

Powys LDP – Inspector’s Report - Appendix B: Schedule of Inspector’s Proposed Matters Arising Changes (IMAC)

IMAC Number	Policy / Paragraph	Inspectors Proposed MAC
IMAC1	Policy DM14, as amended by MAC 60, and paragraphs 4.2.61 and 4.2.66 and 4.2.68.	<p>Amend Policy DM14 as amended by MAC 60 as follows:</p> <p>Development proposals for 10 or more dwellings <u>on windfall sites</u> within or forming logical extensions to the following settlements will be required to submit a subject to a <u>Welsh Language Impact Assessment Action Plan</u>. Where the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a Language Action Plan setting out the measures...</p> <p>Amend paragraph 4.2.66 and 4.2.68 as follows:</p> <p>4.2.66...Housing development proposals in these locations will need to be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language. Consideration will also be given to the cumulative impact of proposed developments of less than 10 dwellings, together with extant planning permissions and current planning proposals within the identified settlements and those within other smaller settlements within Welsh Speaking Strongholds, where relevant and appropriate.. In exceptional circumstances, it may be appropriate to require a Language Impact Assessment in connection with unanticipated windfall developments of an exceptionally large scale or complex nature in areas outside the identified Welsh Speaking Strongholds. The Council will be responsible for carrying out a Language Impact assessment in connection with windfall housing developments of a large scale, defined as developments of 10 or more dwellings, in the identified towns and large villages in the Welsh Speaking Strongholds in accordance with the</p>

		<p>requirements of TAN 20. The findings of the Council's assessment will be used to determine whether the development is likely to have adverse impacts on the Welsh language. Should this be the case, applicants will have the opportunity to demonstrate how the identified impacts could be avoided or mitigated through the submission of a Language Action Plan. In cases where the Council considers that the impact of the development on the Welsh language cannot be effectively mitigated, the application may be refused.</p> <p>4.2.68...signage within these settlements <u>the Welsh Speaking Strongholds</u> must <u>are expected to be</u> bilingual...</p> <p>.</p>
IMAC2	Policy H1 (A), Strategic Policy SP1, Appendix 1 and Inset Map P34 / Llangynog	<p>Delete Policy H1 (A) as follows:</p> <p>P34 HA 1 – Llangynog Glebe, Llangynog.</p> <p>Amend Strategic Policy SP1 as follows:</p> <p>...provide land for 5596 <u>5588</u> dwellings...</p> <p>Delete reference to P34 HA 1 – Llangynog Glebe, Llangynog in Appendix 1</p> <p>Delete the site allocation from Inset Map P34 / Llangynog.</p>
IMAC3	Policy DM2 as amended by MAC 41	<p>Amend Policy DM2 (3 C) as amended by MAC 41 as follows:</p> <p>C. Wildlife Trust Reserves, Road Verge Nature Reserves, Sites of Interest for Nature Conservation and Local Wildlife Sites; and</p>
IMAC4	Policy DM15 (4) and paragraph 4.2.78	Delete Policy DM15 (4) as follows:

		<p>The development has been designed to incorporate and / or enhance any historic assets of special local interest</p> <p>Amend supporting text in paragraph 4.2.78 as follows:</p> <p>The Council expects all development proposals to plan positively for all aspects of the historic environment whether those areas or features are statutorily protected or not, including non-designated assets such as historic assets of special local interest. Examples of local assets that are considered to be valuable in terms of their contribution to the rural and urban heritage and culture of Powys include vernacular farmhouses, country estate tenant's housing, mining and mill worker's housing, buildings and structures associated with historical transport routes and Victorian architecture of the County's former Spa towns. Regard should also be given to the information held on the Historic Environment Record (<u>HER</u>) in order to ...</p>
<p>IMAC4</p>	<p>Policy RE1</p>	<p>Delete Policy RE1 and insert new policy as follows:</p> <p><u>Policy RE1 – Renewable Energy</u></p> <p><u>Proposals for renewable and low carbon energy development will be permitted subject to the following criteria:</u></p> <ol style="list-style-type: none"> <u>1. Within or close to the Strategic Search Areas, proposals for wind energy greater than 25MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the SSA.</u> <u>2. Within the Local Search Areas, proposals for solar PV between 5 – 50MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the LSA.</u>

		<p><u>3. Proposals for all types of renewable and low carbon energy development and associated infrastructure either on their own, cumulatively or in combination with existing, approved or proposed development, shall comply with all other relevant policies in the LDP.</u></p> <p><u>4. Satisfactory mitigation shall be in place to reduce the impact of the proposal and its associated infrastructure. Proposals shall make provision for the restoration and after-care of the land for its beneficial re-use.</u></p> <p><u>5. Where necessary, additional compensatory benefits will be sought by agreement with applicants in accordance with Policy DM1 – Planning Obligations.</u></p>
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