

Summary of Representations (by Issue) on the Deposit LDP 2015

1. Preparation, Process and Plan Strategy

Number of Representations: 83

Comments raised:

- Inset maps required for small villages.
- Categorisation of various settlements in the settlement hierarchy.
- Inclusion of white land in settlement development boundaries.
- Definition of rural buildings
- Comments relating to the LDP vision and its reference to the natural environment and landscape.
- Comments on the LDP objectives e.g. the separation of flooding and climate change.

2. Housing distribution and numbers

Number of Representations: 52

Comments raised:

- Numerous comments relating to housing provision some of which see additional provision, including provision specific settlements, and some which consider provision to be adequate.

3. Housing Delivery and Infrastructure

Number of Representations: 38

Comments raised:

- Settlement specific infrastructure issues such as the capacity of sewage treatment works.
- Implementation of CIL and the Council's approach to CIL vs S106 agreements.
- Concerns about the phasing of housing development (Policy H2) and housing density (policy H3)
- The deliverability and viability of housing allocations, and the need to demonstrate a 5 year supply of housing land.
- Comments about the provision of open space within housing developments (policy H14)

4. Housing – Affordable Housing

Number of Representations: 26

Comments raised:

- Concerns regarding the viability of development as a result of providing affordable housing.
- Objections to the 'Enabled Exceptions Policy' (policy H6)
- Questions regarding the threshold at which affordable housing is sought and whether it should be lower to reflect evidence.

5. Other Specialist Housing and Gypsy and Travellers

Number of Representations: 5

Comments raised:

- Ensuring the LDP provides sufficient gypsy and traveller sites to meet identified needs and the deliverability of that provision particularly where the need is immediate.
- Objections relating to the provision of a proposed gypsy site allocation in Machynlleth.

6. Transport and Community Facilities

Number of Representations: 17

Comments raised:

- The transport infrastructure policy (policy T1) to be reworded to make reference to rural areas and the economic importance of transport infrastructure.
- Support for the provision of community facilities, although one comment states that the policy needs to be more specific.
- Objections to the loss of playing fields, with specific reference made to a field allocated as a housing allocation in Ystradgynlais.

7. Employment, Retail and Tourism

Number of Representations: 53

Comments raised:

- 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.
- 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.
- Some concerns at the loss of local employment land / small employment sites.
- Support for the town centre first approach for retail development.
- Need to better distinguish between primary and secondary frontages in retail centres.
- Policy wording on village shops and services to be strengthened (policy R4).
- Plan over emphasises the importance of the Montgomery Canal compared to other tourist facilities.
- Lack of policy in the plan on agricultural development / intensive livestock units.

8. Minerals, Waste and Renewable Energy

Number of Representations: 58

Comments raised:

Waste:

- Compatibility with national policy framework including the Collections, Infrastructure and Market Sectors plan (CIM).
- Ensuring cross border consistency with neighbouring authorities.
- Clarity on the capacity of landfill and disposal of residual waste.

Minerals:

- Need to include a separate safeguarding policy, and clarity on sterilisation of mineral resources and buffer zones.
- Ensuring the crushed rock aggregate land bank is maintained and monitored within policy.

Renewable Energy

- Support for small scale, local / community projects.
- Support for the energy targets in the objective.
- Reword policy to provide reference to SSAs and clarify the different scales and types of renewable energy.
- Objections to large scale renewable energy / windfarm projects due to impacts on landscape, tourism, etc.

9. Development Management and the Environment

Number of Representations: 66

Comments raised:

- 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.
- Many specific comments relating to the individual component criteria of the development management policies e.g. inclusion of reference to woodland, etc.

10. Welsh Language and Culture

Number of Representations: 42

Comments raised:

- Incorporate the findings of the Sustainability Appraisal into the Welsh language section of the LDP.
- Ensure the policy aligns with TAN20 to ensure that the assessment of impacts on Welsh language takes place at the plan-making level, rather than requiring additional assessments at the planning application stage.
- Consider the viability impacts of Welsh language mitigation measures on different types of development.
- Consider how the LDP can better promote Welsh language.
- Concerns about the impact of development upon Welsh language strongholds / communities.

11. Allocated Sites

Number of Representations: 281

Comments raised:

- 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.
- Comments relating to the site information in Appendix 1 of the LDP.
- Support for many of the LDP's allocations.
- Proportion of housing on mixed used allocations should be increased.

12. Alternative Sites

Number of Representations: 106

Comments raised:

- 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).

13. Plan Monitoring and Review

Number of Representations: 6

Comments raised:

- Ensure the monitoring indicators are appropriate to measure the delivery of policies and to alert to their non-delivery.
- Trigger points for intervention should be checked.

14. Plan Monitoring and Review

Number of Representations: 47

Comments raised:

- A small number of comments relating to the SEA and HRA.
- Comments relating to the non-inclusion (i.e. non-allocation) of candidate sites in the LDP.
- Development boundary amendments including comments suggesting amendments and querying the inclusion / exclusion of white land.
- Inclusion of a specific policy on National Parks.