Appendix 1 - Phasing and Delivery of New Housing Provision, Jan 2016

Site Location	LDP Inset Map	LDP Reference (as amended by the Focussed Changes Jan 2016)	Questionnaire returned	No. of Dwelling units	Viability Category	Viability Area	Viability Delivery & AVS status (RAG)	[illegible] area	UDP allocation?	Existing JHLAS 2015 site?	Notes from JHLAS 2015 including developer intentions where provided	Developer Questionnaire Comments (Q2) - Legal / Ownership constraints	Developer Questionnaire comments (Q3) - other	Dwr Cymru Welsh Water - (Report to LDP) Comments	Highways	Other Known Constraints / Comments re site
Towns																
Builth Wells & Llanelwedd																
The Old Skin Warehouse Site, Brecon Rd, Builth.	Builth Wells & Llanelwedd	P08 HC1		7	Smaller BF 10	Central	green	N/A	Y	Y-234	No development, although new crossroads with traffic lights in place to accommodate the access.					No development, although new crossroads with traffic lights in place to accommodate the access.
Hay Road Garage	Builth Wells & Llanelwedd	P08 HC2		11	Smaller BF 10	Central	green	N/A	N	Y-249	Developer gone bankrupt, site is up for sale by tender (Section 106 signed?)					Developer Frameworks have gone bankrupt, site is up for sale by tender
Builth Wells Cottage Hospital	Builth Wells & Llanelwedd	P08 HC3		17	Medium BF 25?	Central	red	30	N	Y-314	Under construction			Sewage issues. Improvements scheduled 2015-20		
Land west of primary school, Builth Wells	Builth Wells & Llanelwedd	P08 HA2	Y	98	Large GF 70	Central	green	30	Y	Y-230	Would like to develop but issues with capacity of main sewer in Builth. All still in the hands of the trustees at present.	None known.	At the present time, the only known significant constraint to this site's development is progress on improvements to Welsh Water's sewage infrastructure to resolve the risk of flooding. We understand however from the County Council that it has been informed by Welsh Water that it's current capital investment programme "Asset Management Plan 6" (AMP 6) for the period 2015-20 includes a scheme to resolve the flooding issue in this area. The timescale all depends on the necessary improvements to Welsh Water's sewage infrastructure as explained above. We are therefore currently unable to estimate the likely timescales for development within the plan period. The actual development would however be undertaken by the developer who eventually buys the site.	Sewage issues. Improvements scheduled 2015-220		Would like to develop but issues with capacity of main sewer in Builth. All still in the hands of the trustees at present.
Land adj. to Tal Ar Y Bryn, Hospital Rd, Builth	Builth Wells & Llanelwedd	P08 HA3	Y	40	medium GF 25	Central	green	30	N	N		No legal constraints to the development of this land. All land including visibility splays for Highways Access in ownership of single owner. Site ready to be developed pending future Planning Approval.	We are assured by local estate agents that current housing market conditions in the area are very good. However there is a lack of good quality new family homes available in the Builth Wells town area. A new and specific Local Housing Market Assessment would be useful to substantiate Affordable Housing market requirements for potential RSL partners to build out the site in partnership with a private developer. We are assured that there is sufficient capacity in the existing and proposed foul water system by Dwr Cymru / Welsh Water (DCWW). The site is sloping but typical of most sites in Powys. Surface water can be adequately managed to the satisfaction of DCWW / NRW through a strategy of attenuation using natural features (e.g. swales, attenuation basins) and engineered features (e.g hydrobrakes) to avoid pressure on existing systems. This would form part of a formal commitment to sustainability via any forthcoming Building Regulations approval as a matter of course. In planning and residential design terms the site works well with adjoining residential estates so as to avoid issues regarding overlooking and loss of privacy to existing buildings. The site can be accessed via an existing road network Hospital Road via a series of adaptable roads that will enhance this edge of settlement land. Socially the site links well with existing	Sewage issues. Improvements scheduled 2015-20		
Knighton																
Former clothing factory, West Street.	Knighton	P24 HC1	Y	21	Medium BF 25	Rural North	red	N/A	N	Y-216	Site cleared. P/2010/0798 - Decision 08/09/2012 outline for an extra 5 years.	LDS Social Housing	Socially the site links well with existing communal facilities such as the nearby school and walk able town centre so is inherently sustainable.			Site cleared.
Adj 'Shirley' Ludlow Road	Knighton	P24 HA1		24	medium GF 25	Rural North	green	N/A	N	N						
Site of former Motorway mouldings factory	Knighton	P24 HC2		18	medium BF 25	Rural North	red	10	N	N						Almost wholly with Flood Zone C2, but commitment
Presteigne Road	Knighton	P24 HA3		70	large GF 70	Rural North	amber	10	N	N						
Llandrindod Wells																
Land at Gate Farm	Llandrindod Wells	P28 HC1		10	smaller GF 10	Central	green	N/A	N	Y-302	Awaiting on planning permission, hope to commence site early 2016 on a phased basis					
Highland Moors	Llandrindod Wells	P28 HC2		16	medium GF 25	Central	green	N/A	Y	Y-62	Consultant engaged re access issues.				Trunk road improvement works will be required	
Site adj. Autopalace	Llandrindod Wells	P28 HC3		22	medium BF 25	Central	red	N/A	N	Y-72	Feels the current planning is not suitable for the site, going to go back to planning to change development type to sheltered housing.					
Land adj. Crabtree Green	Llandrindod Wells	P28 HA1	Y	50	large GF 70	Central	green	30	Y	Y-46	Planning not yet secured due to issues with section 106 agreement. Proposal for 50 houses on site but advised this will be very slow, phased development once planning is secured.	We have been granted conditional outline planning consent subject to a section 106 agreement. App no. P/2013/0444 for 50 dwellings.	1. Western Power have now moved the high voltage overhead cables that were across the site, to reroute them underground along the main road and across the top edge of Phase 1, the low voltage supply has also been installed with to Phase 2, these works were completed on 4.10.13. 2. In the opinion of X Estates Ltd the constraints of affordable housing is having a great effect on the further development of much needed private dwellings in this area.			
Tremont park extension	Llandrindod Wells	P28 HA2	Y	100	large GF 100	Central	green	30	N	N		None	Only the normal bureaucracy and frustrations associated with housing development			
Ithon Road	Llandrindod Wells	P28 HA3	Y	100	large GF 100	Central	green	30	N	N		No constraints.	There are no other factors or constraints affecting development of the site which are currently envisaged. There are no issues to finance issues. There are no anticipated infrastructure issues. The site is yet to be marketed. Some interest has been received from developers which is likely to improve considerably as a) housing market conditions continue to improve, and, b) when the site is confirmed as a housing land allocation following the adoption of the LDP			
Land at Ridgebourne Drive.	Llandrindod Wells	P28 HA4	Y	100	large GF 100	Central	green	30	N	N		There are no legal constraints which affect the site given that it falls under the control of X Homes (developer). The Planning obligations/s106 will be confirmed and secured pursuant to the planning application process in compliance with development plan policy and relevant guidance.	The site is under the ownership of X Homes (developer). There are no finance issues in this regard. The site will be developed within the plan period at a rate to meet demand. There are no in principle constraints which would prevent the delivery of the site and the detailed design matters are capable of being dealt with at the planning application stage.		Trunk road improvement works will be required.	
Llanfair Caereinion																
Land at Tanyfron, Llanfair Caereinion	Llanfair Caereinion	P30 HA1	Y	30	medium GF 25	Rural North	green	10	Y/N	Y/N 262	Mr X (owner) stated that the plan 262 was incorrect now as part has been removed, and that he has since acquired more land running south west which is now shown on the 2014 draft Local Development Plan. Mr X is keen to develop the site and has had meetings relating to highways issues. Mr X will also be proposing an amendment to the draft LDP in which he is requesting the boundary be increased to incorporate land	No comment made.			Site can only be supported(PCC) with the closure of the existing U8027 (Bronsdisant Lane) junction.	
UDP Allocation M164 HA3	Llanfair Caereinion	P30 HA2		20	medium GF 25	Rural North	green	10	Y/N	Y-263	Agent stated the site is unlikely to be developed in the near future					Agent stated the site is unlikely to be developed in the near future. Update via Planning Officer (CS) 18/11/15 - as soon as the S106 Agreement is signed (delays with land registry), it will be put on the market, inviting interest from developers.
Llanfyllin																
Adjacent 38 Maes Y Dderwen, Llanfyllin	Llanfyllin	P32 HC1		14	medium GF 25	Rural North	green	N/A	Y	Y 167	New owner - Mid Wales Housing, propose to build next year					
Land opposite Maesydre, Llanfyllin	Llanfyllin	P32 HA1		12	smaller GF 10	Rural North	green	10	N	N						
Maesydre Field, Llanfyllin	Llanfyllin	P32 HA2		56	large GF 70	Rural North	amber	10	Y	Y/N 209	Would like to apply for outline in near future and proposes to sell off to developer with outline permission.					
Field 7874, South of Maesydre, Llanfyllin	Llanfyllin	P32 HA2		90	large GF 100	Rural North	amber	10	N	N						
Llanidloes																
Lower Green, Victoria Avenue	Llanidloes	P36 HC1		31	medium GF 25	Rural North	green	N/A	N	Y- 18	Developer confirmed that the site has planning and building control applications for 31 houses. Foundations have been excavated and poured for 1 plot, no timescale on re starting the site but would look to develop it within 5 years.					
Land at Hafren Furnishers	Llanidloes	P36 HC2		23	medium BF 25	Rural North	red	N/A	N	Y- 206	No timeframe on when the development will commence as planning have issued pre commencement conditions which must be discharged prior to commencement these include conditions in relation to contaminated land					
Land adjacent Dolhafren Cemetery, Llanidloes	Llanidloes	P36 HC3		31	medium GF 25	Rural North	green	N/A	Y/N	Y-16	PCC confirmed via email to developer on 30/5/2013 that commencement of P/2010/1330 had occurred					
Land at Penybank, Llanidloes	Llanidloes	P36 HA1		25	medium GF 25	Rural North	green	10	Y/N	Y- 166	No timeframe to develop the site.					No timeframe to develop the site
Chapel Farm, Gorn Road, Llanidloes	Llanidloes	P36 HA2	Y	42	medium GF 25	Rural North	green	10	Y/N	Y- 164	No timeframe to develop the site. The site will be developed when the housing market picks up.	Unilateral Notice that has been placed at the land Registry regarding Manorial Rights.	Lack of certain buyers in the current local housing market.			
										0						
Llanwrtyd Wells																
The Vicarage Field, Beulah Road, Llanwrtyd	Llanwrtyd Wells	P38 HC1		7	smaller GF 10	Central	green	N/A	N	N						

Stage 1 - Indicative projected trajectory

Site Location	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-23	2023-2024	2024-2025	2025-2026
The Old Skin Warehouse Site, Brecon Rd, Builth.	0	0	0	0	0	0	0	0	3	3	1	0	0	0	0
Hay Road Garage	0	0	0	0	0	0	0	[illegible]	4	4	1	0	0	0	0
Builth Wells Cottage Hospital	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0
Land west of primary school, Builth Wells	0	0	0	0	0	0	14	14	14	14	0	0	0	0	0
Land adj. to Tal Ar Y Bryn, Hospital Rd, Builth	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0
Former clothing factory, West Street.	0	0	0	0	0	0	0	0	7	7	7	0	0	0	0
Adj 'Shirley' Ludlow Road	0	0	0	0	0	0	0	8	8	8	0	0	0	0	0
Site of former Motorway mouldings factory	0	0	0	0	0	0	0	0	6	6	6	0	0	0	0
Presteigne Road	0	0	0	0	0	0	0	0	0	10	10	10	15	15	10
Land at Gate Farm	0	0	0	0	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	0	0	0	0
Highland Moors	0	0	0	0	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	0	0	0	0
Site adj. Autopalace	0	0	0	0	0	[illegible]	[illegible]	[illegible]	[illegible]	7	7	0	0	0	0
Land adj. Crabtree Green	0	0	0	0	0	0	0	0	0	0	10	10	10	10	10
Tremont park extension	0	0	0	0	0	0	0	11	11	11	11	11	11	11	4
Ithon Road	0	0	0	0	0	0	0	10	20	20	20	20	0	0	0
Land at Ridgebourne Drive.	0	0	0	0	0	10	10	10	10	10	10	10	10	10	10
Land at Tanyfron, Llanfair Caereinion	0	0	0	0	0	0	0	10	10	10	0	0	0	0	0
UDP Allocation M164 HA3	0	0	0	0	0	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	0	0	0	0	0
Adjacent 38 Maes Y Dderwen, Llanfyllin	0	0	0	0	0	7	7	0	0	0	0	0	0	0	0
Land opposite Maesydre, Llanfyllin	0	0	0	0	0	0	0	4	4	4	0	0	0	0	0
Maesydre Field, Llanfyllin	0	0	0	0	0	0	0	16	20	20	0	0	0	0	0
Field 7874, South of Maesydre, Llanfyllin	0	0	0	0	0	0	0	0	10	10	10	4	7	21	21
Lower Green, Victoria Avenue	0	0	0	0	0	0	10	20	[illegible]	0	0	0	0	0	0
Land at Hafren Furnishers	0	0	0	0	0	0	0	0	0	0	10	13	0	0	0
Land adjacent Dolhafren Cemetery, Llanidloes	0	0	0	3	5	12	11	0	0	0	0	0	0	0	0
Land at Penybank, Llanidloes	0	0	0	0	0	0	0	0	0	0	0	8	8	9	0
Chapel Farm, Gorn Road, Llanidloes	0	0	0	0	0	0	10	20	[illegible]	0	0	0	0	0	0
The Vicarage Field, Beulah Road, Llanwrtyd	0	0	0	0	0	3	4	0	0	0	0	0	0	0	0