

**Powys**

Allocated employment sites have been grouped into categories that reflect the nature of the site and the potential future uses. These categories, which reflect best practice and current thinking in adjoining authorities, are:

- **Prestige:** Strategically located sites in the regional context offering medium to large scale employment opportunities for primarily B1 Uses (such as offices, research and development centres for products and processes and light industry) and characterised by a high-quality environment.
- **High Quality:** Smaller sites of regional significance offering small to medium sized employment opportunities for B1, B2 and B8 Uses in high quality surroundings that are well positioned in relation to the County's main road and transport infrastructure.
- **Local:** Sites for B1, B2 and B8 Uses providing a varied industrial and / or employment setting with minimised visual impact (for example, screening) yet located within close proximity to the main road and transport infrastructure as well as centres of population. These sites primarily serve a local market and may include local office developments.
- **Mixed Use:** Sites where employment led mixed use proposals are supported in order to stimulate private sector investment and development.

Policy Number	Name	Location / Postcode	Use Category	Site Size, ha – Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use
P58 EA1	Woodland Business Park	Ystradgynlais SA9 1JW	High Quality	2.31	1.99 (B1, B2 and B8)
P08 EA1/ P08 EC1	Wyeside Enterprise Park	Builth Wells LD2 3UA	High Quality	1.2	1.2 inc. Plot C1 0.71ha Plot C2 0.49ha (B2 and B8)
P28 EA1	Heart of Wales Business Park	Llandrindod Wells LD1 5AB	Prestige	3.9	2.09 (B1, B2 and B8)
P51 EA1	Broadaxe Business Park	Presteigne LD8 2UH	Local	2.4	1.01 inc. Plot C3 0.28ha Plot C4 0.19ha
P52 EA1	Brynberth Business Park	Rhayader LD6 5EN	Local	3.7	3.7 (B2 and B8)
P21 MUA1	Gypsy Castle Land	Hay-on-Wye HR3	Development brief for mixed use residential and small amount of employment use	2.4	2.4 B2 and B8
P53 MUA1	Land adj. Gwernyfed Avenue	Three Cocks LD3	TBC	3.4	2.6 B2 and B8
P35 EA1	Parc Busnes Derwen Fawr	Llanidloes SY18	High Quality	1.2	0.71 B1
P35 EA2/ P35 EC1	Parc Hafren	Llanidloes SY18	Local	1.7	TBC
P48 EA1	Llanidloes Road	Newtown SY16	High Quality	2.0	2.0 (B1, B2 and B8)
P02 EA1	Abermule Business Park	Abermule SY15 6FA	High Quality / Local	2.6	1.82 (B1, B2 and B8)
P12 EA1	Churchstoke	Churchstoke SY15	Local	1.28	1.12 (B2 and B8)
P57 EC1	Buttington Cross Enterprise Park	Welshpool SY21 8SL	Prestige	1.5	TBC
P59 EA1	Buttington Quarry	Trewern SY21 8SZ	Local	6.0	6.0 (B1, B2 and B8)
P60 EC1	Offa's Dyke Business Park	Welshpool SY21 8JF	Prestige	7.3	1.11 Plot C4 0.57ha Plot C9 0.54ha (B1, B2 and B8)
P18 EA1	Four Crosses	Four Crosses SY22	Local	0.5	0.5 (B2 and B8)
P42 EA1	Treowain Enterprise park	Machynlleth SY20 8AH	High Quality	1.7	1.5 (B1, B2 and B8)
P28 ES1	Ddole Road Industrial Estate	Llandrindod Wells LD1 6DF	Established Use	0.69	0.69 (B1, B2 and B8)

**Ceredigion**

The LDP meets the recommendation made by the DTZ Assessment which indicated that a range of employment sites need to be facilitated through the LDP, through allocations and through permissive policies. This range includes:

- **Prestige:** A strategically located site in its regional context offering medium to large scale employment opportunities and characterised by its high quality environment.
- **High Quality:** Smaller site of regional significance offering either small or medium scale employment opportunities in attractive surroundings that are well positioned in relation to the County's main road network.
- **Local:** Providing a more varied industrial image and setting yet with close proximity to the County's main road network adjacent to existing settlements. Likely to serve a local market and may include small scale local office developments.
- **Neighbourhood:** Typically suited to a smaller or local operation and located in a very mixed environment within or in close proximity to existing built up areas or small towns.

Policy Number	Name	Location / Postcode	Use Category	Site Size, ha – Baseline	Site Size, ha – Realistically Available for B1/B2/B8 Use
<b>E0201</b>	Parc Teifi	Cardigan SA43 1EW	High Quality	3.4	2.83 Plot C1 0.51ha Plot C2 0.42ha Plot C3 1.66ha Plot C8 0.24ha (B1, B2 and B8)
<b>E0202</b>	Pentood Industrial Estate	Cardigan SA43 3AG	Neighbourhood	9.30	0.0 (B1, B2 and B8)
<b>E0301</b>	Glanyrafon Industrial Estate Extension, includes waste allocation	Llanbadarn Fawr SY23 3JQ	Local	7.25	2.8 (B2 and B8)
<b>E0302</b>	Glanyrafon Industrial Estate	Llanbadarn Fawr SY23 3JQ	Local	32.35	TBC (B1, B2 and B8)
<b>E0303</b>	Llanbadarn Industrial Estate	Llanbadarn Fawr SY23 3RJ	Neighbourhood	2.34	TBC (B1, B2 and B8)
<b>E0304</b>	Cefn Llan Science Park	Llanbadarn Fawr SY23 3AH	High Quality	2.70	TBC (B1)
<b>E0305</b>	Capel Bangor Business Park	Capel Bangor SY23	Prestige	9.7	TBC
<b>E0501</b>	Llambed Business Park	Lampeter SA48	Local	8.39	3.16 (B1, B2 and B8)
<b>E0502</b>	Old Mart Site	Lampeter SA48	Local	1.07	0.29 (B1, B2 and B8)
<b>E0601</b>	Llandysul Enterprise Park	Llandysul SA44 4JL	High Quality	2.26	2.26 Plot C2 0.62ha Plot C3 0.42ha Plot C5 0.6ha Plot C6 0.62ha (B1, B2 and B8)
<b>E0602</b>	Horeb Business Park	Llandysul SA44 4JG	High Quality	3.2	3.2 (B1 and B2)
<b>E0801</b>	Parc Aberporth Blaenannerch	Aberporth / Parc-Llyn SA43 2DU	Prestige	3.2	1.78 (B1, B2 and B8)
<b>E1201</b>	Aeron Valley Enterprise Park	Lampeter SA48 8AG	Local	16.21	2.8 Plot C1 0.72ha (B1, B2 and B8)
<b>M0201</b>	Pwllhai	Ceredigion SA43	Mixed Use Employment, Transport and Retail	0.75	0.25ha of B1
<b>M0305</b>	Llanbadarn Campus	Llanbadarn Fawr SY23 3BP	Mixed Use Employment, Education and Housing	20.87	4.54 (B1a and B1b)

**Bannau Brycheiniog National Park**

<b>Policy Number</b>	<b>Name</b>	<b>Location / Postcode</b>	<b>Use Category</b>	<b>Site Size, ha – Baseline</b>	<b>Site Size, ha – Realistically Available for B1/B2/B8 Use</b>
<b>DBR-BR-E1</b>	BREC 1 Enterprise Park	Brecon LD3 8BT	Primary Key Settlement	6.2	TBC
	BREC 2 Ffrwdgrech Industrial Estate	Brecon LD3 8LA	Primary Key Settlement	12.6	0.45 (B2 and B8)
	TAL1 Talgarth Business Park	Talgarth LD3 0PQ	Key Settlement	1.6	0.13 Plot C1 0.13ha (B1)
	CRICK1 Elvicta Business Park	Crickhowell NP8 1DF	Key Settlement	2.6	TBC
	CRICK 2 Granada Park	Crickhowell NP8 1HW	Key Settlement	2.7	TBC
	HAY 1 Wye Valley Business Park	Hay-on-Wye HR3 5PG	Key Settlement	2.4	TBC
	HAY 5 Greenfield Industrial Estate	Hay-on-Wye HR3 5FA	Key Settlement	0.6	TBC
	SENNY 1 Timber Yard	Sennybridge LD3	Key Settlement	1.6	TBC
	Gilwern Park Industrial Estate	Gilwern NP7 0EP	Level 3 Settlement	TBC	TBC (B1, B2 and B8)
<b>CS26</b>	Land adj to Hay Road, Talgarth	Talgarth LD3	Key Settlement	0.6	0.6 (B2 and B8)
<b>CS111</b>	Mid Wales Hospital	Talgarth LD3	Key Settlement Mixed use development	11.5	0.5 (B1) Reconversions of existing buildings as per development brief
<b>CS66</b>	Cwrt Y Gollen	Crickhowell NP8 1TP	Key Settlement Mixed use development	1.4	1.4 (B1, B2 and B8)