

# **Powys Local Development Plan**

**2011 - 2026**

**Consultation Report**  
**January April 2016**



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## **1. Introduction**

1.1 Powys County Council commenced the preparation of the Powys Local Development Plan (LDP) in January 2011. The Delivery Agreement<sup>1</sup> for the Powys Local Development Plan (LDP) was published in November 2010 and revised in March 2013, February and October 2015. This sets out the timetable for preparing the LDP and a Community Involvement Scheme which describes how and when the County Council will involve interested persons and organisations in the LDP's preparation.

1.2 In accordance with the LDP Regulations<sup>2</sup>, this Consultation Report summarises for each stage of the LDP's preparation and its informing appraisals and assessments:

- Who has been involved and engaged.
- The steps taken to publicise consultation.
- The total number of representations received from the consultation and a breakdown of these (comments, supporting representations, objections, not duly made representations).
- A summary of the main issues raised in those engagements, consultations and representations.
- The recommendations as to how the Council considers the main issues should be addressed in the LDP.
- The recommendations as to how the Council considers each of the individual representations received should be addressed in the LDP (attached as appendices).
- Any deviation from the Community Involvement Scheme, including a justification.

1.3 The following sections of the Consultation Report are ordered chronologically by each stage of the LDP's preparation as listed below. Less detail is provided for the early stages (1 & 2) because the LDP Regulations require the Consultation Report to focus on later stages (i.e. from Pre-Deposit Participation onwards). Updates will be added to this Report as preparation of the LDP progresses through each of the stages.

Stage 1 - Delivery Agreement

Stage 2 - Evidence Gathering

Stage 3 - Pre-Deposit Participation (Objective & vision setting)

Stage 4 – Pre-Deposit Public Consultation, March to April 2012

Stage 5a – Initial Deposit (July 2014 – September 2014))

Stage 5b - Revised Deposit (June 2015 – July 2015)

Stage 6 – Focussed Changes Consultation and Submission (January to March 2016)

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<sup>1</sup> LDP Delivery Agreement <http://www.powys.gov.uk/ldp>

<sup>2</sup> Town and Country Planning (Local Development Plan) (Wales) Regulations 2005  
<http://www.legislation.gov.uk/wsi/2005/2839/contents/made>

## **2. Stage 1 – Delivery Agreement**

2.1 A draft Delivery Agreement (DA) was published for a six week consultation period between 9<sup>th</sup> July 2010 and 20<sup>th</sup> August 2010. In line with the LDP Regulations the consultation targeted specific and general consultation bodies, government departments and those who had commented on an earlier draft version of the DA in 2008 that was not completed.

2.2 A total of 19 representations were received. The issues arising were summarised in the Delivery Agreement, which may be viewed at [www.powys.gov.uk/ldp](http://www.powys.gov.uk/ldp)

2.3 Some of the main issues arising from the consultation are summarised below in bold typeface followed by the Council's response to each:

### **(a) Queries over the selection and role of Core Key Stakeholders**

That the DA be amended to clarify that further consideration would be given to whether a more specific group derived from the Key Stakeholders, such as a Stakeholders Panel (the exact name, nature and make up to be agreed) would be helpful to the LDP process.

### **(b) Suggested additions to the Key Stakeholders List**

The Theatres Trust and the Mid Wales Trunk Road Agency were added to the list of Key Stakeholders (Appendix 4 of the DA). The requests for Civic Societies, the North Wales Association of Town and Larger Community Councils and the Montgomeryshire Local Council Forum to be added as Key Stakeholders were rejected.

### **(c) The representation of Town and Community Councils in the process**

The wording of the DA was amended to make clear that County Councillors and Town and Community Councils are the key and democratically elected representatives and stakeholders for issues affecting their areas.

### **(d) Complaints that major consultation timeframes are too short (6 weeks)**

It was acknowledged that timescales for the preparation of the LDP are extremely tight and that proposed consultation periods are highlighted in the DA so that Town and Community Councils and other interested parties may prepare for the consultations in advance. Where possible the Council will provide the consultation material in advance of the consultation periods. It was explained that the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 do not allow for consultation periods to be extended beyond 6 weeks, each relevant section of the regulations highlighting that representations **must be made within** a period of 6 weeks starting on the day the LPA (Local Planning Authority) makes the relevant documents available for consultation.

### **(e) The role of the Citizens Panel**

Support for the use of the Citizens Panel was noted following a comment made by Welshpool Town Council. However, further consideration was

given to the role of the Citizens Panel in the process and it was agreed that their role as a control group is more productive if it were to consider, for instance, the clarity of the questionnaire rather than the detailed consultation documents themselves. This would not conflict with any representations that they may wish to make on the plan as individuals with a local interest. It was therefore agreed to amend section 3.4.5 d) of the DA and that the Citizens Panel be removed from the list of community stakeholders in Appendix 4 of the DA.

**(f) Changes to the timetable from submission to the National Assembly (Dec 2013 – Dec 2014)**

In response to the comments of the Planning Inspectorate Wales it was agreed that the dates of stages, following submission of the Local Development Plan to the National Assembly, be amended throughout the document to reflect the predicted timescales for holding hearings and reporting to the Council. This did not affect the overall 4 year timeframe for completion.

2.4 The Council is required by the LDP Regulations to keep the Delivery Agreement under review. It became apparent in late 2012 that more time than was set out in the Delivery Agreement, Nov. 2010 was required to prepare the Deposit LDP. A revised timetable was considered and approved by the Council on the 21<sup>st</sup> February 2013 and subsequently submitted and approved by Welsh Government. The Delivery Agreement was amended and re-published in March 2013.

2.5 The Deposit Draft LDP was published for public consultation from the 28<sup>th</sup> July 2014 to the 8<sup>th</sup> September 2014. However, the response from the Welsh Government to the consultation advised that further supporting documents should be in place to support the LDP if it was to be found sound at public examination and it recommended that the Deposit consultation should be repeated. Following the Welsh Government's response, additional supporting documents have been prepared by the Council and in order to repeat the Deposit stage it became necessary to revise the Delivery Agreement. A revised Delivery Agreement was agreed with Welsh Government in February and October 2015.

### **3. Stage 2 - Evidence Gathering**

3.1 It is important that the policies and proposals of the LDP are informed by evidence of the issues affecting the County. Whilst 'evidence gathering' is a continuous process and not a distinct stage in the LDP's preparation, the Council has sought the involvement of specialist stakeholders in evidence gathering as a general principle in order to build consensus and reach agreement wherever possible. Evidence gathering is not a finite stage of the LDP process and will continue through the whole of the LDP process and will be used to monitor the LDP once it has been adopted and implemented.

#### **3.2 Topic Papers**

3.2.1 In order to co-ordinate and pull-together the background evidence base for the LDP, a series of Topic Papers have been prepared, and continue to be updated, by the Council.

3.2.2 In preparing Topic papers, the Council has sought to involve relevant stakeholders in the preparation of each topic paper in order to seek agreement and consensus.

3.2.2 Topic papers have also been presented to and considered by the Council's LDP Working Group, comprised of 9 County Councillors. The agendas, reports and minutes of past LDP Working Group meetings are available for viewing on the Council's website via the following link:  
<http://www.powys.gov.uk/en/democracy/council-committees-and-meetings/>

#### **3.3 Research**

3.3.1 Where evidence has been lacking, the Council has undertaken a number of key pieces of research to inform the evidence base and policies for the LDP. Some examples of these are listed below. . The research papers can be viewed on the LDP webpage: <http://www.powys.gov.uk/ldp>. Research is ongoing and research papers will continue to be updated, and new research undertaken, as required by the Council.

3.3.2 Involvement with key stakeholders has also been undertaken as part of this research wherever necessary and appropriate.

- Renewable Energy Assessment, 2012.
- Strategic Flood Consequences Assessment, (2013).
- Economic Needs Assessment, 2012 and updated in 2015
- Retail Needs Assessment, 2012 and updated in 2015
- Joint Housing Land Availability Studies, published annually.
- Local Housing Market Assessment Update (2010) and updated in 2015.
- Viability Assessment (2014).

#### **3.4 Candidate Sites**

3.4.1 Immediately following the commencement of the LDP preparation in January 2011, the Council issued a 'Call for Candidate sites' over a 12 week period from 14<sup>th</sup> Feb 2011 to 6<sup>th</sup> May 2011. This process was widely publicised including notices and press releases and by direct mailing to those on the Council's LDP mailing list.

3.4.2 In total, 1,179 site candidate site suggestions were received by the end of the submission period. All sites were recorded and mapped by Shire area and by Community / Town Council area on a Register which can be viewed at: <http://www.powys.gov.uk/ldp>.

3.4.3 The candidate sites have been assessed in accordance with a Candidate Sites Methodology. The methodology was published for a 6 week period of public consultation in March and April 2012 alongside the LDP's Preferred Strategy.

3.4.4 Of the 65 comments received, most were considered to be minor in nature. One issue that raised a number of comments was the involvement of Community and Town Councils in the assessment process with many welcoming this opportunity to have an input into the process and provide a local knowledge of sites before they are selected for inclusion in the Deposit LDP.

3.4.5 In light of the comments received, the Methodology was revised and published in November 2012.

3.4.6 After applying the initial filtering of sites set out in the Methodology, a Candidate Sites Status report<sup>3</sup> was published on the LDP website in November 2012. Constraints information and comments on the remaining sites - those left after the first filter had been applied – have been sought and provided by a number of statutory bodies and other key organisations. The Status Report will be updated as further information on candidate sites becomes available.

3.4.7 As part of the Methodology, Community and Town Councils were asked to raise any issues or comments on the remaining filtered candidate sites in April/May 2013, and to update / identify known community needs. Packs of information with relevant forms were sent to the Town & Community Councils. Four evening question and answer briefing sessions were held as follows:

17/4/2013 - Llandrindod Wells (The Gwalia), Welshpool (Neuadd Maldwyn)  
18/4/2013 - Brecon (Neuadd Brycheiniog), Carno (Community Centre).

3.4.8 The Candidate Site Status Report was updated in November 2013 and for the initial Deposit Consultation (2014).

3.4.9 County Councillors were asked to raise any issues or comments in December 2013 before the LDP working group (22/2/14) and Full Council Seminar (17/3/14) considered the candidate sites. Decisions were taken at Full Council on 27<sup>th</sup> May 2014 and subsequently by the Portfolio Holder who was given delegated authority on behalf of Full Council.

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<sup>3</sup> <http://www.powys.gov.uk/index.php?id=8291&L=0>

#### **4. Stage 3 - Pre-Deposit Participation (Regulation 14)**

4.1 The purposes of this stage in the LDP's preparation were to:

- Develop a vision and objectives for the LDP.
- Assess and appraise the vision, objectives and options.
- Identify strategic options for future growth over the LDP's 15 year plan period 2011-2016.
- Agree a draft Preferred Strategy for consultation (see section 5 below).

#### **4.2 LDP Assessment Processes**

4.2.1 The Council's LDP Working Group, considered reports on the 3 LDP assessment processes – Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA) and the Sustainability Appraisal (SA) - at its meetings on 21<sup>st</sup> Jan 2012 and on the 10<sup>th</sup> June 2011<sup>4</sup>.

4.2.2 By May 2011, the Council officers had made contact with the three Environmental Consultation bodies - Cadw, Environment Agency Wales and the Countryside Council for Wales – prescribed by the SEA Regulations. Meetings had taken place with representatives of the Countryside Council for Wales, the Welsh Government and the Council's Sustainable Development co-ordinator. Internally, awareness of the assessment processes had been raised through meetings of the Sustainability Officers Network.

4.2.3 The first formal stage for SEA is screening and on 5th July 2011 the Council's Cabinet determined that the LDP required an environmental assessment in accordance with The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.

4.2.4 Following this determination, the Council consulted on the scope and level of detail to be included in the Environmental Report. This is also referred to as 'baseline scoping'. The Assessment Scoping & Baseline Report, July 2011 was published for consultation between 29th July 2011 and 2nd September 2011. All representors on the Council's LDP database (LDPbase), including the 3 Environmental bodies, were informed of the consultation by letter / email dated 27<sup>th</sup> July 2011 and invited to express opinions on the scope and level of detail that should be included within the report.

4.2.5 In total 142 opinions (representations / comments) were received on the Scoping & Baseline Report. Council's Cabinet considered the opinions and approved Council responses on the 14<sup>th</sup> Feb 2012.

#### **4.3 LDP Vision, Objectives and Strategy Options and Preferred Strategy**

4.3.1 In order to generate the LDP Vision, Objectives, spatial options and Preferred Strategy, the Council sought participation and involvement with various stakeholders – general, specific and others - in a number of ways as

<sup>4</sup>LDP Working Group meetings can be viewed here:  
<http://www.powys.gov.uk/en/democracy/council-committees-and-meetings/>



summarised in the following table. The LDP Topic Papers, and the involvement of relevant stakeholders in these, also informed the objectives, spatial and growth options.

<b>Date</b>	<b>Who &amp; How?</b>
4 <sup>th</sup> Aug 2011	Spatial Planning Team Vision & Objectives Workshop
30 <sup>th</sup> Sept 2011	LDP Working Group – Vision, Objectives & Strategic Options Workshop
12 <sup>th</sup> Oct 2011	Head of Service for Regeneration & Development - Meeting
21 <sup>st</sup> Oct 2011	Affordable Housing Partnership
2 <sup>nd</sup> Nov 2011	Development Management – Meeting
7 <sup>th</sup> Nov 2011	Heads of Service Meeting (inform only)
9 <sup>th</sup> Nov 2011	Montgomeryshire Shire Meeting
16 <sup>th</sup> Nov 2011	Radnorshire Shire Meeting
23 <sup>rd</sup> Nov 2011	Brecknock Shire Meeting
25 <sup>th</sup> Nov 2011	LDP Strategy Stakeholder Involvement Event <sup>5</sup> – Pavilion, Llandrindod Wells – this event involved a range of stakeholders including representatives from the Local Service Board, Service and Utility Companies, Countryside Council for Wales, Environment Agency, Powys Association of Voluntary Organisations, Adjoining Local Authorities, Developers / agents, as well as Officers and Members of Powys County Council.
5 <sup>th</sup> Dec 2011	Community & Town Councils (North Powys) Liaison Meeting
8 <sup>th</sup> Dec 2011	Community & Town Councils (South Powys) Liaison Meeting
Dec 2011 / Jan 2012	Appraisals & Assessments (SEA / SA / HRA processes) undertaken internally through a small working group of officers
5 <sup>th</sup> Jan & 23 <sup>rd</sup> Jan 2012	LDP Working Group – considered Preferred Strategy proposals and recommended approval to Cabinet
10 <sup>th</sup> Feb 2012	PCC Members' Seminar – introduced Preferred Strategy Proposals to all Members.
14 <sup>th</sup> Feb 2012	Cabinet – considered Preferred Strategy Proposals and recommended approval to Powys County Council
1 <sup>st</sup> March 2012	Powys County Council – approval of Preferred Strategy (& appraisal reports) for consultation.

<sup>5</sup> The LDP team organised and undertook a Strategy Stakeholder Involvement Workshop day in association with Powell Dobson Urbanists. Further details on the content and outcomes of the day are provided in a report available for viewing at <http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>

## **5. Stage 4 - Pre-Deposit Public Consultation on the LDP Preferred Strategy, March 2012 (Regulations 15 and 16)**

5.1 At its meeting on the 1<sup>st</sup> March 2012, Powys County Council approved the following Pre-Deposit LDP documents for public consultation:

- The Powys Local Development Plan Preferred Strategy, March 2012
- The draft Environmental Report (SEA), March 2012
- The Sustainability Appraisal Report (SA), March 2012
- The Habitats Regulations Assessment Report (HRA), March 2012
- Candidate Sites Assessment Methodology, March 2012

5.2 All the documents were made available for public inspection purposes over the consultation period on the Powys County Council website and in accordance with the LDP Delivery Agreement November 2010 (Appendix 6) at the 4 deposit venues (Llandrindod Wells: Gwalia and County Hall, Brecon: Neuadd Brycheiniog, Welshpool: Neuadd Maldwyn), all main Libraries and Customer Service Points in Powys.

5.3 Public exhibitions with officers in attendance were held from 2pm – 8pm:

Wed 21/3/12 - Newtown (Oriol Davies Gallery)  
Thurs 22/3/12- Machynlleth (Y Plas)  
Fri 23/3/12 - Llanfyllin (Institute)  
Tues 27/3/12 - Knighton (Community Centre)  
Wed 28/3/12 - Builth Wells (Antur Gwy)  
Thurs 29/3/12 - Ystradgynlais (Welfare Hall)

5.4 The consultation period ran from 19th March to 30th April 2012.

5.5 Representations could be submitted either:

- **on-line** through **PowysLDPWeb** by clicking on the RefPoints in the consultation documents. Direct access to the LDP web pages of the County Council's website was also possible via 'popular pages' on the homepage of the Council's website and via the 'Have your say' page.
- by **letter /email** using a standard representation form.

5.6 All representors on the Powys LDP database (LDPbase) were informed of the consultation by letter and email. A CD Rom of all documents was sent to 151 Specific and General Consultees as considered appropriate (e.g. Town and Community Councils, Environmental Consultation bodies) as well as posters for the public exhibitions.

5.7 Notice of the consultation period was given by local advertisement in the County Times (Friday March 16<sup>th</sup> 2012) and the Brecon & Radnor Express (Thursday March 15<sup>th</sup> 2012). Press releases were also submitted to local newspapers and published in the County Times on the 16<sup>th</sup> March 2012 and the Brecon & Radnor Express on the 22<sup>nd</sup> March 2012.

5.8 In total the Council received 646 comments / representations during the consultation period, of which 3 were determined to be 'not duly made' as they did not relate to matters being consulted upon. The representations and draft Council responses to each were considered by the LDP Working Group at its meeting on the 11<sup>th</sup> Oct 2011, and approved by the Council's Cabinet at its meeting on 19<sup>th</sup> March 2013.

5.9 A breakdown of the representations by document is shown in the table below. The representations and approved Council responses are attached as **Appendix 1** to this report. Bookmarks have been applied to the Appendix to enable navigation of the documents by RefPoint.

Consultation document	No. of Representations / opinions / comments
Preferred Strategy	525
Habitats Regulations Assessment & appendices	24
Draft Environmental Report	25
Sustainability Appraisal report	4
Candidate Sites Methodology	65
<b>Total</b>	<b>646</b>

5.10 The main issues arising from the consultation are set out below, with the Council's response to these.

#### **(a) Growth Levels / Options for Housing, Employment & Retail**

- (i) **Justification** – the Preferred Strategy proposed a dwelling requirement of 7,700 dwellings which was lower than Welsh Government's principal 2008 Household Projection. Welsh Government, amongst other organisations, objected to this level and requested further justification be provided. As a consequence of this, officers have had further discussions with Welsh Government officers and it is proposed that further work should be undertaken to justify the Deposit Plan's dwelling requirement. It was noted that Welsh Government household projections based on the 2011 census results were due to be published in Autumn 2013 and would need to be taken into account as new evidence.
- (ii) **Linkages** – comments were received stating that the relationship and linkages between levels of retail, housing and employment development needed to be consistent and explained better in order to bring the overall strategy together better. It was agreed that the strategy could be more coherent and this would be undertaken in preparing the Deposit Plan. Depending on the outcome of the additional work on housing growth, it may be necessary to revisit the evidence of need for employment and retail growth to ensure consistency.

- (iii) **Appropriateness** – the Preferred Strategy included growth level options for employment and housing. Some representors, including Welsh Government, questioned the appropriateness of some of these options. Whilst this is debateable, it was clear that the final levels of growth proposed by the Deposit Plan would need to be robust and strongly justified. In addition, the appraisal processes and in particular the Strategic Environmental Assessment, require realistic alternatives to be considered, so this would be looked at again as part of preparing the Deposit Plan.

## **(b) Spatial Options**

The Preferred Strategy proposed a hybrid spatial option of a settlement hierarchy combined with a central growth corridor, as shown in the diagram on page 47 of the Preferred Strategy. This preferred spatial option received various comments, with the main issues summarised below.

- (i) **Settlement Hierarchy** – The Preferred Strategy proposed a 6 tier settlement hierarchy of Towns, Large Villages, Villages, Hamlets, Rural Settlements and Countryside.

In general there was overwhelming support for a settlement hierarchy which was based on an analysis of services/facilities in settlements and their size, as set out in Appendix 2 (pages 67 – 70) of the Preferred Strategy.

Comments were received stating that there were inaccuracies in Appendix 2 of the Preferred Strategy and also that some settlements were in the wrong tier. Further work was therefore necessary to correct any errors in services / facilities. However, it was acknowledged within the Preferred Strategy that a settlement's classification in the hierarchy is dependent upon other factors including judgements such as a community's aspirations for a settlement and it was proposed that the hierarchy be developed and reviewed as part of the preparation of the deposit plan.

Other comments and ideas received suggested that the hierarchy was too complicated with too many tiers, that a weighting of services and facilities should be introduced or that the UDP classification should be copied. In response to these comments, it was recommended that the settlement hierarchy was reviewed in the run-up to the Deposit plan.

- (ii) **Central Growth Corridor** – This proposal attracted a varied response with a number of supporting comments. However, others questioned the rationale and conviction to the corridor and whether it was necessary at all with the settlement hierarchy considered by some to be sufficient alone. Welsh Government

also asked about the applicability of the hub and cluster approach proposed by the Wales Spatial Plan.

A number of representations were received from those with interests in settlements outside the corridor who thought the corridor would leave these peripheral settlements without growth and development although this was not the intention of the Preferred Strategy which proposed growth in proportion to a settlement's size.

Some suggested that the corridor should be extended to include other settlements such as Three Cocks, Glasbury, Clyro and Hay, although it was considered that to do so would have diluted the purposes of the corridor in creating a strong core.

The 'deliverability' of the corridor was questioned by Welsh Government. It was accepted that this was an unknown until further evidence had been collected on settlement and site constraints information such as the capacity of infrastructure.

To conclude, the central growth corridor proposal attracted a high number of comments. The Council acknowledged it had the opportunity to review and reconsider the spatial options for the Deposit Plan. Indeed spatial options would need to be reconsidered as part of the Strategic Environmental Assessment of the Deposit Plan to ensure realistic alternatives had been considered.

- (iii) **Spatial linkages** – As with the levels of different types of growth, comments were received that the Deposit Plan needed to improve the spatial linkage between housing, retail and employment particularly if it is to meet the objective of reducing traffic.

#### **(c) Villages – Inset maps or Policy Approach**

The Preferred Strategy proposed that inset maps should only be prepared for Towns and Large Villages, the top two tiers of the settlement hierarchy. For other lower tier settlements it was proposed that a policy approach should be applied to provide greater flexibility. This proposal received more comments than any other issue in the Preferred Strategy. (Please refer to comments on Refpoint 4.31 of the Preferred Strategy in Appendix 1). Most of those objecting to this proposal recognised the tension between the flexibility of a policy versus the certainty offered by an inset map with a development boundary and allocations.

One of the criticisms received from the consultation was that a draft policy was not included in the Preferred Strategy to show how such a proposal would work. The merits of a policy approach would be given further consideration by the Council as the Deposit LDP is prepared.

#### **(d) Renewable Energy / Wind energy**

A number of representations were received stating that the Preferred Strategy failed to address renewable energy and specifically wind energy. The strategy included a note on page 58 that explained, "Policy(ies) on Renewable Energy will be developed on completion and consideration of the findings of the Powys Renewable Energy Assessment, 2012 for inclusion in the Deposit LDP". Policies on Renewable Energy would need to be considered by the Council as part of the preparation of the Deposit Plan.

#### **(e) Other Issues**

A range of other issues were raised as part of the consultation and some of these are listed below. These are issues that would be addressed as part of preparing the Deposit Plan.

- The strategy lacked details on infrastructure constraints.
- Safeguarding mineral resources should be taken into account in the assessment of Candidate Sites.
- Habitats Regulations Assessment – must consider the impact of the release of water from waste water treatment works on the River Wye SAC.
- The LDP should have regard to the statutory purposes of the Brecon Beacons National Park.
- An Affordable Housing target must be identified and consideration given to the impact of growth options on levels of affordable housing provision.
- Welsh Government raised concerns about the proposed affordable housing enabling policy which it considered conflicted with TAN2 which requires all rural exception sites to be for 100% affordable housing.
- Viability assessments should be undertaken to inform affordable housing and deliverability of sites.
- What is the Council's position on Community Infrastructure Levy?

## **6. Stage 5a – Initial Deposit LDP for consultation, July – September 2014, (Regulation 17)**

6.1 In preparing the deposit plan (2014) involvement was undertaken through the following methods:

### **Candidate Site Process:**

6.2 Town & Community Councils were provided with a feedback pack and were notified on 28<sup>th</sup> March 2013 of 4 question and answer drop in sessions held on:

17/4/2013	Llandrindod / Llandrindod Wells, Y Gwalia / The Gwalia	7pm
17/4/2013	Y Trallwng/ Welshpool, Neuadd Maldwyn	7pm
18/4/2013	Aberhonddu / Brecon, Neuadd Brycheiniog	7pm
18/4/2013	Carno, Canolfan Gymunedol / Carno, Community Centre	7pm

6.3 Town & Community Councils were asked to provide feedback on sites including a recommendation by 31<sup>st</sup> May 2013.

6.4 Constraints information on the candidate sites continued to be obtained including more detailed comments for ecology and highways.

6.5 The following meetings and discussions took place with consultees regarding the candidate sites including

- Welsh Government – Minerals Safeguarding 22<sup>nd</sup> February 2014
- TRACC – 2<sup>nd</sup> October 2013
- Powys County Council Highways – 4<sup>th</sup> October 2013
- Trunk Roads Agency – 16<sup>th</sup> October 2013
- Dwr Cymru Welsh Water – 7<sup>th</sup> November 2013
- Network Rail – 14<sup>th</sup> January 2014

6.6 An update of the Site status report was published on the Council website in December 2013 and all site proposers were notified and invited to enter further discussion regarding any constraints identified. Officers conducted meetings as requested with site proposers and agents.

6.7 In November 2013 the site draft site status report was presented to a series of shire meetings held on the following dates:

- Montgomeryshire – 13<sup>th</sup> November 2013
- Brecknockshire – 27<sup>th</sup> November 2013
- Radnorshire – 20<sup>th</sup> November 2013

At these meeting members were asked to feedback their views and comments on the candidate sites within their wards.

6.8 The candidate sites and their potential for allocation was discussed in detail at the LDP working group meeting and at a Members seminar.

6.9 A further update of the site status report was published alongside the deposit plan.

**LDP Working Groups:**

6.10 The following LDP working groups met to consider the emerging LDP and supporting documents:

<b>Date of Meeting:</b>	<b>Summary of meeting:</b>
<b>2012</b>	
5/1/12	The working group: <ul style="list-style-type: none"> <li>• Considered and provided comment on the draft Preferred LDP Strategy</li> <li>• Candidate Sites methodology</li> <li>• Housing Growth Options</li> </ul>
23/1/12	The Working Group: <ul style="list-style-type: none"> <li>• considered an updated working draft of the Preferred Strategy and made comments</li> <li>• Noted the Strategy had been assessed against various environmental and sustainability criteria.</li> <li>• agreed that there should be no prioritising of policies or objectives as recommended by the appraisals because the LDP should be considered as a whole when determining planning applications.</li> <li>• received a revised draft which explained the candidate sites methodology and how sites would be assessed in order to choose the most acceptable ones for allocation.</li> </ul>
5/7/12	The Working Group: <ul style="list-style-type: none"> <li>• were given a LDP update</li> <li>• were given the Powys Local Development Plan Newsletter – Summer 2012, this would be sent to all Members and Town and Community Councils</li> <li>• were given - Planning: A guide for Local Authority Members in Wales produced by the Royal Town Planning Institute (RTPI)</li> <li>• considered a review of the LDP, the work undertaken to date, the website and future work.</li> <li>• Noted that population information from the 2011 Census would be published in July 2012 and this information would be useful when considering the future housing requirements of the County.</li> <li>• Were given a presentation on the lessons learnt by other Councils which had developed their LDP's.</li> </ul>
11/10/12	The Working Group <ul style="list-style-type: none"> <li>• considered the representations received on the Preferred Strategy documents and recommended its approval to Cabinet of the draft Council responses.</li> </ul>
22/11/12	The Working Group discussed and agreed to the: <ul style="list-style-type: none"> <li>• content of the draft LDP newsletter</li> </ul>



	<ul style="list-style-type: none"> <li>• Renewable &amp; Low Carbon Energy Assessment</li> <li>• progress made in seeking Candidate Site constraints information</li> <li>• Candidate Sites Assessment Methodology.</li> <li>• policy approach for 'villages' in the settlement hierarchy</li> <li>• Natural Heritage Topic Paper.</li> </ul>
<b>2013</b>	
22/4/13	<p>The Working Group discussed the:</p> <ul style="list-style-type: none"> <li>• Revised LDP Delivery Agreement March 2013</li> <li>• Preferred Strategy</li> <li>• Candidate sites</li> <li>• Evidence Research – local housing market assessment</li> <li>• Minerals – safeguarding and regional technical statements</li> <li>• Assessments (SEA, HRA, SA)</li> </ul>
7/10/13	<p>The Working Group were updated on:</p> <ul style="list-style-type: none"> <li>• Candidate sites assessment process.</li> <li>• On-going research.</li> <li>• Joint Housing Land Availability Study (JHLAS).</li> <li>• Regional Technical Statement.</li> <li>• Other policy work and matters of interest. Future Work Programme to the Deposit period including the assessment processes.</li> <li>• Discussion on LDP updates to Members.</li> </ul>
4/11/13	<p>The Working Group discussed:</p> <ul style="list-style-type: none"> <li>• the draft presentation, which would be made to the Shire meetings in November.</li> <li>• how Members could comment on the candidate sites.</li> </ul>
<b>2014</b>	
10/2/14	<p>The Working Group:</p> <ul style="list-style-type: none"> <li>• discussed the working draft of the LDP</li> </ul>
24/2/14	<p>The Working Group:</p> <ul style="list-style-type: none"> <li>• discussed work around the settlement boundaries and sites</li> </ul>
10/3/14	<p>The Working Group had policy discussions based on the following:</p> <ul style="list-style-type: none"> <li>• LDP Dwelling Requirement – implications of the 2011-based Welsh Government Household projections.</li> <li>• affordable Housing</li> <li>• conversions of rural buildings – employment priority.</li> <li>• welsh language</li> <li>• energy</li> <li>• tourism</li> <li>• employment</li> </ul>

	<ul style="list-style-type: none"> <li>• retail</li> <li>• other issues – One Powys Plan</li> </ul>
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### **Member Seminar:**

6.11 A Members' Seminar took place on the 17<sup>th</sup> March 2014. Members discussed some of the key policy areas including:

- housing and growth levels – in light of 2011-based household projections published on 27<sup>th</sup> Feb 2014
- housing policies including affordable housing
- conversions policy
- economic policies and land provision
- energy policies.

6.12 In the afternoon, breakout workshops were held to discuss the emerging inset maps and land allocations with local members, and where appropriate the classification of the settlement in hierarchy.

6.13 Members were asked to complete a feedback form in order to gather views on the emerging policies and site allocations.

### **Other involvement:**

6.14 Further involvement included:

- On the 11<sup>th</sup> April 2014 a presentation was made to the Strategic Housing Partnership on the draft housing chapter of the deposit plan which had been developed in consultation with the Council's Affordable Housing Officer.
- Key internal departments including Development management and highways were given the opportunity to comment on an emerging draft deposit plan during April & May 2014.
- Adjoining authorities involvement:
  - Ceredigion County Council - 2<sup>nd</sup> Oct 2013
  - North Wales Policy Officer Group meeting – 9<sup>th</sup> April 2014 & 5<sup>th</sup> June 2014
  - Neath Port Talbot County Borough Council – 21<sup>st</sup> May 2013
  - Policy Heads at Shropshire Council - 11<sup>th</sup> February 2013
- Canal and Rivers Trust (Montgomery Canal) – 18<sup>th</sup> June 2013
- Bronllys Hospital – 10<sup>th</sup> December 2014
- Officers presented updates to a number of Agents Forum Meetings including one held on 16<sup>th</sup> January 2014.
- Scottish Power – 30<sup>th</sup> April 2013

6.16 At its Full Council meeting on the 27<sup>th</sup> May 2014 Powys County Council approved the following Deposit LDP documents for public consultation:

- The Powys Local Development Plan Deposit, July 2014

- The Environmental Report (SEA), July 2014
- The Sustainability Appraisal Report (SA), July 2014
- The Habitats Regulations Assessment Report (HRA), July 2014
- Consultation Report, 2014

### **Initial Deposit Consultation (2014):**

6.17 The six week consultation period commenced on the 28<sup>th</sup> July 2014 and ran until the 8<sup>th</sup> September 2014 (an extra day added due to the August Bank Holiday).

6.18 Seven Public exhibitions with officers in attendance were held from 1pm to 7pm at the following venues (approximate attendance numbers shown in brackets)

Mon 28/7/14 –	Welshpool, Town Hall (60)
Tue 29/7/14 –	Newtown, Oriel Gallery (20)
Mon 4/8/14 –	Machynlleth, Y Plas (25)
Tue 5/8/14 –	Newtown, Oriel Gallery (40)
Wed 6/8/14 -	Llanfyllin, Llanfyllin Institute (60)
Wed 6/8/14 –	Knighton, Community Centre (20)
Thurs 7/8/14 –	Builth Wells, Antur Gwy (40)

6.19 In addition to the above events, Officers from the Planning Policy Team attended the Royal Welsh Agricultural Society's Show on the 21<sup>st</sup> and 22<sup>nd</sup> July and were available at the Powys County Council stand to provide advice and guidance on the Deposit consultation phase of the LDP.

6.20 All the documents will be made available for public inspection purposes over the consultation period on the Powys County Council website<sup>6</sup> and in accordance with the LDP Delivery Agreement November 2010 (Appendix 6) at the 4 deposit venues (Llandrindod Wells: Gwalia and County Hall, Brecon: Neuadd Brycheiniog, Welshpool: Neuadd Maldwyn), all main Libraries and Customer Service Points in Powys.

6.21 Representations could be submitted either:

- **on-line** through **PowysLDPWeb** by clicking on the RefPoints in the consultation documents. Direct access to the LDP web pages of the County Council's website was also possible via 'popular pages' on the homepage of the Council's website and via the 'Have your say' page.
- by **letter /email** using a standard representation form.

6.22 All representors on the Powys LDP database (LDPbase) were informed of the consultation by letter and/ or email. An electronic copy (on CD) of all documents was sent to Specific and General Consultees as considered appropriate (e.g. Town and Community Councils, Environmental Consultation bodies) as well as posters for the public exhibitions.

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<sup>6</sup> <http://www.powys.gov.uk/ldp>

6.23 Notice of the consultation period was given by local advertisement in the Brecon & Radnor Express on the 24<sup>th</sup> July 2014 and in the County Times on the 25<sup>th</sup> July. Press releases were also submitted to local newspapers and published on the following dates:

- Brecon & Radnor Express July 2<sup>nd</sup> 2014
- Brecon & Radnor Express July 24<sup>th</sup> 2014
- South Wales Evening Post July 24<sup>th</sup> 2014
- County Times July 25<sup>th</sup> 2014
- Cambrian News July 31<sup>st</sup> 2014

6.24 Advance notice of the consultation events entitled “Powys LDP - What’s on now?” were available on the Powys LDP web pages from the beginning of July 2014 and also on the Councils “Have Your Say” webpage.

6.25 An article was placed in the Powys Staff Magazine “Connect” in July 2014 which is circulated to all staff employees via the intranet and paper copies available. The article outlines the LDP exhibition dates.

### **Initial Deposit Representations (2014)**

6.26 In total the Council received 685 comments / representations during the consultation period. The majority of comments were received on the Deposit Draft Plan and only 11 comments were made in relation to the supporting assessments (SA, SEA & HRA).

6.27 In response to the consultation, Welsh Government wrote to the Council on the 8<sup>th</sup> September 2014. A copy of the Welsh Government’s response can be read on its website at:

<http://wales.gov.uk/topics/planning/development-plans/ourrole/local-development-plans-official-responses/powys/?lang=en>

6.28 Welsh Government’s officers responded by raising significant concerns regarding the soundness of the plan. Reference was made in particular to the policies in relation to economic growth and housing provision not being fully evidenced and to the absence of a Housing Viability Assessment and updated Local Housing Market Assessment. The letter advised that the evidence base supporting the level of housing proposed by the LDP was not sufficient and that a stronger link between the economic growth ambition of the plan and the areas of housing, employment and retail needed to be presented.

6.29 Other aspects of the evidence base were also raised, such as the unavailability at the start of the consultation of an Open Space Assessment, appendices relating the Strategic Flood Consequences Assessment, the Candidate Sites Register, and the absence of evidence in relation to gypsy and traveller site provision.

6.30 The letter concluded by advising that the LDP could be found unsound at the Examination in Public as key elements of the evidence base required to justify the LDP were absent. It strongly recommended that the statutory

deposit consultation period should be repeated with a comprehensive suite of evidence to support the Plan.

6.31 Following receipt of this letter, officers of the Council met with the officers from Welsh Government on several occasions to discuss their concerns and subsequently further supporting documents and evidence was put in place by the Council to support the Deposit LDP for a second deposit period of public consultation in 2015.

6.32 Work on the evidence base included:

- Updated Local Housing Market Assessment (2015)
- Gypsy and Traveller Accommodation Needs Assessment (2015)
- Updated Economic Needs Assessment (2015) and Retail Study (2015).
- A Viability Assessment (2014).
- Open Space Assessment (2015)
- A series of updated LDP Topic Papers.

6.33 The Council has not formally considered the comments that were received on the 2014 Deposit Plan and accompanying consultation documents. Consequently the representations are not attached as an appendix to this Consultation Report, although they are publically available to view through each of the refoints (hyperlinks) in each of the 2014 consultation documents via the Council's LDP web pages.

6.34 Although the Council did not formally consider and respond to the comments, it had regard to them through the LDP Working Group whilst preparing the improved evidence base. In particular, when updating the topic papers consideration was given to the representations made in relation to each topic area and whether they necessitated a change to the LDP or further explanation in the topic paper or in some cases a combination of both. Any representations that were made in relation to the statutory assessments were also been taken into account when assessing and appraising the emerging revised Deposit Plan (2015).

6.35 Following the Council's decision to repeat the deposit consultation stage, the following message was communicated to all representors and placed on the main LDP webpage under the Current Position section.

**The Deposit LDP was published for public consultation from the 28<sup>th</sup> July to the 8<sup>th</sup> September 2014 and 670 comments or representations were received in response to the consultation.**

The representation received from Welsh Government advised the Council that further supporting evidence should have been available to support the LDP at the time of the deposit consultation. Without this in place, Welsh Government advised that there may be a risk that the LDP might be found unsound at examination or additional work would be required at that point.

Having discussed and considered Welsh Government's comments, the Council is in the process of ensuring that the supporting evidence is available with a view to repeating the deposit consultation in mid-2015.

A revised LDP preparation timetable will be prepared in early 2015 through a revised Delivery Agreement.

The representations that were received on the Deposit LDP, 2014 can be viewed on-line through the reference points in each of the consultation documents on this page.

It is not the Council's intention to consider and formally respond to individual representations but regard will be had to them in preparing supporting evidence and the revised Deposit Plan.

*Please note that the representations received on the Deposit LDP 2014 will not automatically be carried forward when the revised Deposit Plan is published for consultation. Further guidance on this will be provided at the revised Deposit stage.*

## **7. Stage 5b Revised Deposit LDP (2015) for consultation June – July 2015 (Regulation 17)**

7.1 In preparing the revised deposit plan and supporting documents, involvement has been undertaken through the following methods:

### **Representations received on the Deposit Plan 2014:**

7.2 As stated in section 6 above the representations and comments received during the 2014 initial Deposit Draft consultation were considered informally by the Council and used to inform the updated evidence base and, if appropriate, the revised Deposit Draft LDP and accompanying documents. For example, comments were received from one of the water companies (Dwr Cymru Welsh Water) in relation to infrastructure capacity and these have been included in the site allocations table of the Deposit LDP (Appendix 1 of the written statement).

### **LDP Working Groups:**

7.3 The LDP Working Group, whose members are representatives of the Council, was involved in the development and consideration of the improved evidence base underpinning the LDP and met on several occasions between Oct 2014 and May 2015. The meetings, including agenda papers and minutes are published on line at:

[http://intranet.powys.gov.uk/index.php?id=130&membs2\[committeeld\]=ldp&membs2\[formname\]=committee\\_form](http://intranet.powys.gov.uk/index.php?id=130&membs2[committeeld]=ldp&membs2[formname]=committee_form)

7.4 Where appropriate, the LDP Working Group also sought input from other Members of the Council in order to inform its views.

### **Other involvement:**

- 7.5 Further involvement has included:
- Agents forum – update provided at the meeting on the 16<sup>th</sup> Jan 2015.
  - Welsh Government Officers – meetings and communication with officers to discuss the improved evidence base, and their attendance at full Council in February 2015.
  - Contact with Natural Resources Wales regarding its 2014 representation.
  - Meeting with the Mid Wales Manufacturing Group on 4<sup>th</sup> March 2013.
  - Involvement to enable the development of the evidence base and supporting documents e.g.
    - direct contact by the Local Housing Authority with the gypsy family residing in Machynlleth.
    - Consultation with Town / Community Councils, County Councillors and relevant stakeholders in the preparation of the open space assessment.
  - Advisory meeting with the Planning Inspectorate on 22<sup>nd</sup> January 2015

- Consultation with other internal service areas, such as the local education authority, in relation to the updating of topic papers. The topic papers provide information on involvement.

7.6 At its Full Council meeting on the 23<sup>rd</sup> April 2015 Powys County Council approved the following revised Deposit LDP documents for public consultation

- The Deposit Draft Local Development Plan, June 2015
- The Environmental Report (SEA), June 2015
- The Sustainability Report (SA), June 2015
- The Habitats Regulations Assessment (HRA), June 2015

### **Deposit Consultation**

7.7 The six week consultation period commenced on 8th June 2015 and ran until 20th July 2015. Four Public exhibitions with officers in attendance were held from 11am to 7pm at the following venues:

8/6/15 – Llandrindod Wells, The Gwalia

10/6/15 – Welshpool, Neuadd Maldwyn

15/6/15 – Ystradgynlais, Welfare Hall

7.8 In addition to the above events, Officers from the Planning Policy Team were available during office hours to provide advice and guidance on the Deposit consultation phase of the LDP.

7.9 All the documents will be made available for public inspection purposes over the consultation period on the Powys County Council website and in accordance with the LDP Delivery Agreement at the 4 deposit venues (Llandrindod Wells: Gwalia and County Hall, Brecon: Neuadd Brycheiniog, Welshpool: Neuadd Maldwyn), and all main Libraries and Customer Service Points in Powys.

7.10 Representations could be submitted either:

- **on-line** through **PowysLDPWeb** by clicking on the RefPoints in the consultation documents. Direct access to the LDP web pages of the County Council's website was also possible via the homepage of the Council's website and via the 'Have your say' page.
- by **letter /email** using a standard representation form.

7.11 All representors on the Powys LDP database (LDPbase) were informed of the consultation by letter and/ or email. An electronic copy (on CD) of all documents was sent to Specific and General Consultees as considered appropriate (e.g. Town and Community Councils, Environmental Consultation bodies) and in accordance with Consultation bodies engaged with or consulted pursuant to Regulations 14, 15 and 20. For further details of consultees refer to Appendices 3 and 4 of the Delivery Agreement.



7.12 Notice of the consultation period was given by local advertisement in the Brecon & Radnor Express on the 28<sup>th</sup> May 2015 and in the County Times on the 29<sup>th</sup> May 2015. Press releases were also submitted to local newspapers and published.

### Summary of Representations Received

7.13 In total Council received 882 representations during the consultation period from 254 individuals and organisations (representors) (N.B. a small number of representations were treated as 'not duly made' and are not included in the total of 882). Of the total representations, over 50% were in relation to the LDP's written statement, and just under 50% related to the proposals and inset maps. The representations and draft Council responses were considered by the LDP Working group at its meetings on 2<sup>nd</sup> December 2015 and 11<sup>th</sup> December 2015, and approved by the Council's Cabinet at its meeting on 15<sup>th</sup> December, 2015.

7.14 A breakdown of the representations by document is shown in the table below.

Consultation Document	No. of Representations received
LDP written Statement	462
LDP Proposals Maps	410
Habitat Regulations Assessment	6
Strategic Environmental Assessment	2
Sustainability Appraisal Report	2
<b>Total</b>	<b>882</b>

### Summary of Main Issues Raised in Representations and Council's response and recommendations

- 7.15 In brief, the representations raised a variety of matters including:
- The LDP's proposed dwelling requirement and the deliverability and viability of housing allocations, and the need to demonstrate a 5 year supply of housing land.
  - The quantity of employment land allocated, and the deliverability of these sites.
  - Affordable housing requirements / targets.
  - Gypsy and traveller site provision to meet identified needs and the deliverability of provision.
  - Objections to site allocations as well as the suggestion of alternative site allocations.

7.16 The following section provides a summary of the main issues raised during the consultation period and Council's response and recommendations. This information is presented by main issue.

	<b>Main Issues</b>	<b>Total number of Representations Received</b>
<b>1</b>	<b>Preparation, Process and Plan Strategy</b>	<b>83</b>
<b>2</b>	<b>Housing distribution and numbers</b>	<b>52</b>
<b>3</b>	<b>Housing Delivery and Infrastructure</b>	<b>38</b>
<b>4</b>	<b>Housing – Affordable Housing</b>	<b>26</b>
<b>5</b>	<b>Other Specialist Housing and Gypsy and Travellers</b>	<b>5</b>
<b>6</b>	<b>Transport and Community Facilities</b>	<b>17</b>
<b>7</b>	<b>Employment, Retail and Tourism</b>	<b>53</b>
<b>8</b>	<b>Minerals, Waste and Renewable Energy</b>	<b>58</b>
<b>9</b>	<b>Development Management and the Environment</b>	<b>66</b>
<b>10</b>	<b>Welsh Language and Culture</b>	<b>42</b>
<b>11</b>	<b>Allocated Sites</b>	<b>281</b>
<b>12</b>	<b>Alternative Sites</b>	<b>106</b>
<b>13</b>	<b>Plan Monitoring and Review</b>	<b>6</b>
<b>14</b>	<b>Miscellaneous</b>	<b>49</b>
	<b>TOTAL</b>	<b>882</b>

7.17 The Council has an electronic database (LDPbase) which has been used for recording all representations on the LDP and the Council's responses to representations. In addition, both representations and Council responses can be viewed through LDPWeb by clicking on the refpoints found in each of the consultation documents. It is possible to present and order the representations and Council's responses in a number of ways, but for ease appended (Appendix 2) to this report is a summary report of all the deposit representations with the corresponding Council response.

## 1. Preparation, Process and Plan Strategy

Summary of Comments Raised	Council Response and Recommendations
Inset maps required for small villages	<p>The LDP seeks to direct development in accordance with a sustainable settlement hierarchy with the majority of housing and employment allocations made in towns and large villages which have the most services. There are a number of smaller villages where the Council proposes more limited housing development, but does so through a policy approach (Policy H1) rather through an inset map based approach. This policy approach supports small scale infill for open market housing, and exception sites (logical extensions) for affordable housing. This approach provides a degree of flexibility and the Council is satisfied that it is not necessary to produce inset maps for small villages and define development boundaries. Allocating housing sites to such settlements is not considered appropriate either because such settlements are not considered to be the most sustainable settlements to accommodate future housing need.</p> <p>Additionally, this presumption in favour of development within development boundaries artificially increases land values within boundaries compared to those outside of the settlement boundaries and also creates “hope values” on land adjoining settlement boundaries (i.e. land that could be included sometime in a future plan review or as a potential “rounding off” development site). The latter reduces the opportunities for “rural exceptions” affordable housing, and increases the affordability gap in rural settlements as the supply of housing land is restricted.</p> <p>The Council recommends no change to the Plan.</p>
Categorisation of various settlements in the settlement hierarchy.	<p>The Council considers that the proposed sustainable settlement hierarchy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence. The Council maintains that the tiers of settlements identified accurately reflect their role, function and overall level of sustainability.</p>

Summary of Comments Raised	Council Response and Recommendations
	<p>The Council consider that the distribution of housing across the Settlement Hierarchy is based on a sound rationale which supports the delivery of the LDP strategy and the longer term viability of settlements considered capable of supporting sustainable growth.</p> <p>The Council considers that the spatial strategy and settlement hierarchy for Powys as a predominantly rural authority should enable a minor proportion of overall housing growth to be accommodated within the smaller rural settlements in line with the LDP Strategy to meet the identified needs and to support social sustainability objectives.</p> <p>The Council recommends no change to the Plan.</p>
Inclusion of white land in settlement development boundaries.	<p>The Council has reviewed all representations relating to the inclusion of white land in settlement development boundaries. As a result of this review some changes to development boundaries have been included in the plan. Some areas of white land have been retained within development boundaries as they are located within the built-up form of settlements and represent potential 'windfall' sites for development even though they may not have been suggested to the Council through the Candidate Sites process.</p> <p>See Focussed Changes for details.</p>
Definition of rural buildings	<p>Rural buildings are buildings located in the countryside and outside settlements. Paragraph 4.1.3 of the LDP states that no specific policy is included in the LDP on the re-use / adaptation of rural buildings because it is considered that PPW, TAN6 and TAN23 provide adequate policy - for example refer to Section 3.2 TAN23 Re-use and Adaptation of Existing Rural Buildings. Further it states that economic reuses have not been prioritised above other uses in order to support a flexible approach to re-use. As such, it is not considered necessary to amend the LDP.</p> <p>The Council recommends no change to the Plan.</p>

<b>Summary of Comments Raised</b>	<b>Council Response and Recommendations</b>
<p>Comments relating to the LDP vision and its reference to the natural environment and landscape.</p>	<p>Council has reviewed representations received relating to the LDP vision and its reference to the natural environment and landscape and agree to amend the vision to better emphasise its reference to the natural environment and outstanding landscapes.</p> <p>See Focussed Changes for details.</p>
<p>Comments on the LDP objectives e.g. the separation of flooding and climate change.</p>	<p>The Council does not feel that it is necessary to make the recommended changes to this objective the detail requested from the representor is included later in the plan within the detailed policy.</p> <p>The Council recommends no change to the Plan.</p>

## 2. Housing distribution and numbers

Summary of Comments Raised	Council Response and Recommendations
<p>Numerous comments relating to housing provision some of which see additional provision, including provision in specific settlements, and some which consider provision to be adequate.</p> <p>Also, the deliverability and viability of housing allocations, and the need to demonstrate a 5 year supply of housing land.</p>	<p>The Council has revisited the housing growth figures (the dwelling requirement and overall provision figures) following the representations made on the Deposit Plan including the Welsh Government's (WG) fundamental concerns over deliverability and viability. Various representations were received on the LDP's dwelling requirement including some that considered the dwelling requirement to be reasonable, others that it was too high and others that it was too low.</p> <p>The WG considered the Deposit Plan had a challenging target taking into account historical annual completions and in particular the low number of housing completions in the last few years which impact on and significantly increase the required build rates over the remaining Plan period.</p> <p>The Council has proposed a reduced dwelling requirement as a focussed change to the Deposit LDP. This revised target is considered deliverable and ensures that a 5 year housing supply can be met in line with the requirements of TAN1. The evidence for the revised housing land target is fully set out in the revised Population and Housing Topic Paper (Jan 2016). Accompanying this, the Council has also undertaken further work on the deliverability of the LDP's housing allocations, including an assessment of site viability, developer intentions and development constraints, as set out in the Housing and Delivery of New Housing Provision Topic Paper, Jan 2016.</p> <p>Taking account of the proposed Focussed Changes, the Council considers that the proposed growth and spatial strategy is sound, based on a robust methodology with levels of growth and site allocations supported by a wide range of supporting evidence.</p> <p>See Focussed Changes for details.</p>

### 3. Housing Delivery and Infrastructure

Summary of Comments Raised	Council Response and Recommendations
Settlement specific infrastructure issues such as capacity of sewerage treatment works.	<p>Settlement specific infrastructure issues were considered in the preparation of the LDP and relevant comments received by infrastructure providers during the deposit period have been incorporated into the plan as considered necessary. Site specific infrastructure issues are noted in Appendix 1 of the plan and any new development of allocations will need to address and overcome these issues, particularly where development is to take place in advance of any improvements by statutory bodies.</p> <p>See Focussed Changes for details.</p>
Implementation of CIL and the Council's approach to CIL vs. s106 agreements.	<p>The Council has reviewed representations relating to the implementation of CIL and the Council's approach to CIL vs. s106 agreements. The plan addresses restricting pooling of s106 contributions and the plan is supported by the Powys Local Development Plan and Community Infrastructure Levy Viability Assessment (2014). This assessment considered the impact on development viability of the proposed LDP policies and from introducing a CIL. It concluded that there was scope to introduce a CIL although the Council will not make a decision on whether to pursue a CIL until the LDP has been adopted. It should be noted that the deliverability of site allocations proposed by the plan is not dependant on the introduction of a CIL and site-specific planning obligations will continue to be sought in accordance with the regulations.</p> <p>The Council recommends no change to the Plan, although the Focussed Changes relating to the development management policies set out the Council's position.</p>
Concerns over phasing of housing development (Policy H2) and housing	<p>The Deposit LDP includes a range of policies that provide a framework for how the Council will manage new development; including consideration of phasing, and necessary infrastructure needs to support site deliverability. Policy H2 has been amended to require development briefs for the development of certain sites to address concerns raised.</p>

<b>Summary of Comments Raised</b>	<b>Council Response and Recommendations</b>
density (policy H3).	See Focussed Changes for details.
Comments about the provision of open space within housing developments (policy H14).	<p>Policy H14 is focussed around the Open Space Assessment where it became evident that that not all Local Areas of Play (LAPs) had been included within the assessment, the focus being primarily on play areas with fixed play equipment. A lot of LAPs were missed due to there being no obvious characteristics or they were classified as amenity open space. The concern in the assessment with this is that although there should be 0.25 ha per 1000 population of equipped playing there should be 0.55 ha of informal playing space (LAPs). These give a combined area of 0.8 ha per 1000 population which in most settlements is unachievable. Therefore a decision was taken to focus on the 0.25 ha per 1000 population target for equipped play areas which is of the most benefit to children and young people and is a target that can be considered as achievable. Furthermore the fact that this assessment is looking at the informal areas of open space that children and young people can use for play and will set out a framework to address any deficiencies, means that informal playing space will be available but classified under other typologies.</p> <p>The Council recommend no change to the Plan.</p>



#### 4. Housing – Affordable Housing

Summary of Comments Raised	Council Response and Recommendations
Concerns regarding the viability of development as a result of providing affordable housing.	<p>The Council recognises that development viability can change at a local area over a plan period as a result of fluctuating house prices and development costs. Policy H4 provides some flexibility by providing developers with the opportunity to demonstrate that the development viability of their particular scheme will not be able to provide the target percentage of affordable housing stated in the LDP in a particular house price zone. Policy has been amended to strengthen its approach and remain flexible to address issues raised in the representations received. It reflects the findings of the Viability Assessment. The Council proposes to produce a SPG in relation to Affordable Housing and s.106 contributions.</p> <p>See Focussed Changes for details.</p>
Objections to the 'Enabled Exceptions Policy' (Policy H6)	<p>It is recommended that Policy H6 be deleted from the LDP. It is agreed that the policy is not in conformity with national planning policy as stated in TAN 2 which requires all housing constructed on exceptions sites to be affordable. The Council had sought to pursue an innovative solution with Policy H6 but reluctantly recognises that this does not comply with TAN2.</p> <p>See Focussed Changes for details.</p>
Questions regarding the threshold at which affordable housing is sought and whether it should be lower to reflect evidence.	<p>The Council has reviewed the threshold or size of housing development at which affordable housing contributions should be sought under Policy H4. The Viability Assessment indicates that affordable housing is not viable on sites smaller than 5 dwelling units and it is considered that this threshold should not be amended. Lowering the threshold would lead to smaller scale housing development being rendered unviable.</p> <p>In addition, following the review of representations received, the Council propose to raise the level of</p>

	<p>contribution from 20% to 30 % in the Central Powys area in accordance with the findings of the Viability Study. All other thresholds remain justified.</p> <p>See Focussed Change for details.</p>
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## 5. Other Specialist Housing and Gypsy and Travellers

Summary of Comments Raised	Council Response and Recommendations
<p>Ensuring the LDP provides sufficient gypsy and traveller sites to meet identified needs and the deliverability of that provision particularly where that need is immediate.</p>	<p>A need has been identified in Machynlleth for a permanent site and the LDP has proposed site allocation P42 HA4 to meet this need alongside Policy H13 of the LDP.</p> <p>The Council is in the process of working towards the delivery of this site as soon as is reasonably and practically possible. Further evidence of the need in the Machynlleth area is being gathered through the GTAA being undertaken to meet the requirements of the Housing (Wales) Act, and a project manager has been recruited to work on the delivery of the site including negotiations with the landowner, preparing a planning application, obtaining funding and grant assistance, etc.</p> <p>The Council recommends no change to the Plan.</p>
<p>Objections relating to the provision of a proposed gypsy site allocation in Machynlleth</p>	<p>The Council is required by legislation (Housing (Wales) Act, 2014) to undertake an assessment of the accommodation needs of gypsies and travellers residing in the County and where a need is identified a duty to meet those needs. A need has been identified in Machynlleth for a permanent site and the LDP has proposed site allocation P42 HA4 to meet this need alongside Policy H13 of the LDP. The selection process for identifying the site is explained in the Powys LDP Topic Paper Gypsy and Traveller needs in Machynlleth, April 2015. The Council considers that proposed site allocation P42 HA4 should be retained in the LDP.</p> <p>The Council recommends no change to the Plan.</p>

## 6. Transport and Community Facilities

Summary of Comments Raised	Council Response and Recommendations
<p>The transport infrastructure policy (policy T1) to be reworded to make reference to rural areas and the economic importance of transport infrastructure.</p>	<p>The Transport Topic Paper considered the Mid Wales (Joint) Local Transport Plan as well as the Active Travel (Wales) Act. The need for integrated transport services is recognised by Policy T1 which supports the coordination of a wide range of traffic management measures and transport interchange developments that will maximise the efficiency and safety of the transport system. The Council propose to amend Policy T1 to make reference to Welsh Government Priorities and the Active Travel Act as suggested by the representor.</p> <p>See Focussed Changes for details.</p>
<p>Support for the provision of community facilities, although one comment states that the policy needs to be more specific.</p>	<p>Support for the provision of community facilities is noted. Community Facilities Policy C1 was prepared in accordance with national and regional guidance and is supported by the Topic Paper Community Facilities (January 2015).</p> <p>The Council recommends no change to the Plan.</p>
<p>Objections to the loss of playing fields, with specific reference made to a field allocated as a housing allocation in Ystradgynlais.</p>	<p>Having considered the representations made on the allocation of this site, it is recommended as a Focussed Change that the site is not identified as a residential allocation within the Local Development Plan. Sufficient alternative allocated sites are proposed elsewhere within the settlement to meet future residential land requirements.</p> <p>See Focussed Changes for details.</p>

## 7. Employment, Retail and Tourism

Summary of Comments Raised	Council Response and Recommendations
Bronllys hospital site, reference should be included to the registered historic park and garden, that it should be termed a 'Health and Wellbeing Park', and the need for a development brief to be prepared.	<p>The Council agree to amend Policy E4 and its reasoned justification to include reference to the registered historic park and garden and 'wellbeing'. It also agrees to amend the justification to identify the need for a development brief.</p> <p>See Focussed Changes for details.</p>
Provision of employment land – some comments supporting the level of provision, some objecting to the level of provision, and others questioning how the provision aligns with the evidence base.	<p>The Council has reconsidered the level of employment land allocations proposed by the LDP and has also removed one of the site allocations (P48MUA1 – St Giles Golf Course, Newtown) given further evidence about its non-delivery. In total, the LDP as amended by the proposed Focussed Changes, allocates 45 ha of employment land. Further evidence has been prepared (Powys Employment Needs Assessment, Position Statement, Jan 2016 and an updated Economy Topic Paper Jan 2016), to support this level of allocation and it is considered that the level of provision aligns with the evidence and should be retained to meet the needs of the plan area over the plan period.</p> <p>In relation to the justification for the scale of provision, it is considered that there are many factors at work as follows:</p> <ul style="list-style-type: none"> <li>• By including a flexibility and choice allowance, there is acceptance that the requirement is over and above what may be needed. Over such a large geographic area as Powys, where there are sub-</li> </ul>

Summary of Comments Raised	Council Response and Recommendations
	<p>markets, the flexibility and choice allowance is likely to be larger than for other authorities, but is necessary to ensure sufficient flexibility and choice across a wide variety of locations.</p> <ul style="list-style-type: none"> <li>• Most of the site allocations are in sustainable locations (either in or close to towns) and are existing serviced sites, many of which are already in economic use.</li> <li>• Evidence is now becoming available that not only is the churn and replace market increasing, but there is now increasing interest for new sites as businesses look to expand. This is reflected in the recent development interest being shown on many of the allocated sites.</li> </ul> <p>The Council has concluded that allocating a range of sites at a range of geographical locations is prudent.</p> <p>See Focussed Changes for details.</p>
Some concerns at the loss of local employment land / small employment sites.	<p>The Plan seeks to support new or small businesses through policy. Policy E2 is worded to allow proposals for employment development in neighbourhood, village and open countryside settings to come forward provided the relevant criteria are met.</p> <p>The Council recommends no change to the Plan.</p>
Support for the town centre first approach for retail development.	<p>The support for the town centre approach for retail development is noted.</p> <p>The Council recommends no change to the Plan.</p>
Need to better distinguish between primary and secondary frontages in retail centres.	<p>The Council agree to amend Policy R2 to provide greater clarity and the reason for distinguishing between Primary and Secondary frontages rather than 33% and 3 adjoining units for both categories and ensuring the retail function of town centres is protected and not compromised.</p> <p>See Focussed Changes for details.</p>

Summary of Comments Raised	Council Response and Recommendations
Policy wording on village shops and services to be strengthened (policy R4).	<p>The Council agree to include consequential reference changes to reflect the focussed changes proposed to the Development Management policies (section 4.2) which strengthen policy wording on village shops and services.</p> <p>See Focussed Changes for details.</p>
Plan over emphasises the importance of the Montgomery Canal compared to other tourist facilities.	<p>The Council agree to amend Policy TD3 to balance policy and emphasis on Montgomery Canal with other tourism assets across the County.</p> <p>See Focussed Changes for details.</p>
Lack of policy in the plan on agricultural development / intensive livestock units.	<p>No specific policy is included on agricultural development, because national policy (PPW, TAN 6 and TAN23) provide adequate policy. The Council however agree to amend the supporting text to provide clarity by referencing the above documents.</p> <p>See Focussed Changes for details.</p>

## 8. Minerals, Waste and Renewable Energy

Summary of Comments Raised	Council Response and Recommendations
<p>Compatibility with national waste policy framework including the Collections, Infrastructure and Market Sectors plan (CIM).</p> <p>Ensuring waste cross border consistency with neighbouring authorities.</p> <p>Clarity on the capacity of landfill and disposal of residual waste.</p>	<p>The Council agree to amend Policy W1 to address issues raised in the representations received. Proposed amendments seek to address references to landfill sites, TAN21 and CIM and include criterion for anaerobic digesters / composters, provide correct information on sites within the CWWP, include 'other' waste developments within the Policy and to provide a reasoned justification, and to correct reference from secondary to recycled aggregates and address inert waste recycling sites "urban quarries".</p> <p>See Focussed Changes for details.</p>
<p>Need to include a separate minerals safeguarding policy, and clarity on sterilisation of mineral resources and buffer zones.</p>	<p>The Council agree to amend Minerals and development management policy to address minerals safeguarding, provide clarity on sterilisation of mineral resources and buffer zones and ensure that minerals policy is appropriate and consistent with National Policy.</p> <p>See Focussed Changes for details.</p>



Summary of Comments Raised	Council Response and Recommendations
Ensuring the crushed rock aggregate land bank is maintained and monitored within policy.	<p>The Council agree to amend Policy M1 to ensure the crushed rock aggregate land bank is maintained and monitored within the policy and that the policy aligns with national policy.</p> <p>See Focussed Changes for details.</p>
Support for small scale, local / community renewable energy projects. Support for the energy targets in the objective.	<p>Support for small scale, local/community renewable energy projects and inclusion of energy targets in the objective is noted.</p> <p>The Council recommends no change to the Plan.</p>
Reword policy to provide reference to SSAs and clarify the different scales and types of renewable energy.	<p>The Council agree to amend Policy RE1 to provide greater cohesion between the Objective, the Policy and the Topic Paper and to improve clarity by responding to matters raised in representations.</p> <p>See Focussed Changes for details.</p>
Objections to large scale renewable energy / windfarm projects due to impacts on landscape, tourism, etc.	<p>The Council agree to amend Policy RE1 and Development Management Policy to ensure that impacts on landscape, tourism etc. are adequately addressed in the Plan, and to ensure the policy approach to renewable energy is consistent with National Policy.</p> <p>See Focussed Changes for details.</p>

## 9. Development Management and the Environment

Summary of Comments Raised	Council Response and Recommendations
<p>Disaggregate the two development management policies into separate policies and the establishment of strategic policies to clarify the application of the LDP's strategy in policy terms.</p>	<p>Having considered the representations received on the Development Management Policies the Council propose a focussed change to disaggregate the two development management policies into 17 separate policies as follows:</p> <ul style="list-style-type: none"> <li>Policy DM1 – Planning Obligations</li> <li>Policy DM2 – The Natural Environment</li> <li>Policy DM3 – Landscape</li> <li>Policy DM4 – Development and Flood Risk</li> <li>Policy DM5 – Flood Prevention Measures and Land Drainage</li> <li>Policy DM6 – Dark Skies and External Lighting</li> <li>Policy DM7 - Minerals Safeguarding</li> <li>Policy DM8 - Existing Mineral Working</li> <li>Policy DM9 – Contaminated and Unstable Land</li> <li>Policy DM10 – Amenities</li> <li>Policy DM11 - Protection of Existing Community Facilities and Services</li> <li>Policy DM12 – Transport Requirements for New Development</li> <li>Policy DM13 – Utility Requirements for New Development</li> <li>Policy DM14 - Development in Welsh Speaking Strongholds</li> <li>Policy DM15 – Design and Resources</li> <li>Policy DM16 - Protection and Enhancement of the Historic Environment</li> <li>Policy DM17 - Protection of Existing Employment Sites</li> </ul> <p>In addition, two strategic policies are proposed as focussed changes to elaborate the LDP's strategy in policy terms.</p> <p>See Focussed Changes for details.</p>

<b>Summary of Comments Raised</b>	<b>Council Response and Recommendations</b>
<p>Many specific comments relating to the individual component criteria of the development management policies e.g. inclusion of reference to woodland, etc.</p>	<p>The Development Management policies have been redrafted to take on-board all the representations made on the Deposit Plan. This has resulted in a series of topic based Development Management policies, as detailed above.</p> <p>Specific comments relating to individual component criteria have been considered by Council and policies have been amended as Council considers appropriate. This has been done in consultation with statutory consultees where relevant. For specific details on Representation details and Councils response and recommendations refer to Appendix 2. For details on the proposed amendments.</p> <p>See Focussed Changes for details.</p>

## 10. Welsh Language and Culture

Summary of Comments Raised	Council Response and Recommendations
<p>Ensure the policy aligns with TAN 20 to ensure that the assessment of impacts on Welsh language takes place at the plan-making level and incorporate the findings of the Sustainability Appraisal into the Welsh language section of the LDP.</p>	<p>The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in representations received and to ensure its policy approach is consistent with National Policy. In this regard, the Welsh Language and Culture policy has been strengthened to clearly incorporate the findings of the Sustainability Appraisal into the Welsh Language section of the LDP.</p> <p>See Focussed Changes for details.</p>
<p>Consider the viability impacts of Welsh language mitigation measures on different types of development.</p>	<p>The Viability Assessment of the Plan included an assessment of the impact on development viability of the emerging LDP policies to ensure that the level of affordable housing and other policy requirements (including emerging Welsh Language and Planning Obligations Policy) were appropriate and if they would add inviable costs of development. The Assessment concluded that development, subject to the cumulative impact of the policies, within the Plan was not threatened nor put at risk and that the majority of sites would be able to bear the costs associated with policy requirements.</p> <p>Under the proposed policy approach any Planning Obligations associated with Welsh Language and Culture mitigation measures will need to be relevant, necessary and related to the scale of development and will be specific to the development to avoid the maximum pooling requirements of Section 106 or as introduced by the Regulations. Details will be further explained in Planning Obligations - Supplementary Planning</p>

Summary of Comments Raised	Council Response and Recommendations
	<p>Guidance.</p> <p>The Council recommends no change to the Plan.</p>
<p>Consider how the LDP can better promote Welsh language and concerns about the impact of development upon Welsh language strongholds / communities.</p>	<p>The Council propose to amend its policy approach to Welsh Language and Culture to better address issues raised in representations received and to ensure its policy approach is consistent with National Policy.</p> <p>The plan recognises the linguistic sensitivity of Welsh speaking communities and includes policy that seeks to mitigate against the impact of large housing developments within these areas. As part of the preparation of the Local Development Plan (LDP) the Council commissioned research to see the effect new housing developments have had on traditional Welsh Speaking Communities. This Welsh Language Impact Assessment forms part of the Sustainability Appraisal of the Plan and its findings supports the amended Welsh Language policy approach and will inform the preparation of Supplementary Planning Guidance on appropriate Welsh Language and Culture Mitigation Measures.</p> <p>The LDP also includes sufficient monitoring criteria to enable consideration and review of Welsh Language policy and associated planning applications as part of LDP Annual Monitoring Reports and the Plan review processes provided under national planning guidance.</p> <p>See Focussed Changes for details.</p>

## 11. Allocated Sites

Summary of Comments Raised	Council Response and Recommendations
<p>Comments relating to the site information in Appendix 1 of the LDP.</p>	<p>Representations received relating to site information including, for example site specific infrastructure issues or environmental constraints have been reviewed and where considered appropriate Appendix 1 of the LDP has been amended accordingly. Any new development of allocations will need to address and overcome these issues.</p> <p>See Focussed Changes for details and Appendix 3 of this report for details.</p>
<p>Support for many of the LDP's allocations.</p>	<p>Support for many of the LDP allocations are noted.</p> <p>The Council recommends no change to the plan.</p>

## 12. Alternative Sites

Summary of Comments Raised	Council Response and Recommendations
<p>Many site related comments including objections to specific sites and the suggestion of alternative sites for allocation. Those settlements with allocations generating the largest number of comments include: Builth Wells, Ystradgynlais and Boughrood and Llyswen.</p> <p>Many site related comments suggesting alternative sites for allocation. Many of these proposals were previous Candidate Site suggestions and only a small number of new sites (not previously candidate sites) were proposed (approx. 25).</p>	<p>Council has reviewed all representations relating to objections to specific sites and the suggestion of alternative sites for allocation. As a result of this review some alternative sites have been subsequently included in the plan. An alternative sites register has been prepared by the Council.</p> <p>In recommending any site changes the Council has considered all relevant planning merits and has concluded that the site put forward in the plan are the most appropriate to meet the needs identified. In allocating sites in the LDP, the potential impacts that development would have on adjacent land uses, access to services, environmental constraints and other planning designations have all formed a consideration and the Council is of the view that such detailed issues can be addressed through sensitive site design and appropriate site management arrangements.</p> <p>See Focussed Changes and Appendix 3 of this report for details.</p>

### 13. Plan Monitoring and Review

Summary of Comments Raised	Council Response and Recommendations
Ensure the monitoring indicators are appropriate to measure the delivery of policies and to alert to their non-delivery.	<p>Council has considered representations received in relation to monitoring indicators and reviewed their appropriateness. The Council has amended the monitoring framework to reflect issues raised in the representations, as considered appropriate.</p> <p>See Focussed Changes for details.</p>
Trigger points for intervention should be checked.	<p>Council has reviewed and checked trigger points for intervention associated with the monitoring framework of the LDP. The Council has amended trigger points, as considered appropriate.</p> <p>See Focussed Changes for details.</p>



## 14 Miscellaneous

Summary of Comments Raised	Council Response and Recommendations
A small number of comments relating to the SEA, SA and HRA.	<p>The Council have reviewed representations received in relation to the Assessments / Appraisals of the plan (i.e. the Strategic Environmental Assessment, the Sustainability Appraisal and the Habitat Regulations Assessment) and responded to these separately. Each of the assessments has been updated to inform the Focussed Changes.</p> <p>See Focussed Changes for details.</p>
Comments relating to the non-inclusion (i.e. non-allocation) of candidate sites in the LDP.	<p>The Council has reviewed all representations relating to the non-inclusion/non-allocation of candidate sites. As a result of this, and having regard to the LDP's housing and employment targets, it is proposed by the Focussed Changes that some alternative sites are allocated for future development and that some allocation boundaries are amended.</p> <p>See Focussed Changes for details.</p>
Development boundary amendments including comments suggesting amendments and querying the inclusion / exclusion of white land.	<p>The Council has reviewed all representations relating to Development boundary amendments including comments suggesting amendments and querying the inclusion/exclusion of white land. As a result of this review some changes to development boundaries have been included in the plan. In recommending any boundary changes Council has considered all relevant planning merits including the potential impacts that development would have on adjacent land uses, access to services, environmental constraints and other planning designations.</p> <p>White land is included within development boundaries where it is located within the built form of a settlement. Such land may not have been suggested to the Council as a candidate site, although its development may come forward during the plan period.</p>

<b>Summary of Comments Raised</b>	<b>Council Response and Recommendations</b>
	See Focussed Changes for details.
Inclusion of a specific policy on National Parks.	<p>The Council disagree with the need to include a specific policy on National Parks and considers that the proposed Development Management Policies (refer to Policy DM3 of the Focussed Changes) adequately address the protection of adjacent protected landscapes (including National Parks and adjoining areas of Outstanding Natural Beauty).</p> <p>See Focussed Changes for details.</p>

## **8. Stage 6 - Consultation on Focussed Changes, January 2016**

8.1 Having considered the representations made on the Deposit Plan, the Council considered that some changes to the Plan would address some of the matters and issues raised by representors. These proposed changes are referred to as Focussed Changes, although they are non-statutory and not defined by legislation or regulation. It was also considered appropriate to publish Focussed Changes in order to assist the Inspector appointed to conduct the Examination.

8.2 Welsh Government advises in its LDP Manual, 2015 that changes after deposit should be avoided wherever possible, but exceptionally it may prove necessary to consider proposing changes to ensure the plan is sound, for example where there has been a sudden, major change in local circumstances, new national planning policy has been introduced or deposit plan representations identify an unforeseen soundness issue.

8.3 Further, it advises that this should be one set of an extremely limited number of focussed changes that reflect key pieces of evidence but do not go to the heart of the plan. It advises that consultation on these proposed changes should take place at the earliest opportunity to avoid delaying the examination process. It advises that immediately preceding submission of its LDP for examination, the LPA should commence advertising through public consultation (6 week period) an addendum to the deposit plan. This addendum should set out the focussed changes it wishes to be made, showing the new /revised policies and text, and supported by reasoning and robust evidence for the changes. Representations may only be made on the Focussed Changes.

8.4 Focussed Changes were approved by the Council in December 2015 and public consultation is planned for the 6 week period 29<sup>th</sup> January 2016 to March 11<sup>th</sup> 2016. All persons and organisations (representors) on LDPbase, including those who made deposit representations, specific and general consultation bodies will be were notified of the consultation.

8.5 In preparing Focussed Changes to the plan, the Council liaised with a range of stakeholders and statutory consultees. This included working with various parties including developers and holding meetings with key statutory consultees including Welsh Government and Natural Resources Wales.

### **Focussed Changes Consultation**

8.6 The six week Focussed Changes consultation period commenced on 29<sup>th</sup> January and ran until 11<sup>th</sup> March 2016.

8.7 All the necessary documents were made available for public inspection purposes over the consultation period via the Powys County Council's LDP web pages, and in accordance with the LDP Delivery Agreement, at the 4 deposit venues (Llandrindod Wells: Gwalia and County Hall, Brecon: Neuadd Brycheiniog, Welshpool: Neuadd Maldwyn), and all main Libraries and Customer Service Points in Powys.

8.8 Officers from the Planning Policy Team were also available during office hours to provide advice and guidance on the Focussed Changes and the consultation process.

8.9 Representations were submitted either by **letter /email** using a standard representation form.

8.10 All representors on the Powys LDP database (LDPbase) were informed of the consultation by letter and/ or email. An electronic copy (on CD) of all documents was sent to Specific and General Consultees as specified in the Delivery Agreement, and to the Environmental Consultation bodies.

8.11 Notice of the Focussed Changes consultation period was given by local advertisement in the Brecon & Radnor Express on the 28<sup>th</sup> January 2016 and in the County Times on the 29<sup>th</sup> January 2016. Press releases were also submitted to these and other local newspapers and published.

### Summary of Focussed Changes Representations Received

8.12 In total, the Council received 209 representations during the Focussed Changes consultation period from 68 individuals and organisations (representors). All of the representations received, together with the Council's recommended response to the Planning Inspector are included within Appendix 4 to this report. (N.B. A small number of representations were treated as 'not duly made' and the Council has considered these). The representations and draft Council responses were considered by the LDP Working group at its meeting on 6<sup>th</sup> April 2016, and approved by the Council's Cabinet via a Delegated Portfolio Holder Decision on the X<sup>th</sup> April, 2016.

8.13 A breakdown of the representations by document is shown in the table below.

Consultation Document	No. of Representations received
LDP Schedule of Focussed Changes	209
Habitat Regulations Assessment	0
Strategic Environmental Assessment	0
Sustainability Appraisal Report	0
<b>Total</b>	<b>209</b>

## Summary of Main Issues Raised in Representations and Council's response and recommendations

8.14 The table below provides an overview of the Representations received according to the LDPs Main Issues. For each they have been broken down to show the numbers that were made as Objections, in Support, as a Comment, or considered to be Not Duly Made.

	Main Issues	Total number of Representations Received	Not Duly Made	Objection	Comment	Support
1	Preparation, Process and Plan Strategy	14	1	9	2	2
2	Housing distribution and numbers	14	1	9	3	1
3	Housing Delivery and Infrastructure	5	1	1	3	
4	Housing – Affordable Housing	7		6		1
5	Other Specialist Housing and Gypsy and Travellers	1		1		
6	Transport and Community Facilities	5	1	3	1	
7	Employment, Retail and Tourism	26	2	12	7	5
8	Minerals, Waste and Renewable Energy	11		8	1	2
9	Development Management and the Environment	53	2	34	7	10
10	Welsh Language and Culture	6		5	1	
11	Allocated Sites	65	4	13	24	24
12	Alternative Sites	0				
13	Plan Monitoring and Review	2		2		
14	Miscellaneous	0				
	<b>TOTAL</b>	<b>209</b>	<b>12</b>	<b>103</b>	<b>49</b>	<b>45</b>

8.15 In brief, the representations raised a variety of matters including:

- The LDP's proposed dwelling requirement and the deliverability and viability of housing allocations, the contingency / flexibility allowance and the need to demonstrate a 5 year supply of housing land.
- Affordable housing requirements/targets particularly in the South West and Rural North of the County.
- Concerns about the wording for aspects of the new Development Management policy section.
- Gypsy and traveller site provision to meet identified needs and the deliverability of provision.
- The quantity of employment land allocated, the viability, deliverability and sequential site selection of these sites.
- Tourism, particularly the Montgomery Canal and the tensions between its future restoration/development and environmental designations.

- Renewable Energy and Low Carbon Technology potential to be shown spatially on the Proposals Maps, as well as concern about the scope of the Targets.
- Objections and supporting representations relating to a small number of site allocations.

8.16 In response to the representations received the Council has undertaken to carry out some additional work to reinforce existing evidence in order to make it more robust including the following areas:

- Housing Provision - clarification, and updating, of the local factors that have had a significant influence upon determining the overall Dwelling Requirement Figure.
- Housing Deliverability - clarification of the factors that are influencing housing viability.
- Affordable Housing Provision - based on the outcomes of the above, a further clarification of the Affordable Housing targets.
- Renewable Energy - Updating the Renewable Energy Assessment (2012) (EB17), to include spatial representations for both wind and solar potential across the county. This work will also provide an opportunity to re-assess the targets to ensure they are based on up to date and accurate figures.

8.17 The Council has an electronic database (LDPbase) which has been used for recording all representations on the LDP and the Council's responses to those representations. All of the representations received, together with the Council's recommended response to the Planning Inspector are presented as Appendix 4 to this report (published separately). Representors, and members of the public, can also view the Focussed Changes representations and the Council responses by clicking on the Ref Points in the online Composite Version of the LDP (LDP034).

## **9. Compliance with the Community Involvement Scheme**

9.1 As required by Regulation 5 of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended), Powys County Council's LDP has been prepared in accordance with the agreed LDP Delivery Agreement. From the outset Powys County Council has engaged fully with the 'specific' and 'general' consultation bodies identified in Appendix 3 and 4 of the agreed Delivery Agreement. The Council has sought to engage with all sections of the community, including those groups who have not traditionally participated in plan making. In doing so, the Council have utilised the principles and methods of community engagement identified in the Community Involvement Scheme. As part of this process, all relevant consultation and participation procedures set out in the Community Involvement Scheme have been undertaken without the need for deviation.