site Assessment Methodology has been drafted to take into consideration Natural Resources Wales (NRW) planning guidance that requires development proposals in Riverine Special Areas of Conservation catchments to demonstrate that they would achieve phosphate neutrality or betterment.

3. Candidate Site Assessment Process

3.1.1 It is essential that the land that gets allocated for development in the Replacement LDP meets the Replacement LDP's objectives and is capable of being developed within the Plan period. To achieve this, the LPA will undertake a comprehensive Candidate Site Assessment Process which is clear, objective, and transparent as Candidate Sites progress through it.

3.1.2 Figure1 details the different stages of the Candidate Site Assessment Process. The following sections in this document provide detail on the individual stages.

Figure 1. The Stages of the Candidate Site Assessment Process



4. Initial Site Filter Stage

4.1 Initial Site Filter

4.1.1 Sites that are proposed for built development (e.g., housing and employment,) will all be subject to the initial site filter assessment as described in Section 4.2. If sites are put forward for protection, these will be subject to a separate assessment as relevant, for example by being considered as part of the green infrastructure assessment.

4.1.2 The initial site filter will involve a high-level assessment which will identify and dismiss unsuitable sites early in the process. Sites are removed from the process if they are considered not to be suitable as allocations in the Replacement LDP. It should be noted this does not necessarily mean sites would not be granted planning permission under the Adopted or the Replacement LDP policies if an application was to be submitted.

4.1.3 Settlement boundaries will be reviewed in accordance with the settlement hierarchy (see paragraph 2.3.2) taking into consideration Candidate Site submissions. Some Candidate Sites may be best accommodated within the Replacement LDP through the site being included within a settlement boundary rather than as an 'Allocated Site'. Further information on how Candidate Sites will inform the review of settlement boundaries will be provided in the Guidance Notes accompanying the Candidate Site submission form.

4.1.4 Please note that where insufficient information has been submitted by site proposers to demonstrate that the site is able to meet the initial site filter considerations the site may be excluded.

4.2 Initial Site Filter Considerations:

Site Threshold

4.2.1 For residential sites there is a **minimum site size threshold of 0.25 hectares or five dwellings**, at a minimum density of 25 dwellings per hectare [net]. Please note the housing density policy in the Adopted LDP is to be reviewed the exact density requirement is reserved for later in the process.

4.2.2 For proposals for non-residential development a building must have a **minimum floorspace of 1,000m²**.

Sites below these thresholds will be filtered out and will not proceed to the detailed site assessment stage.

Relationship to Existing Settlement

4.2.3 **Is the site within, at the edge of, or outside of a settlement?** If the site is outside of or is not closely related to a settlement for employment, housing or retail land use it is highly unlikely to progress, without supporting evidence (e.g., for employment sites how the tests in Technical Advice Note 23, jobs accommodated, alternatives and special merit, have been met) because it would be contrary to national planning policy i.e., unsustainable development in the open countryside.

4.2.4 There are some uses that can be considered acceptable for development in the open countryside (e.g., renewable energy, tourism etc.), these will not be excluded based on the relationship to an existing settlement.

Flood Risk

4.2.5 Sites located within **Flood Map for Planning (FMfP) Zones 2 or 3** (including in Defended Areas), that will **not** meet the **justification tests and acceptability of consequences criteria** (regarding vulnerability of uses and previously developed land) will be filtered out. This includes proposals for highly vulnerable developments such as housing in FMfP River and Sea Flood Zones 3 and sites which are not on previously developed land in FMfP River and Sea Flood Zones 3 and 2. See paragraphs 6.2.10 - 6.2.13) for more information.

4.2.6 Regard will be given to the emerging TAN 15 (December 2021), due to be published June 2023 and the Mid Wales Regional Strategic Flood Consequences Assessment (2022).

Viability Assessment

4.2.7 All proposals for built development (housing, employment) **must be accompanied by a Viability Assessment**. If the site does not have a viability assessment it is unlikely to make it through to the next stage of assessment.

4.2.8 Proposals for the protection of sites (e.g., green infrastructure) from development, do not require a viability assessment (these sites are treated separately see paragraph 4.1.1).

4.2.9 The Council intends for the Development Viability Model developed regionally to be used by site proposers to assess the viability of any Candidate Sites to be submitted. The model will be made available to site promoters on request to undertake an **'initial Viability Assessment'**. Further guidance is available.

4.2.10 Site proposers should note that a more **'detailed Viability Assessment'** will be required at the detailed site assessment stage. This will require the submission of additional information and evidence to support the Candidate Site proposal. There will be a charge for access to the viability model at this second stage, which will also cover a detailed review of the model by the LPA.

4.2.11 Candidate Site proposals that are to be funded through alternative mechanisms such as Social Housing Grant or the Mid Wales Growth Deal do not need to provide a viability assessment but will need to demonstrate that the funding is in place to enable development to be delivered within the Replacement LDP period (2022-2037).

Phosphate Sensitive Riverine Special Areas of Conservation Catchments

4.2.12 **Proposals located within the catchment of phosphate sensitive Riverine Special Areas of Conservation will be filtered out** unless they can demonstrate that they can achieve phosphate neutrality or betterment, in line with the latest guidance from NRW.

4.2.13 For housing proposals, to be able to demonstrate deliverability, this will mean discharging wastewater into a Sewage Treatment Works where phosphorus reduction treatment (including an up-to-date permit) is in place and the works can accommodate additional wastewater within the limits of the environment permit. **Proposals will only be**

accepted where phosphorus reduction is in place and the works can treat additional wastewater or improvements are planned in an Asset Management Programme (AMP).

Proposals in areas scheduled for phosphorus reduction improvements will need to ensure that the timing of such improvements provide sufficient time to enable development to be delivered within the Replacement LDP period (2022-2037).

4.2.14 Non housing proposals will need to demonstrate phosphate neutrality or betterment with reference to the latest NRW advice and will be considered on a case-by-case basis.

Deliverability Issues

4.2.15 Consideration will be given to the **deliverability of sites** through either the presence of major physical site constraints, planning history (e.g., refusals), legal constraints or covenants that restrict the site being brought forward in the Replacement LDP period.

Policy Considerations

4.2.16 Candidate Sites may be filtered out if the nature of the proposal can be accommodated within National or Replacement LDP policies rather than as an allocated site.

5. Candidate Site Register / Preferred Strategy Consultation Stages

5.1 Candidate Sites Register

5.1.1 All of the submitted Candidate Sites will be made available to view on the LPAs webpages within what is called a 'Candidate Site Register'. The results of the initial site filter stage will also be made public as part of the publication of the Candidate Sites Register.

5.2 Preferred Strategy Consultation

5.2.1 The Candidate Site Register will be published as part of the Replacement LDP Preferred Strategy statutory consultation (May/June 2023). Any key sites to the strategy (Strategic Sites) will be published within the Preferred Strategy itself. The LPA will invite comments on both any Strategic Sites and the sites within the Candidate Site Register.

5.2.2 The Candidate Site Register will include details on the status of each site and allow easy identification of those that remain in the assessment process. The results from the initial site filtering assessment will also be published alongside the Candidate Site Register at the Preferred Strategy consultation stage.

5.3 Consultee Comments

5.3.1 Only those sites that have **not** been sifted out during the initial site filter stage will be consulted on with relevant consultees. This will include internal Council departments such as highways, contaminated land, land drainage and education and external organisations such as Welsh Government (WG) Highways, Clwyd-Powys Archaeological Trust (CPAT), Natural Resources Wales (NRW), infrastructure providers, Mid Wales Fire and Rescue Service and the Health Board. This will ensure such bodies are only commenting on sites which have a reasonable chance of inclusion in the Replacement LDP. The timing of seeking comments will coincide with the Preferred Strategy consultation. However, efforts will be made to make the Candidate Sites data available at least one month before the statutory consultation commences to ensure that such bodies have the capacity to respond in a timely manner.

6. Detailed Site Assessment / ISA Assessment Stage

6.0.1 A more detailed site assessment will be undertaken for all Candidate Sites which have passed through the initial site filter stage, this will include assessing them against the LPA's ISA objectives (See Appendix 1). The LPA is required to develop a comprehensive and systematic assessment methodology to fully assess Candidate Sites to determine whether they are sustainable, deliverable, and viable. This will be undertaken following the Preferred Strategy consultation and take account of consultee comments and any representations received.

6.0.2 To demonstrate the Replacement LDP is sound at Examination, the LPA will have to justify the criteria used to assess Candidate Sites proposals and associated site assessments. The Development Plans Manual (Edition 3) requires that the criteria used is in accordance with the principles of sustainable development and placemaking as set out in Planning Policy Wales (Edition 11).

6.0.3 The ISA will also provide documentation and a record of site assessment including a reasoned justification for site status (rejected, reasonable alternative or preferred). Candidate Sites will be rejected if they have no potential to be either a proposed site, or a reasonable alternative.

6.1 Detailed Site Assessment

6.1.1 The detailed site assessment stage of the Candidate Site process will commence after consultation on the Replacement LDP Preferred Strategy in May/June 2023 and will take account of any representations received. Any sites submitted that were rejected as part of the initial site filter will not be subject to the detailed site assessment and will not be considered for inclusion in the Replacement LDP.

6.1.2 The assessment criteria reflect the information requested on the Candidate Site Form, thereby enabling site proposers to identify whether a site is affected by one or more constraints/designations. Site proposers are required to provide supporting information explaining how the site can address any matters associated with the site. The LPA may request additional information from site proposers where necessary.

6.1.3 The information provided by each site proposer will be verified by the planning policy team, in consultation with other service areas of the Council and where necessary external organisations (such as: Welsh Government Highways, NRW, CPAT, infrastructure providers etc.)

6.1.4 The detailed site assessment criteria are split into the following categories:

- Location and accessibility
- Site context and character
- Accessibility and highway capacity
- Landscape and environmental impact
- Flood risk
- Mineral Safeguarding Areas/Buffer Zones
- Infrastructure capacity
- Delivery and viability
- Climate change, placemaking and biodiversity enhancement

6.1.5 A 'traffic light' scoring system will be used to identify which sites are more desirable against the detailed site assessment criteria and those sites which are less so, see Table 1.

Table 1. Detailed Site Assessment Scoring System.

Scoring System	Description
Green	Positive
Amber	Further consideration required
Red	Negative
Grey	Not applicable or not enough information (but does not act to exclude the Candidate Site from the process).

6.2 Detailed Site Assessment Criteria

Location and Accessibility

6.2.1 Following the Replacement LDP Preferred Strategy consultation and taking into consideration any representations submitted, the Replacement LDP will consist of a Growth and Spatial Strategy and a Settlement Hierarchy.

6.2.2 Generally, higher order settlements in the Settlement Hierarchy provide the most sustainable locations for growth, due to the greater access to services and facilities they offer. Settlements in the lower tiers and the open countryside are likely to have poorer access to services and facilities the Spatial Strategy and the Settlement Hierarchy will provide guidance on where development growth should be distributed prioritising growth to the most sustainable locations (settlements higher up the settlement hierarchy) in the first instance.

6.2.3 Planning Policy Wales (Edition 11) states that in rural areas “local service centres, or clusters of smaller settlements where a sustainable functional linkage to a higher tier settlement (service centres) can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision. The Preferred Strategy will take this requirement into consideration. In the meantime, significance will be given to smaller peripheral settlements on public transport routes where there is a clear functional linkage to a larger settlement acting as a service centre.

Table 2. Criterion 1: Preferred Strategy and Settlement Hierarchy - Housing

Scoring System	Description
Green	The site is within, or would form a logical extension to, a settlement that is identified as suitable for large* open market and affordable housing sites in the Settlement Hierarchy of the Replacement LDP.
Amber	The site is within or adjoining a settlement not identified for large open market housing sites but with a preference for affordable housing exception sites.
Red	The site is located within the open countryside, or a lower tier settlement, not identified for large housing developments.

* A large site within the Replacement LDP is defined as five dwellings or more.

Table 3. Criterion 2: Preferred Strategy and Settlement Hierarchy – Employment / Retail

Scoring System	Description
Green	The site is within or adjoins a settlement identified for employment or retail growth in the Settlement Hierarchy of the Replacement LDP.
Amber	The site is not within or adjacent to a settlement, but: <ul style="list-style-type: none"> • Evidence has been submitted to demonstrate how the site meets the justification tests* set out in Technical Advice Note 23. Or • The site is within or adjoins an existing employment / retail site or has been identified in the Mid Wales Growth Deal.
Red	The site is located within the open countryside, or a lower tier settlement not identified for employment or retail growth in the Replacement LDP / Growth Deal and is contrary to National policy.

* Jobs accommodated, alternatives and special merit.

Table 4. Criterion 3: Relationship to Community Services / Facilities that have the Capacity to Support Growth.

Scoring System	Description
Green	The candidate site is within 800 metres* of the centre of a settlement that has a range of services and community facilities+ (that have the capacity to support growth).
Amber	The candidate site is within, but further than 800 metres, from the centre of a settlement that has a range of services and community facilities (that have the capacity to support growth). Or The site is within a smaller settlement with a limited number of facilities, but there is a larger settlement hosting a range of services and community facilities (that have the capacity to support growth) and has a frequent bus / train service (that connects the larger settlement to within 800 metres of the candidate site).
Red	There are one or no services / community facilities within 800 metres of the candidate site. There is no frequent bus /train service to a larger settlement that hosts a range of such facilities (that connects the larger settlement to within 800 metres of the candidate site).

* 800 metres equates to ten-minute walking time.

+ Services and community facilities include but are not limited to: schools, doctors' surgeries, dentists, supermarkets, local shops, banks / building societies, pharmacies, petrol stations, village halls, community centres, churches, public houses, leisure centres etc...

Site Character and Context

6.2.4 This section considers the site character and context which includes considering whether the Candidate Site is on previously developed land or greenfield land (as defined in Planning Policy Wales (Edition 11)). Planning Policy Wales requires LPAs to follow the Sequential Test and to consider previously developed land and/or underutilised sites located within existing settlements in the first instance, with sites on the edge of settlements considered thereafter. If no previously developed land is available, only then should consideration be given to suitable and sustainable greenfield sites within or on the edge of settlements.

6.2.5 Site character and context also considers factors such as whether topographical characteristics or physical development on the site may present an obstacle to development, whether or not there could be a potential adverse impact on the site from adjoining land uses and potential land contamination.

Table 5. Criterion 4: Previously Developed Land / Greenfield Land*.

Scoring System	Description
Green	Previously developed land within or on the edge of settlement
Amber	Greenfield land within or on the edge of settlement
Red	Greenfield land in the Open Countryside
Grey	<p>The proposal is for an employment use and the justification tests set out in Technical Advice Note 23 have been demonstrated.</p> <p>The site is on previously developed land in the Open Countryside, whereby proposals will be assessed on a case by case basis against the tests set out in National Policy.</p>

* Note: The Sequential Test in terms of prioritising the use of previously developed land over the use of greenfield sites will be followed.

Table 6. Criterion 5: Topographical Characteristics* or Physical Development+ on the Site that May Present an Obstacle to Development.

Scoring System	Description
Green	There are no topographical characteristics (such as steep gradients) or physical developments (such as structures, pipe work) on the site that may present an obstacle to development.
Amber	There are topographical characteristics or physical developments on the site that may present an obstacle to development, however mitigation maybe possible, further investigation and information required.
Red	There are topographical characteristics or physical developments on the site that will act as a constraint to the deliverability and viability of development.

* Topographical characteristics includes steep gradients and unstable land (submissions in areas of coal mining legacy will require consideration of coal mining information, mitigation maybe required (further information will be provided in a guidance note).

+ Physical development includes existing structures, mains gas or powerlines or overhead powerlines.

Table 7. Criterion 6: Adverse Impact on Amenity (Noise, Air, Odour, Light or Dust Pollution) Arising from Potentially Conflicting Adjoining Land Uses*

Scoring System	Description
Green	No adverse impact on amenity, there are no conflicting nearby or adjoining land uses.
Amber	Possible adverse impact on amenity arising from potentially conflicting nearby or adjoining land uses, however mitigation maybe possible, further investigation and information required.
Red	Yes, there would be an adverse impact on amenity arising from conflicting nearby or adjoining land uses which is unlikely to be satisfactorily mitigated.

* The agent of change principle (detailed in Planning Policy Wales Chapter 6) states that a business or person responsible for introducing a change is responsible for managing that change. This means a site proposer would have to ensure that solutions to address air quality or noise from nearby pre-existing infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable.

Table 8. Criterion 7: Contaminated Land

Scoring System	Description
Green	The site is not contaminated.
Amber	Part or all the site is contaminated but evidence has been provided to indicate that remediation would be possible and viable.
Red	Contamination is a significant constraint on the site, insufficient evidence has been provided, or evidence has been unable to demonstrate, that satisfactory remediation can be achieved and/or would be viable.

Accessibility and Highway Capacity

6.2.6 National policy highlights the importance of sustainable placemaking ensuring that new developments have access to a range of services/ facilities by a range of transport means particularly by walking and cycling (“Active Travel”). Consequently, the relative distance to existing facilities, public transport, including the level and frequency of public transport provision are important factors in determining site suitability.

6.2.7 However, national policy also recognises that for rural areas the opportunities to reduce car use and increase walking, cycling and the use of public transport are more limited than in urban areas. Planning Policy Wales (Edition 11) paragraph 3.39 states that “in rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centre of settlements to reduce the need to travel by car for local journeys”.

6.2.8 As mentioned in paragraph 6.2.3, Planning Policy Wales (Edition 11) also states (paragraph 3.40) that in rural areas “local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing and employment provision”. Therefore, the Criterion in this site assessment will initially assess sites in smaller settlements on the basis of whether they have public transport connections with larger settlements acting as service centres. This and any related criterion may be subject to change as the Preferred Strategy is developed.

Table 9. Criterion 8: Active Travel Connections to The Centre of Settlements

Scoring System	Description
Green	The site is within 400 metres of an existing or planned Active Travel Route.
Amber	The site is not within 400 metres of an existing or planned Active Travel Route but other pedestrian and cycle routes to the centre of the settlement are available.
Red	No Active Travel or other pedestrian and cycle routes available.

Table 10. Criterion 9: Accessibility to the Wider Area on Foot

Scoring System	Description
Green	The site has good accessibility on foot (there is a network of uninterrupted, good quality pavements which have street lighting and promote walking).
Amber	The site requires further investigation regarding access on foot (some improvements may be required such as improvements to interruptions in the pavement network and lighting, but these seem feasible and can be addressed).
Red	The site has no viable access on foot (the site is in an isolated location, where access on foot is very difficult, if not impossible).

Table 11. Criterion 10: Location Within Walking Distance (i.e. 800 metres) of an Existing Bus Stop or Railway Station.

Scoring System	Description
Green	The site is within 800 metres of a frequent (at least every two hours) mode of public transport that connects the site to at least one larger settlement (acting as a service centre) offering a range of facilities.
Amber	The site has some access to public transport (not within 800 metres but within a 'reasonable' distance) and/or the frequency is greater than every two hours, but it does connect the site to at least one larger settlement (acting as a service centre) offering a range of facilities.
Red	There is no public transport available within a 'reasonable' distance of the site and the site proposer has not provided evidence to demonstrate how the site can be developed in accordance with the transport hierarchy as set out in Planning Policy Wales.
Grey	There is no public transport available within a 'reasonable' distance of the site, but the site proposer has demonstrated how the site can be developed in accordance with the transport hierarchy as set out in Planning Policy Wales.

Table 12. Criterion 11: Suitability of Vehicular Access to and from the Site and the Impact on the Highway.

Scoring System	Description
Green	No constraints on highway access, the site can provide safe access with minor highway improvements.
Amber	Minor constraints on highway access which can be reasonably mitigated.
Red	Objection from highways, the site is unable to meet highway standards, mitigation measures are not practical or are likely to make development proposals unviable.

Table 13. Criterion 12: Capacity of Highway Network.

Scoring System	Description
Green	The existing network has the capacity to accommodate additional vehicular movements generated by the proposed development (including construction phase).
Amber	The existing network has limited capacity to accommodate additional vehicular movements generated by the proposed development (including construction phase), but this can be resolved with highway improvements. Further investigation required to demonstrate that improvements are deliverable and viable.
Red	No capacity within the existing highway network to accommodate an increase in vehicular movements, any mitigation measures are undeliverable / unviable.

Landscape and Environmental Impact

6.2.9 Consideration will be given as to the impact developing the Candidate Site may have on

- Natural heritage designations such as
 - Special Areas of Conservation (SAC).
 - Special Protection Areas (SPAs).
 - Sites of Special Scientific Interest (SSSI).
 - Ramsar sites.
 - National Nature Reserves (NNRs).
 - Local Nature Reserves.
 - Ancient Woodlands.
 - and any regional or local non-statutory designations/sites.
 - Protected species.

- Historic Assets such as
 - Registered Historic Landscapes
 - Scheduled Monuments
 - Listed Buildings
 - Conservation Areas
 - Registered Historic Parks and Gardens
 - and any local non-statutory historic assets (Historic Environment Records).

- Landscape
 - Neighbouring National Parks
 - Neighbouring Areas of Outstanding Natural Beauty (AONB)
 - The valued characteristics and qualities of the Powys landscape.

- Agricultural Land
 - Land designated as Best and Most Versatile categories 3a and above.

Table 14. Criterion 13: Impact on Natural Heritage Designated Sites.

Scoring System	Description
Green	No adverse impact on a natural heritage designation/site.
Amber	Potential for adverse impact on natural heritage designation/site but appropriate mitigation and enhancement measures can be put in place. Further information and assessment required to demonstrate that mitigation can be achieved.
Red	Potential for adverse impact on natural heritage designation/site and mitigation is not possible, there would be unacceptable harm to the features of the designated site.

Table 15. Criterion 14: Impact on Protected Species.

Scoring System	Description
Green	No adverse impact on a protected species.
Amber	Potential for adverse impact on protected species but appropriate mitigation and enhancement measures can be put in place. Further information and assessment required to demonstrate that mitigation can be achieved.
Red	Potential for adverse impact on protected species and mitigation is not possible.

Table 16. Criterion 15: Impact on Historic Environment Designated Sites (and their Settings where Appropriate).

Scoring System	Description
Green	No adverse impact on historic environment designation/site or its setting.
Amber	Potential impact on a historic environment designation/site – further information and assessment required to demonstrate that mitigation can be achieved.
Red	The site has, or is in close proximity to, a historic environment designation/site (and/or its setting) and would result in harm to the significance of the designation or appropriate mitigation is unlikely to be achieved.

Table 17. Criterion 16: Impact on Landscape.

Scoring System	Description
Green	<p>No adverse impact on the landscape of any National Parks* or AONBs.</p> <p>No adverse impact on the Powys landscape’s characteristics or landscape qualities and sensitivities identified in the Local Landscape Character Assessment+ for the Powys LDP area.</p>
Amber	<p>No adverse impact on the landscape of any National Parks or AONBs.</p> <p>Likely impacts on the key characteristics and landscape qualities and sensitivities identified in the Local Landscape Character Assessment for the Powys LDP area, but with the potential to be mitigated in line with the guidance within the assessment. Further information and assessment required to determine impacts and to demonstrate that mitigation can be achieved.</p>
Red	<p>The site will have an adverse impact on the landscape of a National Park or AONB and/or their setting.</p> <p>The site and proposal will have an adverse impact on the key characteristics and landscape qualities and sensitivities identified in the Local Landscape Character Assessment for the Powys LDP area and conflicts with the guidance within it.</p>

* The LPA must have a regard to the purposes and duty of National Parks.

+ The Local Landscape Character Assessment for the Powys LDP area has had regard to LANDMAP layers and aspect areas, further reference will be given to LANDMAP when considering Candidate Sites.

Table 18. Criterion 17: Impact on Best and Most Versatile (BMV) Agricultural Land.

Scoring System	Description
Green	<p>The site is previously developed land or would not result in the loss of grades 1, 2 or 3a BMV agricultural land.</p>
Amber	<p>The site is on Grade 3a BMV agricultural land and previously developed land or land in the lower agricultural grades is unavailable.</p>
Red	<p>The site would result in the loss of Grade 1 or Grade 2 BMV land, or Grade 3a where there are other sites on either previously developed land or land in the lower agricultural grades available.</p>

Flood Risk

6.2.10 The current Welsh Government advice for flood risk is Technical Advice Note (TAN) 15: Development and Flood Risk (2004), this guidance is supported by the Development Advice Maps showing areas of flood risk categorised as C1 and C2.

These are defined as:

- **C1:** “areas of the floodplain which are developed and served by significant infrastructure, including flood defences”.
- **C2:** “Areas of the floodplain without significant flood defence infrastructure.”

6.2.11 TAN 15 is in the process of being revised with the updated version due to be published in June 2023. The revised TAN 15 is supported by a different set of flood risk maps known collectively as Flood Map for Planning (FMfP). These are made up of the following:

Defended Zones - Areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100 and against flooding from the sea of 1:200 (plus climate change and freeboard).

Rivers Flood Zone 2 - Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.

Rivers Flood Zone 3 - A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.

Sea Flood Zone 2 - Less than 1 in 200 (0.5%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change

Sea Flood Zone 3 - A greater than 1 in 200 (0.5%) chance of flooding in a given year, including climate change.

Surface Water and Small Watercourses Flood Zone 2 - Less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change.

Surface Water and Small Watercourses Flood Zone 3 - A greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.

6.2.12 The Welsh Government in a letter to LPAs, dated 15th December 2021, regarding Technical Advice Note (TAN) 15 stated that “When plans are reviewed, the flood risk considerations that feed into the settlement strategy and site allocations must be in accordance with the new TAN 15 and the Flood Map for Planning”. Therefore, the flood risk maps that make up FMfP will be used to assess the suitability of Candidate Sites with regards to flood risk. Consideration will be given to the policies in the [emerging revised TAN 15](#) (to be published June 2023) and the Mid Wales Regional Strategic Flood Consequences Assessment (2022) (to be published by November 2022).

6.2.13 Sites located within Flood Map for Planning (FMfP) Zones 2 or 3 (including in Defended Areas), that will not meet the justification tests and acceptability of consequences Criterion (regarding vulnerability of uses and previously developed land) will be filtered out early (initial site filter stage) in the candidate site assessment process, this includes proposals for highly vulnerable developments such as housing in FMfP River and Sea Flood Zones 3 and sites which are not on previously developed land in FMfP River and Sea Flood Zones 2.

Table 19. Criterion 18: Highly Vulnerable* Development in Flood Map for Planning (FMfP) River and Sea Zones 2 and 3.

Scoring System	Description
Green	The site is not in an area identified as being of risk from river or coastal flooding in FMfP
Amber	The site is for highly vulnerable development within a Defended Area and/or Zone 2, is on previously developed land and is supported by a Flood Consequences Assessment that indicates that the potential consequences of a flooding event for the development proposed is found to be acceptable in accordance with the criteria contained in section 11 of TAN 15 (2021).
Red	The site is for highly vulnerable development within Zone 3, or is in a Defended Area or Zone 2, on greenfield land or is in a Defended Area or Zone 2, on previously developed land but not supported by a Flood Consequences Assessment that demonstrates accordance with the criteria contained in section 11 of TAN 15 (2021).

*Includes: all residential (including Gypsy and Traveller sites) tourism developments, schools, childcare establishments, medical facilities, waste disposal sites, chemical plants, incinerators, emergency services. See [TAN 15 \(December 2021\)](#) for full list.

Table 20. Criterion 19: Less Vulnerable* Development in Flood Map for Planning (FMfP) River and Sea Zones 2 and 3.

Scoring System	Description
Green	The site is not in an area identified as being of risk from river or coastal flooding in FMfP
Amber	The site is for less vulnerable development within Zone 3 or Zone 2 (including Defended Areas), is on previously developed land and is supported by a Flood Consequences Assessment that indicates that the potential consequences of a flooding event for the development proposed is found to be acceptable in accordance with the criteria contained in section 11 of TAN 15 (2021).
Red	The site is for less vulnerable development within Zone 3 or Zone 2 (including Defended Areas) is on greenfield land and/or is not supported by a Flood Consequences Assessment.

* Includes: general industrial, employment, commercial and retail development, transport and utilities infrastructure, public buildings, places of worship. See [TAN 15 \(December 2021\)](#) for full list.

Table 21. Criterion 20: Development in Flood Map for Planning (FMfP) Surface Water Flooding.

Scoring System	Description
Green	The site is not in an area identified as being at risk from surface water flooding in FMfP.
Amber	The site is identified as being within FMfP Surface Water Flooding Zones 2 or 3 and is accompanied by a Flood Consequence Assessment (FCA) that demonstrates that mitigation is feasible.
Red	The site is identified as being within FMfP Surface Water Flooding Zones 2 or 3 and is not accompanied by a FCA that demonstrates that mitigation is feasible.

Mineral Safeguarding Areas/Buffer Zones

6.2.14 The safeguarding of mineral resources and the inclusion of land within a Minerals Safeguarding Area does not give a presumption for mineral working development to be permitted but enables areas to be protected so that mineral resources are not sterilised by development and that they remain accessible to future generations. Mineral Safeguarding areas should be considered as a form of constraint to ensure that the presence of mineral resources is adequately and effectively considered in development proposals.

6.2.15 Mineral buffer zones are required around permitted and allocated mineral extraction sites. Within the buffer zone, no new sensitive development or mineral extraction should be allocated. Sensitive development is any building occupied by people on a regular basis and includes development proposals such as residential, tourism, and community facilities where an acceptable standard of amenity should be expected. Allocations can only be considered in a buffer zone where the proposed use would not prejudice the operation of the mineral extraction site.

Table 22. Criterion 21: Mineral Safeguarding Areas/Buffer Zones.

Scoring System	Description
Green	<p>The site is not within a mineral safeguarding area, or the proposal would not unnecessarily sterilise a safeguarded mineral resource.</p> <p>The site is not within a minerals buffer zone or is not classified as a sensitive use within a buffer zone.</p>
Amber	<p>The site is within a mineral safeguarding area, however further information has been provided to justify one or more of the criteria below:</p> <ul style="list-style-type: none"> • That the mineral resources are not of potential future value; or • The mineral will be extracted satisfactorily prior to any development taking place; or • Extraction would not meet the test of environmental acceptability or community benefit as set out in National policy; or • There is an over-riding need in the public interest for the development. <p>The site is within a minerals buffer zone, but development will not prejudice the operation of the mineral extraction site.</p>
Red	<p>The site is within a mineral safeguarding area and would result in the unnecessary sterilisation of the mineral resource. Or</p> <p>The site proposes a sensitive use within a Mineral Buffer Zone.</p>

Infrastructure / Utilities Capacity

6.2.16 Consideration will be given as to whether there is sufficient capacity in the local infrastructure to serve the proposed development. Where improvements are planned to increase capacity, details will need to be provided on how improvements will be funded, when the improvements are to take place, how this will affect the delivery on the site and how development can be delivered within the Replacement LDP period (2022-2037).

Infrastructure to be considered within this criterion includes:

- Water
- Sewage Treatment Works
- Electricity
- Gas
- Broadband provision

6.2.17 Candidate Sites that are in phosphate sensitive Riverine Special Area of Conservation catchments will be assessed in the early-stage initial site filter (paragraphs 4.2.12 – 4.2.14). This will determine the ability of sites to connect to a sewage treatment works with phosphorus reduction (and an up-to-date permit) improvements in place, in a timely manner that enables delivery within the Replacement LDP period.

6.2.18 The LPA will be collating some information, at the settlement level, on infrastructure capacity and planned improvements this will be published in an Infrastructure Plan alongside the Replacement LDP Preferred Strategy. Where shortfalls are identified within the Infrastructure Plan, site proposers will be requested to provide further evidence to demonstrate site deliverability.

Table 23. Criterion 22: Infrastructure Capacity.

Scoring System	Description
Green	Infrastructure has capacity to serve the development.
Amber	Infrastructure has limited capacity; however, improvements are planned to increase provision by infrastructure provider or by the site promoter. Further information required to demonstrate how and when improvements will take place, that development is viable and can be delivered within plan period.
Red	Shortfall in infrastructure capacity, unlikely to be addressed without affecting development viability and/or constrains the ability for development to be delivered within the plan period.

Delivery and Viability

6.2.19 In determining the suitability of Candidate Sites, a key objective of the LPA will be to establish whether a site proposer has a serious intention to develop the site and can do so within the timeframe of the Replacement LDP. This links directly to the test of soundness 'Will the plan deliver?' the LPA will be expected to demonstrate this at the Examination in Public.

6.2.20 A site that is deliverable may not be financially viable, and vice versa. In assessing the Candidate Sites these two elements must be considered in the round, in a broad and proportionate manner, alongside the principles of sustainable development.

6.2.21 Candidate Sites should be sustainable, deliverable and financially viable in order for the LPA to consider them for inclusion in the plan. All sites will have to satisfy the broad parameters and information required by the LPA and have sufficient financial headroom to accommodate all the Replacement LDPs policy requirements (e.g., affordable housing, open space etc..).

6.2.22 Consideration will be given early in the assessment process during the initial site filter stage, to any obstacles to the delivery of sites through either the presence of major physical site constraints, planning history (e.g., refusals), legal constraints or covenants that restrict the site being brought forward in the Plan period. See paragraph 4.2.15.

Table 24. Criterion 23: Ownership and Legal Considerations – Public Land.

Scoring System	Description
Green	The site is public land but is identified in a published disposal strategy and/or through Council resolution as to whether the land is to be retained/or sold by the Council.
Amber	The site is public land but has not yet been identified in a published disposal strategy and/or determined through Council resolution that the land is to be retained/or sold by the Council. However, it is being considered for inclusion / determination within the next six months.
Red	The site is not being considered for inclusion within a published disposal strategy or for determination by Council resolution as to whether the land is to be retained/or sold by the Council.

Table 25. Criterion 24: Ownership and Legal Considerations – Landownership.

Scoring System	Description
Green	The site is owned by a single landowner with evidence submitted to demonstrate they support the site proposal or if in multiple ownership there is evidence of an agreement to the site proposal.
Amber	The site is owned by multiple landowners with no evidenced agreement to work together. Further information required.
Red	There is uncertainty regarding ownership of all or part of the site and/or no evidence to demonstrate that the landowner(s) support(s) the site proposal.

Table 26. Criterion 25: Ownership and Legal Considerations – Developer Interest.

Scoring System	Description
Green	There is evidence of developer interest.
Amber	There is no developer interest identified at this stage, but the site is being marketed.
Grey	No developer interest will not necessarily exclude the site.

Table 27. Criterion 26: Deliverability - Existing Allocated Sites in the Adopted LDP (2011-2026)

Scoring System	Description
Green	The site is an allocated site in the Adopted LDP that has not come forward, but a planning application has been submitted which is pending determination* or awaiting the signing of a Section 106 agreement.
Amber	The site is an allocated site in the Adopted LDP that has not come forward, but sufficient evidence has been submitted to demonstrate how barriers to delivery have been resolved and that the site will be able to come forward in the Replacement LDP period.
Red	The site is an allocated site in the Adopted LDP that has not come forward no / insufficient evidence has been submitted to demonstrate that the site would come forward and deliver in the Replacement LDP period.

* Sites that have received permission and align with the Replacement LDP Spatial Strategy will be shown as committed sites in the Replacement LDP.

Table 28. Criterion 27: Site Availability.

Scoring System	Description
Green	Available for development in short term (within 5 years)
Amber	Available for development in the medium term (5-10 years)
Red	Available for development in long term (10 years or more)

Table 29. Criterion 28: Viability.

Scoring System	Description
Green	A detailed Viability Assessment has been submitted that meets the requirements set by the LPA. The evidence demonstrates that development is viable. Or Other funding mechanisms are in place where deliverability has already been demonstrated to secure funding (e.g., Social Housing Grant, Mid Wales Growth Deal).
Amber	A detailed Viability Assessment or evidence on other funding mechanisms has been submitted but more information is required.
Red	Insufficient evidence on viability / other funding mechanisms has been submitted. Or Viability evidence has been undertaken that indicates the viability of the site is insufficient to demonstrate the site is deliverable and able to meet the Plan's affordable housing and other necessary planning policy requirements.

6.2.23 The initial Viability Assessment information supplied during the initial site filter stage will be subject to a check by the LPA. A more detailed Viability Assessment will be required at this detailed site assessment stage, where additional information and assessments will be requested to demonstrate that the site can meet the policy requirements of the Replacement LDP and remain viable and deliverable. Further information regarding Viability Assessment requirements are available alongside the Guidance Notes.

6.2.24 Where development is to be funded through other mechanisms such as social housing grant or the Mid Wales Growth Deal alternative evidence to demonstrate deliverability will need to be provided.

Table 30. Criterion 29: Site Appraisal*.

Scoring System	Description
Green	The site looks like it could realistically be developed and is genuinely suitable for development.
Amber	The site looks like it has the potential to be realistically developed and is suitable for development, but further information required.
Red	The site does not look like it could be realistically developed and/or is not suitable for development within the Replacement LDP period.

*The site appraisal criterion will consider the outcome of previous detailed site assessment stage criteria, plus Planning Policy Officer observations and a site visit.

Climate Change, Placemaking and Biodiversity Enhancement

6.2.25 Planning Policy Wales (Edition 11) puts an emphasis on transitioning to a low carbon economy, reducing greenhouse gas emissions, reducing the vulnerability of natural resources to climatic effects and creating a built environment which can adapt to climate change, whilst adhering to the Sustainable Management of Natural Environment principles. Candidate Site submissions will also be considered as to whether they aligned to the aims and objectives of the [Mid Wales Area Statement](#).

6.2.26 Planning Policy Wales also states in paragraph 5.8.1 that the “The planning system should support new development that has very high energy performance, supports decarbonisation, **tackles the causes of the climate emergency**, and **adapts to the current and future effects of climate change** through the incorporation of effective mitigation and adaptation measures.”

6.2.27 “Placemaking” is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and wellbeing in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings.

6.2.28 To incorporate placemaking [Planning Policy Wales \(Edition 11\)](#) requires that development plans and development proposals seek to deliver developments that address the **National Sustainable Placemaking Outcomes**, which are:

- Creating and Sustaining Communities
- Making Best Use of Resources
- Growing Our Economy in a Sustainable Manner
- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments

6.2.29 In accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, LPAs are required to **maintain and enhance biodiversity** in the exercise of their functions, including through the planning process, and in doing so to **promote the resilience of ecosystems**. Therefore, consideration needs to be given by site proposers to how Candidate Site proposals can provide biodiversity enhancements that support ecosystem resilience.

Table 31. Criterion 30: Tackling the Causes of the Climate Emergency*

Scoring System	Description
Green	The site proposer has provided details of how the development will achieve net zero carbon.
Amber	The development shall incorporate carbon reduction measures and/or energy sources above that required by Building Regulations.
Red	The proposal considers no incorporation of carbon reduction measures and/or energy sources above that required by Building Regulations.

* Further information is provided in the Guidance Notes on what site proposers are expected to submit to demonstrate accordance with this criterion.

Table 32. Criterion 31: Sustainable Placemaking*

Scoring System	Description
Green	The site proposer has provided information demonstrating how they will address the National Sustainable Placemaking Outcomes of Planning Policy Wales (Edition 11)
Amber	The proposal has the potential to address all the National Sustainable Placemaking Outcomes of Planning Policy Wales (Edition 11), but further information is required.
Red	The proposal is not able to address the National Sustainable Placemaking Outcomes of Planning Policy Wales (Edition 11) / insufficient information has been provided by the site proposer.

* Further information is provided in the Guidance Notes on what site proposers are expected to submit to demonstrate accordance with this criterion

Table 33. Criterion 32: Biodiversity Enhancements

Scoring System	Description
Green	The site proposer has provided information demonstrating that the site will provide biodiversity enhancements that support ecosystem resilience.
Amber	The proposal has the potential to be able to provide biodiversity enhancements that support ecosystem resilience, but further information is required.
Red	Insufficient evidence provided to demonstrate that the site can provide biodiversity enhancements that support ecosystem resilience.

7. Deposit Plan – Final Site Selection Stage

7.0.1 The detailed site assessment stage will be used to filter out Candidate Sites that are unable to demonstrate sustainability, deliverability and viability. The sites left within the process will be carefully considered to determine which are best suited to be the allocations in the Replacement LDP.

7.0.2 In addition to the detailed site assessment, consideration will be given as to how sites perform against the site assessment within the Integrated Sustainability Appraisal (ISA) framework (Appendix 1). The assessment will be undertaken using a scoring system where the likely effects of site proposals will be determined through the identification of varying scales of positive, neutral and negative effects against each ISA Objective.

7.0.3 Where there are multiple sustainable, deliverable and viable sites to select from within a settlement, consideration will also be given to representations made on the Candidate Sites Register (made at the time of the Replacement LDP Preferred Strategy consultation), in some instances further stakeholder feedback maybe sought. The **most suited and preferred sites will be shown on inset maps in the Deposit Plan** which will be available for consultation February to March 2024.

7.0.4 The consultation on the Deposit Replacement LDP will provide an opportunity for all stakeholders to comment on the allocated sites. Representations can be submitted to request an amendment to the boundaries of an allocation, to propose the deletion of a site, or for the addition of new sites. Any new sites proposed in response to the Deposit consultation stage will be required to submit an ISA based on the LPA's framework, consideration should also be given as to how the site accords with the Candidate Site assessment methodology.

7.0.5 In preparation for the Examination Welsh Government guidance recommends that the LPA should have a prioritised list of potential reserve sites which could be substituted as alternatives (to the allocated sites shown in the Deposit Plan) and added to the plan, should additional sites be required **following consideration of the plan through the formal hearing sessions at the Examination in Public**. Reserve sites are not allocations, they are sites that the LPA considers suitable and deliverable in relation to the strategy but has not included them within the Deposit Replacement LDP. Sites that have been able to demonstrate sustainability, deliverability and viability through the detailed site assessment but have not been selected to be an allocation in the Replacement LDP (due to a more favourable site being selected) may be selected as a 'Reserve Site'. All relevant key stakeholders will be informed of any reserve sites and will have the opportunity to make comments.

8. Examination – Adoption Stage

8.0.1 Following the Deposit Plan consultation, the Replacement LDP and its supporting evidence will be submitted for public Examination. An Inspector(s) will then be appointed on behalf of Welsh Ministers to carry out an independent Examination into the plan. The Examination will assess if the plan preparation requirements have been met and if the LDP meets the three tests of ‘soundness’ set out in Chapter 6 the Development Plans Manual (Edition 3).

8.0.2 The Inspector(s) will seek to ensure that the Replacement LDP is ‘sound’ and that all concerns have been considered. This will include consideration of whether the sites allocated in the plan are sustainable, deliverable, and viable.

8.0.3 The Inspector will also consider the representations made on the Deposit Plan that relate to the site allocations. This will include representations for amendment to the boundaries of an allocation, to propose the deletion of a site, or for the addition of new sites. Where the Inspector(s) is minded that a site should be deleted from the Replacement LDP then a ‘Reserve Site’ maybe selected in its place.

8.0.4 At the end of the Examination hearing sessions, the Inspector(s) will prepare a report on the ‘soundness’ of the submitted plan. The report will include any changes to the LDP and the reason for these changes. The findings in the Inspectors Report will be binding on the LPA which must make the changes recommended. The LPA must then decide whether to accept the changes and adopt the LDP within eight weeks of receiving the Inspectors Report.

8.0.5 It is only once the LDP has been adopted that the Replacement LDP will be able to be used in the determination of planning applications. It is at this point that submitted Candidate Sites that have successfully progressed through the process will be considered as ‘allocated sites’.

Appendix 1 - Proposed ISA Site Appraisal Framework

Introduction

The proposed Integrated Sustainability Appraisal (ISA) site appraisal framework set out below is part of the wider site assessment which includes a filtering process which will exclude those sites which fail to meet basic criteria such as flood risk, highways issues or clear conflict with biodiversity assets. The Development Plans Manual (Edition 3) March 2020 suggests that the process as a whole should enable the following questions to be answered:

- Is the site in a sustainable location in accordance with the site search sequence set out in Planning Policy Wales 11 (PPW)?
- Is the site generally free from physical constraints, such as land ownership, infrastructure, access, ground conditions, biodiversity, landscape, heritage, flood risk issues and pollution?
- Is the site capable of being delivered (can the site be developed during the plan period, or otherwise significantly progressed)?
- Is the development of the site financially viable? Namely is the site attractive to the market (both private and/or public sector), is the site capable of delivering the broad levels of affordable housing, other policy / Section 106 requirements and infrastructure costs set out by the LPA whilst providing sufficient return to the developer/landowner?

Sites which meet the initial sieving criteria would be subject to assessment against the ISA site appraisal framework. The information collected through the candidate site assessment process, along with other sources of evidence, will directly inform the ISA of those sites. Sites which appear to perform poorly against the ISA framework are likely to be excluded from further consideration.

GIS tools will be used to undertake the appraisal of site options depending on the feature and measurements required, through straight line distance from a feature to a site option and percentage overlap of any features within a site option, using measurements taken from the closest boundary of the site option and the feature.

Table A0 sets out the proposed scoring system to be used in conjunction with the Objective-specific appraisal criteria set out in Table A1 – A15 below.

Table A0 ISA Site Assessment Scoring System

Symbol	Score	Description	Action
++	Significant positive effect	The proposal contributes significantly to the achievement of the objective.	N/A
+	Minor positive effect	The proposal contributes to the achievement of the objective but not significantly.	Consider any further enhancement measures.
0	Neutral/no effect	The proposal does not have any effect on the achievement of the objective.	Consider whether intervention could bring positive effects.
-	Minor negative effect	The proposal detracts from the achievement of the objective but not significantly.	Consider appropriate mitigation measures and opportunities for enhancement.
--	Significant negative effect	The proposal detracts significantly from the achievement of the objective.	Assess the feasibility (practicality and cost) of mitigation measures to reduce the severity of the effects. Where adequate mitigation is not feasible, reconsider the proposal.
?	Uncertain effect	The proposal has an uncertain relationship to the objective, or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	Make suggestions for implementation. Additional information required.

Proposed ISA Site Appraisal Framework

ISA Objective 1 – To provide good quality homes and community infrastructure to meet identified needs

Site Appraisal Questions

- Does the site have capacity to deliver at least five dwellings?
- Is the proposed location physically connected to an existing settlement which is capable of being serviced by any necessary infrastructure (e.g. by upgrading)?
- Does the site/proposed development have the potential to deliver community facilities?

Table A1 ISA Objective 1 Site Appraisal Criteria

Score	Criteria
++	The site has capacity (over 5 dwellings), subject to the settlement hierarchy) to deliver new homes, is physically well connected to an existing settlement and could deliver community facilities (according to settlement hierarchy and indicative accessibility criteria at footnote*)
+	The site has capacity (over 5 dwellings), subject to the settlement hierarchy) to deliver new homes and is well connected to an existing settlement (according to settlement hierarchy and indicative accessibility criteria at footnote)
0	The site could deliver new homes with no other merits
-	The site could deliver new homes and services; however, the site is not physically well connected to an existing settlement (according to settlement hierarchy and indicative accessibility criteria at footnote)
--	The site is not well connected to an existing settlement, could not be serviced and would not provide community facilities (according to settlement hierarchy and indicative accessibility criteria at footnote)
?	Uncertain effect

*See page 55 for footnote.

ISA Objective 2 - To create and support a strong, diverse and resilient economy and workforce

Site Appraisal Questions

- Will the development proposals provide employment facilities and/or support the needs of businesses to expand, re-locate, diversify etc.
- Do the proposals provide employment opportunities and/or the potential for upskilling the local workforce?

Table A2 ISA Objective 2 Site Appraisal Criteria

Score	Criteria
++	The site will provide a range of employment opportunities and training that will benefit the locality and will complement existing provision
+	The site will provide a range of employment opportunities
0	The proposal will neither contribute to, nor detract from, the objective
-	Development on the site will result in the loss of designated employment land
--	Development on the site will result in the loss of designated employment land and businesses in the locality
?	Uncertain effect

ISA Objective 3 – To reduce poverty and inequality; tackle social exclusion and promote community cohesion

Site Appraisal Questions

- Will development of this site offer particular scope to build a more sustainable community? (e.g. can improvements to the physical or social infrastructure be secured/)
- Does the site proposal have the support of the Town and Community Council?

Table A3 ISA Objective 3 Site Appraisal Criteria

Score	Criteria
++	Development is likely to lead to a significant enhancement in the provision of and/or access to employment / education /service provision e.g. through new community facilities
+	Development holds potential for the enhancement of the provision of and/or access to employment / education /service provision e.g. through new community facilities
0	The proposal will neither contribute to, nor detract from, the objective
-	No opportunities for enhancement of the provision of and/or access to employment / education /service provision
--	Development would result in the loss of community facilities
?	Uncertain effect

ISA Objective 4 – To protect, promote and enhance Welsh language and Culture

Site Appraisal Questions

- Is the proposal located within a Welsh Language Sensitive Area?
- Does the location and/or scale of the proposal have the potential to have a detrimental impact on the use of the Welsh Language?
- Does the proposal meet a range of housing types and tenures to meet local needs, particularly the provision of affordable housing and specialist housing?
- Does the proposal meet local employment needs?
- Will the proposal increase or reduce the opportunity for persons to use the Welsh language in a social setting or workplace?
- What opportunities does the proposal provide to develop Welsh language skills and promote use of the Welsh language within the community?
- Does the proposal provide a new community facility or service, or enhance access to existing community facilities or services?

Table A4 ISA Objective 4 Site Appraisal Criteria

Score	Criteria
++	Development of the site incorporates appropriate measures to protect, promote and enhance the use of the Welsh language, and makes provision for a new community facility or service or enhances access to existing community facilities or services.
+	Development of the site incorporates appropriate measures to protect, promote and enhance the use of the Welsh language.
0	The site is not within a Welsh Language Sensitive Area.
-	The site has capacity for more than 5 dwellings and less than 25 dwellings, or for other types of development, the building would have a floorspace of 1,000 sqm or more and less than 2,000 sqm or would involve a site with an area of 1 hectare or more and less than 2 hectares and is within a Welsh Language Sensitive Area.
--	The site has capacity for 25 or more dwellings, or for other types of development, the building would have a floorspace of 2,000 sqm or above or would involve a site with an area of 2 hectares or more and is within a Welsh Language Sensitive Area.
?	Uncertain effect

ISA Objective 5 – To Improve the health and well-being of all sectors of society

Site Appraisal Questions

- Is the site located so as to encourage health and wellbeing including access to healthcare, physical activity, active travel, accessible natural green space and community interaction and engagement?
- Could the site contribute to the provision of facilities and spaces, which promote health and well-being?

Table A5 ISA Objective 5 Site Appraisal Criteria

Score	Criteria
++	Development of the site will result in an upgrading and/or provision of healthcare facilities, sports facilities, active travel route, and accessible natural or semi-natural greenspace.
+	The site is within 1,000 metres of a healthcare facility and sports facility (see indicative accessibility criteria in footnote) and is within 720 metres of an accessible natural or semi-natural greenspace (according to Fields in Trust Standards). or the site is within walking distance (800 metres) of public transport or an active travel route which links to these facilities or spaces.
0	The proposal will neither contribute to, nor detract from, the objective.
-	Not used
--	No access is available to health care facilities, sports facilities and accessible natural or semi-natural greenspace by public transport or active travel.
?	Uncertain effect

*See page 55 for footnote.

ISA Objective 6 – To make the best use of previously developed land and existing buildings and protect the best and most versatile agricultural land

Site Appraisal Question

- Will development of this site avoid the loss of the Best and Most Versatile (BMV) agricultural land?
- Will the site use previously developed land where suitable for development?

Table A6 ISA Objective 6 Site Appraisal Criteria

Score	Criteria
++	The site is entirely previously developed land and is within or on the edge of an existing settlement
+	The site is partially previously developed land within or on the edge of a settlement (> 50%) and contains low grade agricultural land (Grade 3b, 4, and 5)
0	The site is partially greenfield land (> 50%) and contains low grade agricultural land (Grade 3b, 4, and 5)
-	The site is partially greenfield land (> 50%) and is high grade agricultural land (Grade 1, 2 and or 3a)
--	The site is wholly greenfield land and contains high grade agricultural land (Grade 1, 2 and 3a)
?	Uncertain effect

ISA Objective 7 - To conserve, protect and enhance water quality and water resources

Site Appraisal Question

- Is it expected that the site can be developed without an adverse impact on water quality or water resources?

Table A7 ISA Objective 7 Site Appraisal Criteria

Score	Criteria
++	Not used
+	The proposal could contribute to the protection and enhancement of water quality and water resources e.g. through the incorporation of off-site measures
0	The proposal will neither contribute to, nor detract from, the objective
-	The proposal could have an adverse effect on water quality e.g. through the potential for discharges, or water resources.
--	Not used
?	Uncertain effect

ISA Objective 8 - To minimise or reduce the sources and effects of air pollution

Site Appraisal Question

- Will development proposals encourage journeys to be made by sustainable means (active travel and/or public transport) in line with the national travel hierarchy?
- Will development proposals have an unacceptable risk of harm from air pollution to human health or the natural environment?

Table A8 ISA Objective 8 Site Appraisal Criteria

Score	Criteria
++	Not used
+	The development of the site would provide opportunities for the promotion of sustainable travel and realising the national travel hierarchy. The development proposal will not result in any increase in air pollution levels.
0	The proposal will neither contribute to, nor detract from, the objective
-	Development of the site will not contribute towards realisation of the national travel hierarchy
--	The development proposal will have an unacceptable risk of harm to human health or the natural environment
?	Uncertain effect

ISA Objective 9 - To minimise waste generation, encourage re-use and recycling and promote efficient use of mineral resources

Site Appraisal Question

It has not been possible to identify specific site level criteria for this ISA Objective.

Table A9 ISA Objective 9 Site Appraisal Criteria

Score	Criteria
++	Not used
+	Not used
0	Considered to be neutral across projects as all projects could contribute to this objective to some degree through design and waste management.
-	Not used
--	Not used
?	Not used

ISA Objective 10 - To support the resilience of Powys to the potential effects of climate change, including flooding and other extreme events

Site Appraisal Question

- Is the site free from flood risk or has it been proven that any flood risk can be acceptably managed?
- Will development of the site improve and extend green infrastructure networks to support climate change adaptation?

Table A10 ISA Objective 10 Site Appraisal Criteria

Score	Criteria
++	Not used
+	The site is not in an area identified as being of risk from river or coastal flooding in Flood Map for Planning The site would improve and extend green infrastructure networks to support climate change adaptation
0	Not used
-	The site is for highly vulnerable development within a Defended Area and/or Zone 2, is on previously developed land and is supported by a Flood Consequences Assessment that indicates that the potential consequences of a flooding event for the development proposed is found to be acceptable in accordance with the criteria contained in section 11 of TAN 15 (2021).
--	The site is proposed for highly vulnerable development within Zone 3, or is in a Defended Area or Zone 2, on previously developed land but not supported by a Flood Consequences Assessment that demonstrates accordance with the criteria contained in section 11 of TAN 15 (2021).
?	Uncertain effect

ISA Objective 11 - To reduce the contribution to climate change from greenhouse gas emissions

Site Appraisal Question

- Does the site provide scope for energy reduction/ renewable energy provision?

Table A11 ISA Objective 11 Site Appraisal Criteria

Score	Criteria
++	Development of the site would significantly contribute to renewable energy production and/or promote wider sustainability measures, e.g. by exporting generated energy to the grid.
+	Development of the site would contribute to renewable energy production and/or wider sustainability measures
0	The proposal will neither contribute to, nor detract from, the objective
-	Not used
--	Not used
?	Uncertain effect

ISA Objective 12 – To promote sustainable transport use and reduce the need to travel

Site Appraisal Question

- Does the location of the site encourage a shift to using more sustainable forms of travel (e.g. is it central and accessible to local services and/or the public transport network without physical barriers to safe access on foot or cycle)?

Table A12 ISA Objective 12 Site Appraisal Criteria

Score	Criteria
++	The site has excellent access (<800m) to public transport, community facilities and an active travel route (according to settlement hierarchy and indicative accessibility criteria at footnote)
+	The site is within walking distance (800m) of public transport, community facilities and an active travel route (according to settlement hierarchy and indicative accessibility criteria at footnote)
0	The proposal will neither contribute to, nor detract from, the objective
-	The site is not within walking distance of public transport, community facilities and an active travel route (according to settlement hierarchy and indicative accessibility criteria at footnote)
--	The site is >800m from public transport, community facilities and an active travel route (according to settlement hierarchy and indicative accessibility criteria at footnote)
?	Uncertain effect

ISA Objective 13 – To preserve and enhance Powys’ heritage resource, including built and archaeological assets

Site Appraisal Question

- Is the development likely to impact positively on culture, local distinctiveness and sense of place, including the protection of historic assets and their setting?

Table A13 ISA Objective 13 Site Appraisal Criteria

Score	Criteria
++	Development of the site will result in the protection and enhancement of historic assets, e.g. by providing a beneficial use for an existing asset.
+	Development of the site has the potential to enhance an historic asset e.g. through its setting
0	Development of the site will neither contribute to, nor detract from, the objective
-	The site includes or is within the setting of a historic asset of local / regional importance (including Conservation Areas and undesignated assets) and is likely to affect the significance of the asset
--	The site includes a historic asset of national importance (Grade I, II* and II listed buildings, grade I, II* and II registered parks and gardens or scheduled monuments) and is likely to affect the significance of the asset
?	Effects on the setting of historic assets are uncertain

ISA Objective 14 – To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network

Site Appraisal Questions

- Is the site free from environmental constraints / sensitivity such as the inclusion of, or proximity to, fragile habitats and species?
- Are there particular opportunities for biodiversity or ecological gain or geodiversity enhancement on this site (e.g. potential to create green areas, habitat corridors etc, or scope to improve water, air, or soil quality?)

Table A14 ISA Objective 14 Site Appraisal Criteria

Score	Criteria
++	Not used
+	The site is free from biodiversity / geodiversity constraints and will contribute to biodiversity / geodiversity enhancement on site and in the vicinity
0	Not used
-	The site has the potential to adversely affect locally or regionally designated sites (RIGS, LNRs and SINC) and/or priority habitats/species.
--	The site is likely to adversely affect-internationally (SAC, SPA, Ramsar) or nationally (NNR, SSSI, Ancient Woodland) designated site or protected species
?	Uncertain effect

ISA Objective 15 – To protect the quality and diversity of designated and local landscapes and townscapes

Site Appraisal Question

- Can the development proposals be sympathetically incorporated into the landscape and local environment without harm to the character and appearance of the area? (particularly when considering a site for development on greenfield land and/or at the edge of a settlement where development will extend into the open countryside).

Table A15 ISA Objective 15 Site Appraisal Criteria

Score	Criteria
++	Development of the site protects and has the potential to enhance local landscape / settlement character as determined through LANDMAP and the Powys Local Landscape Character Assessment.
+	Development of the site protects landscape / settlement character as determined through LANDMAP and the Powys Local Landscape Character Assessment. Development of the site is unlikely to affect the purpose and setting of designated landscapes.
0	The proposal will neither contribute to, nor detract from, the objective
-	Development of the site would compromise local landscape / settlement character as determined through LANDMAP and the Powys Local Landscape Character Assessment.
--	The site is located within 2,000m for residential, or 10,000m for industrial or energy generation and distribution) of the boundary of a National Park or Area of Outstanding Natural Beauty and development of the site is likely to affect the purpose or setting of these designated landscapes.
?	Uncertain effect

Footnote: Indicative Accessibility Criteria

Facility	Reasonable Accessibility Standards (Maximum)
Primary School	600 metres
Secondary School	2000 metres
Health Services	1000 metres
Public Transport	800 metres
Sports Pitches / Playing Fields / Leisure Centres	1000 metres
Retail - shops providing basic goods to meet day-to-day needs (town, local and neighbourhood centres)	1000 metres - 2000 metres
Employment - Distance to existing local employment sites /allocations	Up to 5000 metres

Adapted from Sustainable Settlements: A Guide for Planners, Designers and Developers (Barton, Davis and Guise, 1995) and Shaping Neighbourhoods - for local health and global sustainability (2010)