



Powys Replacement Local Development Plan (LDP) 2022-2037

Findings of the Candidate Site Initial Site Filter Assessment 2024

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



Introduction

This paper presents the findings of the Initial Site Filter Assessment as set out by the Candidate Site Assessment Methodology. Candidate Site submissions have been categorised as either 'Continue to Detailed Site Assessment Stage' or 'Filtered Out' in accordance with the Initial Site Filter Considerations listed below.

The results of this first stage assessment do not indicate whether the sites identified as 'Continue to Detailed Site Assessment' will be allocated or not at later stages. These sites will be subject to further assessment in accordance with the Candidate Site Assessment Methodology.

Candidate Site Initial Site Filter Considerations

Site Threshold

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.

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

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.

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

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.

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

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.

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).

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.

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.

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

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.

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).

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

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

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.

Initial Site Filter Assessment

Site ID	Site Name	Community Council	Site area (hectares)	Proposed Use	Meets minimum site threshold	Sustainable Settlement / Development would be in accordance with National Policy	Free of Fluvial Flood risk or compliant with TAN15	Not in a Phosphorous Sensitive SAC catchment or in settlement with AMP7 improvements.	No known deliverability issues	Allocated site or Policy consideration	Accompanied by a Viability Assessment (DVM)	Status at Initial Site Filter Stage	Sustainable Settlement Hierarchy Tier	Settlement Type	Accords with Preferred Strategy
120	The Cil Barn Field	Berriew Community	1.25	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Other	No	Filtered Out			
121	Former Kayes Foundry Presteigne	Presteigne Community	2.39	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities), Retail	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Other
122	Land Adjacent Uchel Dre	Kerry Community	0.73	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
123	Coed Tylissa	Llanfair Caereinion Community	0.56	Open Market Housing, Affordable Housing, Employment	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			
124	Coed Tylissa (All)	Llanfair Caereinion Community	1.3	Open Market Housing, Affordable Housing, Employment	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			
125	Canal Wharf	Berriew Community	0.74	Open Market Housing	Yes	Yes	Yes	Yes	No	Policy consideration	Yes	Filtered Out			
126	Land adj Glan Yr Afon	Berriew Community	0.7	Open Market Housing	Yes	Yes	Yes	Yes	No	Policy consideration	Yes	Filtered Out			
127	Land adjacent to Penarron Drive, Kerry, Newtown	Kerry Community	2.26	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
128	Land Adjacent to The Brynkin	Churchstoke Community	0.3	Open Market Housing, Affordable Housing	Other	No	Yes	Yes	Yes	Other	Yes	Filtered Out			
129	Pantglas Field	Treflys Community	0.63	Affordable Housing, Specialist Housing (including for older people)	Yes	Yes	Yes	No	No	Policy consideration	No	Filtered Out			

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				and those with disabilities)											
132	Irfon Industrial Estate- Building Plots	Builth Community	0.11	Specialist Housing (including for older people and those with disabilities)	No	Yes	No	Yes	No	Policy consideration	No	Filtered Out			
134	Land at Garthmyl	Berriew Community	8.77	Renewable Energy	Yes	Not Applicable	Other	Yes	No	Policy consideration	Other	Filtered Out			
135	Land adjacent to Prospect House, Refail, Garthmyl	Berriew Community	0.58	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Regional Growth Area Cluster Settlement	No
137	Land South of Station Road	Llanwrtyd Wells Community	0.48	Open Market Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
138	Land to the rear of St Michael's Church	Kerry Community	0.5	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
139	Glanrhyd Field	Carno Community	1.11	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
140	Ty Perllan Development	Tregynon Community	0.29	Open Market Housing, Affordable Housing	Other	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
141	Land Adjacent Ty Newydd	Llangyniew Community	0.56	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
142	Land Adjacent Rhydygro	Llangyniew Community	0.55	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
143	Land Opposite Cofton	Llangyniew Community	0.23	Open Market Housing	Other	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
144	Land Adj Kerry Primary School (St Michael's CIW School)	Kerry Community	1.0	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
145	Land Adj Pen Y Borfa	Llanidloes Community	1.0	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area	Yes

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														Cluster Settlement	
146	Cae Henfron	Nantmel Community	1.84	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
147	Land Adjacent to Caergof	Treflys Community	0.44	Open Market Housing	Yes	Yes	No	No	No	Policy consideration	No	Filtered Out			
148	Chapel Farm, Gorn Road, Llanidloes	Llanidloes Community	1.95	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
149	Gorn Road Llanidloes	Llanidloes Community	1.19	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
150	Bodaioch Hall Land	Trefeglwys Community	1.63	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
151	Opposite Maes Trannon	Trefeglwys Community	1.0	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
152	Land Adj Brookside	Trefeglwys Community	0.63	Open Market Housing, Affordable Housing	Yes	Yes	No	Yes	No	Allocated site	Yes	Filtered Out			
153	Land Adj The Haywain	Rhayader Community	0.27	Open Market Housing, Affordable Housing	Other	Yes	No	Yes	Other	Policy consideration	Yes	Filtered Out			
154	Land Adjacent Erw Deg	Llanerfyl Community	0.84	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 5	Local Cluster Settlement	No
155	Bronhaul Trefeglwys	Trefeglwys Community	0.2	Open Market Housing, Affordable Housing	No	Yes	No	Yes	Other	Other	Yes	Filtered Out			
156	Land adjacent Hillview, Brecon Road, Builth Wells	Builth Community	3.4	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities), Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes

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157	Old Station	Kerry Community	0.71	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Other	Yes	Other	Allocated site	Yes	Filtered Out			
158	Land Adjacent Capel Ebenezer	Banwy Community	0.45	Open Market Housing, Affordable Housing	Yes	Yes	No	Yes	No	Allocated site	Yes	Filtered Out			
159	Land opposite Hill View, Domgay Road, Four Crosses	Llandysilio Community	2.8	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
160	Land adjacent to Walkers Meadow, Knighton Road, Presteigne	Presteigne Community	2.14	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
161	Land opposite Melyniog Cottage	Llansantffraid Community	1.34	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
162	Land adjoining Foel Farm	Llansantffraid Community	1.12	Open Market Housing	Yes	Yes	Yes	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
163	Land adjacent to Long Meadow, Slough Road, Presteigne	Presteigne Community	1.6	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
164	Land South of Oakfields, Refail, Garthmyl	Berriew Community	2.55	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Regional Growth Area Cluster Settlement	No
165	Gwen-Y-Bont	Llangyniew Community	3.22	Open Market Housing, Affordable Housing	Yes	No	Yes	Yes	No	Allocated site	No	Filtered Out			
166	Land at Tremont Parc, Llandrindod Wells	Llandrindod Wells Community	7.13	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
167	Land to the rear of Rowan House, llanllwchaiarn, Newtown	Newtown & Llanllwchaiarn Community	4.5	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
168	Site adjacent NPTC Newtown Campus, Llanidloes Road, Newtown	Newtown & Llanllwchaiarn Community	5.7	Employment, Health, Education and Social Care	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes

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169	Land Adjoining Mayfield Estate, Pant y Rhiwen Lane	Llanyre Community	0.83	Open Market Housing, Affordable Housing	Yes	No	Yes	No	No	Allocated site	Yes	Filtered Out			
170	Land North of Knighton Enterprise Park	Knighton Community	0.82	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
171	Land adjacent to White House	Newtown & Llanllwchaiarn Community	0.06	Open Market Housing	No	No	Yes	Yes	Yes	Other	Yes	Filtered Out			
172	Montgomery County Infirmary Newtown Hospital Site	Newtown & Llanllwchaiarn Community	1.62	Open Market Housing	Yes	Yes	Yes	Yes	Other	Other	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
173	Machynlleth C P School (Newlands) Machynlleth	Machynlleth Community	1.71	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
174	Land at Llanfechain	Llanfechain Community	0.68	Open Market Housing	Yes	Yes	Other	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
175	Sites opposite and adjacent Glandulas Drive, Newtown	Newtown & Llanllwchaiarn Community	3.3	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
176	Land At Llwynmelyn Crossgates Llandrindod Wells	Llanbadarn Fawr Community	0.45	Open Market Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
177	Newtown Proposed Health and Wellbeing Hub	Newtown & Llanllwchaiarn Community	4.35	Specialist Housing (including for older people and those with disabilities), Community Facilities, Health, Education and Social Care	Yes	Yes	Other	Yes	Other	Other	Other	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
178	Land Adj to U1019	Glascwm Community	0.2	Open Market Housing	No	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Policy consideration	No	Filtered Out			
179	Land at Llanrhaeadr-ym-Mochnant	Llanrhaeadr-ym-Mochnant Community	0.68	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
181	Site on Garth Road Machynlleth	Machynlleth Community	3.2	Open Market Housing, Affordable	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			

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				Housing, Specialist Housing (including for older people and those with disabilities)											
182	Land off Meadow View and adjacent Treowen Residential Estate, Newtown	Newtown & Llanllwchaïam Community	21.3	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
183	Land adjacent to Kerry Roundabout and Treowen, Newtown	Newtown & Llanllwchaïam Community	7.98	Open Market Housing, Affordable Housing, Employment, Tourism, Green Infrastructure / Open Space, Retail, Renewable Energy, Biodiversity	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
184	Land adjacent to Kerry Roundabout, Newtown	Newtown & Llanllwchaïam Community	17.6	Employment, Green Infrastructure / Open Space	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
185	Llanigon CP School, Llanigon	Llanigon Community	1.0	Community Facilities, Green Infrastructure / Open Space, Recreation, Biodiversity	Yes	Yes	Yes	Other	Other	Other	Other	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	Yes
186	Land North West of Mount Pleasant, Bryn Du Road, Llanidloes	Llanidloes Community	1.88	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
187	Site South of Bryn Du Road	Llanidloes Community	2.15	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
188	Land opposite Tavern Holiday Park	Forden with Leighton & Trelystan Community	2.31	Open Market Housing	Yes	No	Yes	Yes	Yes	Allocated site	Yes	Filtered Out			
189	Land adjacent Studio Cottage, Crossgates	Llanbadarn Fawr Community	2.26	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
190	Land South of A470 East Of Minyrafon	Erwood Community	0.5	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Policy consideration	Yes	Filtered Out			

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191	Land adjacent to Oldford Rise, Welshpool	Welshpool Community	6.6	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
192	Land adjacent to Verlon Farm, Forden Road, Montgomery	Montgomery Community	2.49	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
193	Land east of Lon Yr Ywen	Llangyniew Community	0.96	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
194	Land adjacent to Fronlas Farm and opposite Glandulas Drive, Newtown	Newtown & Llanllwchaiarn Community	9.3	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
195	Land adjacent to Mochdre Industrial Estate, Newtown	Newtown & Llanllwchaiarn Community	19.93	Open Market Housing, Affordable Housing, Employment, Tourism, Green Infrastructure / Open Space, Biodiversity	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
196	Land West of The Street	Llandysilio Community	1.4	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
197	Land South West of Plas Trannon	Trefeglwys Community	1.12	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
198	Land West of Maes Y Dafarn	Carno Community	0.66	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
199	Land West of Sewage Works	Carno Community	0.51	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
200	Land adjacent Maes Corton, Presteigne	Presteigne Community	1.75	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
201	Land West of Waulk Mill	Llandinam Community	2.5	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes

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202	Land West of Gallowstree Bank	Welshpool Community	1.06	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
203	Land to the east of the A470 North of the Former Prisoner of War camp	Llanyre Community	0.9	Open Market Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
204	Land North of Brydges Gate & Meadow View	Llandrinio Community	0.97	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
205	Land East of Brydges Gate	Llandrinio Community	0.91	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
206	Bettws Cedewain Play Area and Amenity Open Space	Bettws Community	0.47	Community Facilities, Green Infrastructure / Open Space, Recreation, Biodiversity	Yes	Yes	Yes	Yes	Yes	Other	Other	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
207	Land South of Awelon, Bryn Ddu Road	Llanidloes Community	0.45	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
208	Land West Bro Dulas	Llanidloes Community	2.14	Open Market Housing	Yes	Yes	Other	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
209	Land North East Vaenor Park	Llanidloes Community	1.64	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
210	Land North West Vaenor Park	Llanidloes Community	0.73	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
211	Land South of Y Gilfach Uchaf	Llanidloes Community	0.58	Open Market Housing	Yes	Yes	Yes	Yes	Other	Other	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
212	Land North of Vaenor Park, Llanidloes	Llanidloes Community	1.07	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
213	Land adjacent to Maes Gwyn, Llanfair Caereinion	Llanfair Caereinion Community	4.02	Open Market Housing, Affordable Housing, Green	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes

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				Infrastructure / Open Space											
214	Land adjacent to Heol Bowys, Llanfair Caereinion	Llanfair Caereinion Community	3.6	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space, Health, Education and Social Care	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
215	Land adjacent to Parc Yr Onnen, Llanfair Caereinion	Llanfair Caereinion Community	6.2	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
216	Land to rear of Belmont	Cilmery Community	0.7	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
217	Land adjacent to Parc Yr Onnen (east), Llanfair Caereinion	Llanfair Caereinion Community	5.6	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
218	Land off Garth Lane, Knighton	Knighton Community	0.16	Open Market Housing, Affordable Housing	No	Yes	Yes	Yes	Yes	Policy consideration	No	Filtered Out			
219	Land at rear of Sarn Village Hall	Kerry Community	2.59	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Rural Area / Non Cluster Settlement	No
220	Land Adj to Lords Land	Whitton Community	0.15	Open Market Housing, Affordable Housing	No	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Policy consideration	No	Filtered Out			
221	Arwyn Nursery and Infants School	Welshpool Community	1.48	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site/Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
222	Land at St Harmon Road	Rhayader Community	1.4	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes

Site ID	Site Name	Community Council	Site area (hectares)	Proposed Use	Meets minimum site threshold	Sustainable Settlement / Development would be in accordance with National Policy	Free of Fluvial Flood risk or compliant with TAN15	Not in a Phosphorous Sensitive SAC catchment or in settlement with AMP7 improvements.	No known deliverability issues	Allocated site or Policy consideration	Accompanied by a Viability Assessment (DVM)	Status at Initial Site Filter Stage	Sustainable Settlement Hierarchy Tier	Settlement Type	Accords with Preferred Strategy
223	Land at Greenacres	Llansilin Community	1.31	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
224	Land at Pen-y-Lan	Forden with Leighton & Trelystan Community	0.45	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
225	Y Fferm	Llangyniew Community	1.28	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
226	Land at Red Bank	Welshpool Community	5.81	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
227	Land North of Hen Ysgoldy	Banwy Community	1.32	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Local Cluster Settlement	Yes
228	Land rear of Springvale, Llandrinio	Llandrinio Community	0.81	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
229	Land North West of Adelaide Drive and Cefn Hawys	Welshpool Community	4.11	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
230	Land adj to and rear of Belan Fields	Guilfield Community	3.25	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
231	Land at Fronheulog	Manafon Community	0.5	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
232	Land adjacent to Chapel Close	Mochdre Community	0.89	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Other	Yes	Filtered Out			
233	Land at Mynd Road	Presteigne Community	0.33	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Local Cluster Settlement	Yes
234	Land South of the A458 opposite the Village Hall	Llanerfyl Community	0.22	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Local Cluster Settlement	No

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235	Land East of Pentre Park	Forden with Leighton & Trelystan Community	0.81	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Regional Growth Area Cluster Settlement	Yes
236	Field opposite Springfield, Crossgates	Llanbadarn Fawr Community	1.41	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	No	Yes	No	No	Allocated site	No	Filtered Out			
237	Arlais Day Centre	Llandrindod Wells Community	0.66	Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
238	Land Adjacent to Automobile Palace	Llandrindod Wells Community	0.2	Affordable Housing	Other	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
239	Land adj. Brecon Pharmaceuticals, Hay on Wye	Hay Community	4.21	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities), Employment, Retail	Yes	Yes	Yes	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
240	Land at Tyddyn Britton	Llangyniew Community	0.6	Open Market Housing	Yes	Yes	No	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
241	Charlies Stores, Buttington	Trewern Community	3.75	Employment	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Tier 4	Regional Growth Area Cluster Settlement	Yes
242	Land Adjacent Glanhafren Hall	Mochdre Community	2.85	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
243	Land South East of Bryn Perthy	Llandrinio Community	1.12	Open Market Housing, Renewable Energy	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
244	Land at The Crescent	Llanelwedd Community	1.71	Affordable Housing, Green	Yes	Yes	Yes	Yes	Other	Allocated site/Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area	Yes

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				Infrastructure / Open Space, Recreation										Cluster Settlement	
245	Land at Maes Yr Esgob, Llanrhaeadr Ym Mochnant	Llanrhaeadr-ym-Mochnant Community	0.8	Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
246	Land at Maes Chwarae	Churchstoke Community	0.55	Open Market Housing	Yes	Yes	Yes	Yes	Other	Other	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
247	Wills View	Presteigne Community	1.28	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Local Cluster Settlement	Yes
248	Former Castle Road Garage	Churchstoke Community	0.27	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
249	Land North West of Bryn Perthy	Llandrinio Community	1.69	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
250	Land adjacent to Tyn y Ddol	Tregynon Community	0.94	Open Market Housing	Yes	Yes	Other	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
252	Cae Boncyn Lane, Llanfyllin	Llanfyllin Community	1.23	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
253	Land South East of Sewage Works	Llangurig Community	1.61	Open Market Housing, Transport Infrastructure	Yes	Yes	No	Other	No	Allocated site	Yes	Filtered Out			
254	Pub Field	Kerry Community	2.37	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
255	Land opposite Tyn y Ddol	Tregynon Community	1.14	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
256	Land to the West of Church House	Caersws Community	0.34	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
257	Land North West of Pentre Gwyn	Trewern Community	0.58	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes

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258	Firs Estate (adj to Fir House and rear of Fir Court Avenue)	Churchstoke Community	2.9	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
259	Rock Wood	Newtown & Llanllwchaiarn Community	3.96	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
260	Llanshay	Knighton Community	5.97	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
261	Ladywell House	Newtown & Llanllwchaiarn Community	0.13	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Other	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
262	St David's House	Newtown & Llanllwchaiarn Community	0.07	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	No	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
263	Land to the South West of Garden Suburb, Llanidloes	Llanidloes Community	0.8	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
264	United Reform Church	Newtown & Llanllwchaiarn Community	0.04	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	No	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
265	Land adjacent to Ceunant, Llanfechain	Llanfechain Community	1.58	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes

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266	Land off Ffordd Spoonley	Llansantffraid Community	3.23	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
267	North East of Chestnut View	Kerry Community	0.86	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space, Biodiversity	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
268	Llandrinio Grange Farm, Ardleen	Llandrinio Community	10.39	Open Market Housing, Employment	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
269	Land adj Dolafon, Penybontfawr	Pen-y-bont-Fawr Community	0.75	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
270	Land to rear of Station House, Llansantffraid	Llansantffraid Community	0.64	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
271	East of Dolfor Road	Newtown & Llanllwchaiarn Community	1.65	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
272	North of Milford Rd & North of River to Nantoer	Newtown & Llanllwchaiarn Community	3.48	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
273	Former Flannel Factory, Bryn Street	Newtown & Llanllwchaiarn Community	0.01	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	No	Yes	Yes	Yes	Other	Policy consideration	Other	Filtered Out			
274	Various land parcels between the existing settlement	Newtown & Llanllwchaiarn Community	62.76	Other	Yes	Yes	No	Yes	No	Policy consideration	Other	Filtered Out			

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	boundary and the Newtown Bypass														
275	Tyncoed field	Llandinam Community	0.75	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			
276	Darcy's Field (Land North of Dan Y Wern Cul de sac)	Honddu Isaf Community	1.15	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Policy consideration	Yes	Filtered Out			
277	Groesffordd, Felindre	Gwernyfed Community	0.55	Open Market Housing, Affordable Housing	Yes	No	Yes	No		Allocated site	No	Filtered Out			
278	Woods, Groesffordd, Velindre	Gwernyfed Community	0.7	Tourism	Other	Not Applicable	Yes	Other	Other	Other	Other	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	Yes
279	Hollies land	Montgomery Community	1.38	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
280	Land off Hendre Lane	Llandrinio Community	0.53	Open Market Housing	Yes	No	Yes	Yes	Other	Allocated site	Yes	Filtered Out			
281	Land adjacent to Foxgloves	Fornden with Leighton & Trelystan Community	0.32	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
282	Land opposite Penarron Drive, Kerry	Kerry Community	0.93	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
283	Arddleen Grange	Llandrinio Community	5.32	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
284	Under Pearl Mill	Llanfihangel Rhydithon Community	1.5	Open Market Housing, Affordable Housing, Renewable Energy	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Other	No	No	Policy consideration	No	Filtered Out			
285	Land North West of A458 South of Severn Wynde	Trewern Community	1.23	Open Market Housing, Renewable Energy	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area	Yes

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														Cluster Settlement	
286	Church Farm Smallholding, Forden	Forden with Leighton & Trelystan Community	3.8	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
287	Land Opposite Harrison Drive and Severn Close	Montgomery Community	0.86	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Allocated site	Yes	Filtered Out			
288	Land off A488, Knighton	Knighton Community	0.9	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
289	Site off A483, Tremont Road, Llandrindod Wells	Llandrindod Wells Community	0.48	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	No	Policy consideration	No	Filtered Out			
290	Extension to Jacks View	Presteigne Community	0.29	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
291	The Haywain (large Site)	Rhayader Community	2.0	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
292	Land West of Parc Llwyfen	Carreghofa Community	0.53	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
293	Land North of Montgomery Canal	Carreghofa Community	2.18	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
294	Land off Treganol Adfa	Dwyriw Community	0.29	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	No
295	Land at Fron/Crossgates - 'Fron Field'	Llanbadarn Fawr Community	1.45	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Allocated site	Yes	Filtered Out			
296	Field at Cae Coedcae Penegoes	Cadfarch Community	0.96	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			

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297	Land to the north of the B4393 & West of Oakland, Crew Green	Bausley with Criggion Community	1.4	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
298	Land Adj Catterbrook	Tregynon Community	1.0	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
299	Land to the north of Parc Hafren Industrial Estate, Llanidloes	Llanidloes Community	4.53	Employment	Yes	Not Applicable	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
300	Land Adj Hill Cottage, Howey	Disserth & Trecoed Community	1.1	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
301	Highbury, Llanyre, Llandrindod Wells	Llanyre Community	1.03	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
302	Land to the north of the B4393 & West of Oakland, Crew Green	Bausley with Criggion Community	3.87	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
303	Bronllys Hall, Bronllys	Bronllys Community	3.8	Open Market Housing, Affordable Housing, Employment, Green Infrastructure / Open Space, Health, Education and Social Care	Yes	Not Applicable	Yes	Other	Other	Allocated site/Policy consideration	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
304	Land adjoining Black Mountain Business Park	Gwernyfed Community	5.5	Employment	Yes	Yes	Other	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
305	Land to the rear of Tyderw (Land at Graig Farm)	Caersws Community	2.59	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	Yes	Filtered Out			
306	Land East of Trewern Primary School	Trewern Community	2.07	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
307	Land to the North East of Tanllan (Land at Pool Road)	Llanfair Caereinion Community	4.1	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes

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308	Land Adjacent To Dolwgwenith And Tan Y Bryn, Bryn Du Road, Llanidloes	Llanidloes Community	5.16	Open Market Housing, Affordable Housing, Employment, Green Infrastructure / Open Space	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
309	Land West of Caer Ceinach	Llandrinio Community	0.38	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	Yes	Filtered Out			
310	Land to the east of the A490 South of the Former Laura Ashley Factory	Carno Community	1.14	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
311	Land at Llyswen	Bronllys Community	1.2	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Other	Yes	Filtered Out			
312	Land South of the B4390 Road and adjacent to the Canal	Berriew Community	5.65	Open Market Housing	Yes	Yes	Yes	Yes	No	Allocated site	No	Filtered Out			
313	Land at Hill View	Llandysilio Community	4.57	Open Market Housing	Yes	Yes	Yes	Yes	Yes		Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
314	Land adjacent to Hundred House Common	Glascwm Community	1.74	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Allocated site	Yes	Filtered Out			
315	Land East of Peartree Lane	Llanfair Caereinion Community	0.58	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
316	Land adjacent Llys Gwynant	Llanbrynmair Community	0.5	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	Yes	Filtered Out			
317	Land at Four Crosses	Llandysilio Community	1.2	Employment, Transport Infrastructure	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
318	Land adjacent Celyn Lane, Guilsfield	Guilsfield Community	0.99	Open Market Housing, Affordable	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area	Yes

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				Housing, Specialist Housing (including for older people and those with disabilities)										Cluster Settlement	
319	Land at Bronllys	Bronllys Community	3.5	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
320	Land East of Poplar Drive	Forden with Leighton & Trelystan Community	0.28	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 4	Regional Growth Area Cluster Settlement	Yes
321	Land South West of Jackets Close	Knighton Community	0.92	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
322	Land East of Maesgwyn	Llansantffraid Community	0.6	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
323	Land North of Lon Yr Ywen	Llangyniew Community	1.09	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
324	Land West of The Garage	Dwyrw Community	0.36	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	No
325	Land Adjacent to Uchel Dre	Kerry Community	0.52	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
326	Land North West of Maes Yr Eglwys	Caersws Community	0.6	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
327	Land East of the B4385 opposite Chapel House	Castle Caereinion Community	0.3	Open Market Housing	Yes	Yes	Yes	Yes	No	Allocated site	Yes	Filtered Out			
328	Land adjacent Hafren View	Bausley with Criggion Community	0.48	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
329	Land Opposite Melverley View	Bausley with Criggion Community	0.32	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes

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330	Land East of Trawscoed	Llandrinio Community	0.75	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
331	Land North East of Maes Y Celyn	Guilsfield Community	1.31	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
332	Land west of St David's Church	Llanddew Community	0.43	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	No	No	Policy consideration	Yes	Filtered Out			
333	Corsllwyn Goch	Tawe-Uchaf Community	1.48	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
334	The Park + Brynderwen	Llandyssil Community	14.1	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities), Community Facilities, Health, Education and Social Care	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
335	Hamer's Plock	Penybont Community	0.29	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site/Policy consideration	Yes	Filtered Out			
336	Land adjacent Celyn Farm, Guilsfield	Guilsfield Community	1.57	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
337	Presteigne Road, Knighton	Knighton Community	3.5	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
338	Land south of Ty Gwyn, Crossgates	Llanbadarn Fawr Community	1.19	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			

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339	Land to the South of Sewage Works, Guilsfield	Guilsfield Community	1.57	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
340	Land to the north of the A470 opposite Penygraig	Llanbrynmair Community	1.07	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
341	Land opposite Maenog, Llanwrthwl	Llanwrthwl Community	0.22	Open Market Housing	No	Yes	No	No	No	Policy consideration	No	Filtered Out			
342	Land adjacent Llannerch Wen and Gwenlle, Dolfach	Llanbrynmair Community	0.7	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
343	Mochdre Vicarage Field	Mochdre Community	0.4	Open Market Housing, Affordable Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Allocated site	No	Filtered Out			
344	Land at Heol Vastre	Newtown & Llanllwchaiarn Community	1.72	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
345	Land South West of Abbey Close	Welshpool Community	2.0	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	Yes	Filtered Out			
346	Land at Pentre Isaf, Carno	Carno Community	2.67	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
347	Land adjacent to Sychpant	Llanyre Community	1.23	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			

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348	Land at Parsons Lane	Llandysilio Community	2.0	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
349	Land at Ael Y Bryn	Caersws Community	13.54	Other	Yes	No	Yes	Yes	No	Allocated site	Other	Filtered Out			
350	Land Adjacent To Brynhafod	Llanbadarn Fynydd Community	0.65	Open Market Housing	Yes	Yes	Yes	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	No
351	Land North of Watergate Street	Llanfair Caereinion Community	1.08	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
352	Mill Brooke	Llanfihangel Rhydithon Community	1.0	Open Market Housing, Affordable Housing, Renewable Energy	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Allocated site	No	Filtered Out			
353	Land Adjacent Buckleys Acre	Llandyssil Community	0.19	Open Market Housing	No	Yes	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
354	Land West of Montgomeryshire Natural Spring Water Co Churchstoke	Churchstoke Community	3.3	Employment	Yes	Not Applicable	Yes	Yes	Yes	Allocated site	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
355	Land South of Montgomery Natural Spring Water, Churchstoke	Churchstoke Community	3.7	Employment	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
356	Land adj to Tia Gaia, Rhayader	Rhayader Community	1.4	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
357	Land North of Carreghofa Lane	Carreghofa Community	1.58	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
358	Land North West of Gerddi Cledan	Carno Community	1.48	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
359	Land South of Dyffryn Foel	Llansantffraid Community	0.52	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
360	Land adjacent Coppice Lane	Castle Caereinion Community	1.11	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
361	Land adjacent and south of	Llandysilio Community	1.53	Open Market Housing,	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes

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	Summerfield, Four Crosses			Affordable Housing											
362	Land to the south of Wychwood and north of Summerfield	Llandysilio Community	1.18	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
363	Land Opposite St Gwynog's Church	Aberhafesp Community	0.93	Open Market Housing, Community Facilities, Other	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	No	Policy consideration	Yes	Filtered Out			
364	Land adjacent Bryn Mawr, Crew Green	Bausley with Criggion Community	3.15	Open Market Housing, Community Facilities	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
365	Land West of Bryn Siriol	Llansantffraid Community	1.75	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
366	North Field adjacent to Offas Dyke Business Park	Trewern Community	5.38	Employment	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Tier 4	Regional Growth Area Cluster Settlement	Yes
367	Land West of Electrical Substation	Llandrinio Community	1.37	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
368	Land West of Golfa Close	Trewern Community	0.5	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
369	Land south of the A4811 & East of the A489, Newtown	Mochdre Community	1.32	Employment, Tourism, Retail	Yes	Not Applicable	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
370	Tawe gorge, Abercraf	Tawe-Uchaf Community	2.87	Green Infrastructure / Open Space, Recreation, Biodiversity	Yes	Yes	No	Yes	Other	Other	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
371	Land adjacent to St Michaels Primary School	Kerry Community	1.5	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
372	Land East of Trawscoed View	Guilsfield Community	0.95	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes

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373	Wyeview Bungalow Site and Timber Yard Site, Builth Road	Llanelwedd Community	2.0	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
374	Land West of Breidden Court	Llandysilio Community	2.02	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
375	Land to the North and West of Street House and Street Cottage, Four Crosses	Llandysilio Community	0.86	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
376	Land South West of Abbey Close	Welshpool Community	0.57	Open Market Housing	Yes	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	Yes	Filtered Out			
377	Land South East of Maes Y Llan	Meifod Community	2.0	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
378	Land North West of Cae Robert	Meifod Community	0.91	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
379	Land to the rear of Llandysilio CP School	Llandysilio Community	3.36	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
380	Land Adjacent Windrush, Crew Green	Bausley with Criggion Community	1.76	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities), Green Infrastructure / Open Space, Recreation, Biodiversity	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
381	Land west of primary school, Builth Wells	Builth Community	2.11	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
382	Brecon forest Tramroad incline	Ystradgynlais Community	0.9	Green Infrastructure / Open Space, Recreation,	Yes	Not Applicable	Yes	Yes	Other	Other	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes

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				Biodiversity, Other											
383	Land North East of Maes Gwyn	Llanfair Caereinion Community	0.98	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
384	Bryn Bechan	Bettws Community	0.77	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
385	Border Hardcore & Rockery Stone Co Ltd	Trewern Community	16.39	Employment, Waste, Renewable Energy	Yes	Not Applicable	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Open Countryside		Other
386	Land North West of Trederwen House	Llandrinio Community	0.88	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
387	Land adjacent to Cranford	Llansantffraid Community	0.79	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
388	Site 2 Land North West of Gerddi Cledan	Carno Community	1.29	Open Market Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
389	Henllys Vale rail track, Ffordd y Glowyr	Ystradgynlais Community	0.01	Green Infrastructure / Open Space, Biodiversity, Other	Yes	Not Applicable	Yes	Yes	Other	Other	Other	Continue to Detailed Site Assessment	Open Countryside		Yes
390	Land at Hill View	Llandysilio Community	4.64	Open Market Housing, Employment	Yes	Yes	Yes	Yes	Yes	Allocated site	Other	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
391	Land South West of Lilac House	Forden with Leighton & Trelystan Community	1.36	Open Market Housing, Renewable Energy	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
392	Land to the Rear of Rose Cottage, Four Crosses	Llandysilio Community	0.29	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Local Cluster Settlement	Yes
393	Land adjacent to Lower House	Llansantffraid Community	2.84	Open Market Housing, Community Facilities	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
395	Land to the south of Tan y Gaer, Guilsfield	Guilsfield Community	3.77	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes
396	Land adj. 2 Hill Cottage, Chapel Road, Howey	Disserth & Trecoed Community	1.32	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Regional Growth Area Cluster Settlement	Yes

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397	Land Adj Holly Cottage	Llanfihangel Rhydithon Community	0.14	Open Market Housing	No	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	No	No	Policy consideration	No	Filtered Out			
398	Land adj Rectory, Llyswen (Land beside A470)	Bronllys Community	3.59	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space, Biodiversity	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
399	(Richard's Field) Land at Dan Yr Eppynt, Upper Chapel	Merthyr Cynog Community	1.21	Open Market Housing, Affordable Housing, Specialist Housing (including for older people and those with disabilities)	Yes	No	Yes	No	Other	Policy consideration	Yes	Filtered Out			
400	Land beside Station Road, Boughrood	Glasbury Community	0.72	Open Market Housing, Affordable Housing, Green Infrastructure / Open Space, Recreation, Biodiversity	Yes	Yes	No	No	No	Policy consideration	Yes	Filtered Out			
401	Land Adjacent to Cwrt-y-Gaer, Boughrood	Glasbury Community	0.85	Open Market Housing, Affordable Housing	Yes	Yes	No	Other	No	Allocated site	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
402	Land at Church Street, Bronllys	Bronllys Community	0.54	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Other	Other	Allocated site/Policy consideration	Other	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
403	Land at Coronation Bungalow, Woodwise, Llanelwedd	Llanelwedd Community	1.13	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
404	Land at Llanerch Farm, Builth Wells	Builth Community	10.09	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
405	Land at Penrhos Farm	Ystradgynlais Community	3.47	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Other	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes

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406	Land at Western Grove, Builth Wells	Builth Community	1.87	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
407	Land east of Tremont Road, Llandrindod Wells	Llandrindod Wells Community	4.79	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
408	Land north-west of Begwyns Bluff, Clyro	Clyro Community	1.78	Open Market Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Rural Area / Non Cluster Settlement	Yes
409	Land North of Brynygroes	Ystradgynlais Community	6.49	Open Market Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
410	Land south of Dolydd Pentrosfa, Llandrindod Wells	Llandrindod Wells Community	2.56	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
411	Llewelyn Park, Cilmerly	Cilmerly Community	1.21	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	No	Filtered Out			
413	Land South of Meadow Vale	Gladestry Community	0.98	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 5	Rural Area / Non Cluster Settlement	No
414	Land West of Brynygroes	Ystradgynlais Community	0.75	Employment	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Local Cluster Settlement	Yes
416	Land North-West and South-East of Hay Road, Bronllys	Bronllys Community	6.06	Open Market Housing, Affordable Housing, Community Facilities	Yes	Yes	Yes	Other	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 3	Local Cluster Settlement	Yes
417	Land at Ridgemount, Newbridge-on-Wye	Llanyre Community	2.14	Open Market Housing, Affordable Housing	Yes	Yes	Yes	No	No	Allocated site	Yes	Filtered Out			
418	Land at Ty Canol Farm, Llandrindod Wells	Llandrindod Wells Community	11.1	Open Market Housing, Affordable Housing	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
419	Global Centre of Rail Excellence	Tawe-Uchaf Community	599.27	Employment, Renewable Energy, Transport Infrastructure, Other	Yes	Not Applicable	Yes	Yes	Other	Policy consideration	Yes	Continue to Detailed Site Assessment	Open Countryside		Other
420	Land adjacent to the Pheasantry, Builth Wells	Cilmerly Community	1.56	Open Market Housing, Affordable Housing,	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area	Yes

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				Renewable Energy										Cluster Settlement	
421	Padarn Court, Crossgates Llandrindod Wells	Llanbadarn Fawr Community	0.52	Open Market Housing, Renewable Energy	Yes	Yes	Yes	No	No	Policy consideration	No	Filtered Out			
422	Land Adjacent to Cemetery	Banwy Community	0.31	Open Market Housing, Affordable Housing	Yes	No	Yes	Yes	Other	Policy consideration	Yes	Filtered Out			
423	Land at White Grit, Churchstoke	Churchstoke Community	4.92	Open Market Housing	Other	Rural Settlement filter out but revisit if position in hierarchy changes with Preferred Strategy	Yes	Yes	Yes	Policy consideration	No	Filtered Out			
424	Land east of Hospital/Quarry Lane, Llandrindod Wells	Llandrindod Wells Community	8.28	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 1	Regional Growth Area Cluster Settlement	Yes
425	Land North East of Rhayader Cemetery	Rhayader Community	2.49	Open Market Housing, Affordable Housing	Yes	Yes	Yes	Yes	Yes	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes
426	Land south Brynberth Ind Estate, Rhayader	Rhayader Community	1.59	Employment	Yes	Yes	Other	Yes	Other	Allocated site	Yes	Continue to Detailed Site Assessment	Tier 2	Regional Growth Area Cluster Settlement	Yes