

## Representations and Council Responses on the Review Report Consultation Draft – 08.02.22

No.	Representor	Summary of Comments	Council Responses
1.	Swansea Canal Society	<p><b>Tourism and historic environment</b></p> <p>Supportive of the further safeguarding of the historic and cultural heritage of Powys and benefits to tourism. Refers to restoration work on the Swansea Canal and the numerous industrial archaeological monuments surviving in the southern Powys region around the Ystradgynlais and Abercraf areas, with reference to various publications, lists and indexes. Considers the industrial monuments listed in the response to be worthy of inclusion in the lists of structures to be protected and promoted to support the heritage and cultural aspects and also the tourism potential of the County of Powys.</p>	<p><b>Tourism and historic environment</b></p> <p>The Council notes the detailed response provided in respect of the history of the Swansea canal and the recorded surviving structures, together with the tourism benefits. Additional text is to be inserted under section 8.5 of the Review Report regarding the consideration of important tourism and heritage features as part of the Replacement LDP.</p>
2.	Coal Authority	<p><b>Coal mining features, resources and potential risks</b></p> <p>Refers to Coal Authority records indicating coal mining features (mining features and surface coal resources) within the Powys County Council area at surface and shallow depth, and also surface coal resource present within the area, referring to planning advice in this respect.</p> <p>Also refers to the conclusion of the review in respect of retaining Policy DM10 Contaminated and Unstable Land, with no objections raised subject to the policy including consideration of the potential risks posed by past coal mining activity.</p>	<p><b>Coal mining features, resources and potential risks</b></p> <p>The Council notes the comments received. As set out in the Review Report, there is no longer a requirement for LDP policies to safeguard coal resources, as explained in Planning Policy Wales (para. 5.10.17). However, additional text will be provided under section 8.11 of the Review Report in order to reflect considerations relating to coal mining features and resources in the review of LDP policy DM10.</p>
3.	CPRW Montgomeryshire	<p><b>Housing</b></p>	<p><b>Housing</b></p>

	<p>Allocations and the settlement tier system need to be reviewed so that smaller settlements are not subject to the same large proposals as towns. Issues around the impact on infrastructure, resources, and communities, employment opportunities, travel and carbon footprint. The character of the site, settlement and area needs to be considered.</p> <p><b>Carbon retention</b> Need to protect important peat and dark soils from inappropriate industrial scale development.</p> <p><b>Pre-assessed Areas</b> List of factors not taken into account, a full assessment and consultation is needed to refine Pre-assessed Areas at a local level, along with a benefit analysis taking into account disbenefits, potential damage and decreasing wind.</p> <p><b>Intensive Agricultural Unit</b> Support the need for a policy with rigorous guidance, must take into account proximity of unrelated dwellings and highways impacts of manure disposal.</p> <p><b>Active Travel</b> Measures need to encourage walking and cycling between communities and should not be limited by population size, with little or no public transport in smaller communities.</p> <p><b>Landscape</b> This needs to be carried out and rigorously applied in planning, along with protection for best and most versatile agricultural land, and the importance of Powys landscape as a resource needs to be an overriding consideration throughout.</p> <p><b>Planning obligations</b> Needs to include funds to maintain community resources in perpetuity, perhaps managed by Town and Community</p>	<p>As set out in the Review Report, the LDP’s spatial strategy, including the settlement tiers and allocations, will be reviewed as part of the Replacement LDP process, informed by a Settlement Assessment. No changes are proposed to the Review Report in this respect.</p> <p><b>Carbon retention</b> As set out in the Review Report, LDP policy DM13, which includes criteria relating to thick peat, is to be re-considered as part of the Replacement LDP. No changes are proposed to the Review Report in this respect.</p> <p><b>Pre-assessed Areas</b> These comments relate to national planning policy within Future Wales and PPW, which includes detailed policies and criteria for assessing wind energy proposals within these areas. PPW states that LPAs should not seek to amend the pre-assessed areas within their boundaries as they form part of the development plan. No changes are proposed to the Review Report in this respect.</p> <p><b>Intensive Agricultural Unit</b> As set out in the Review Report, the LDP’s agricultural policies will be reconsidered to reflect contextual changes. Additional text to be inserted under section 8.2 of the Review Report to clarify that this will include consideration of including an appropriate policy for intensive agricultural developments within the Replacement LDP.</p> <p><b>Active Travel</b> The Council notes the comments on active travel, which will be an important consideration for the Replacement LDP, and included as part of the Settlement Assessment. No changes are proposed to the Review Report in this respect.</p> <p><b>Landscape</b> The Local Landscape Character Assessment will inform the strategy, policies and proposals of the LDP, and is also</p>
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		Councils who should be consulted early in the process to ensure the right planning gain is achieved for the community.	intended to provide Supplementary Planning Guidance to inform development proposals and planning decisions. Planning Policy Wales contains national policy on best and most versatile agricultural land, which will be considered in the site selection process. No changes are proposed to the Review Report in this respect. <b>Planning obligations</b> As set out in the Review Report, the methods for providing infrastructure to support development will be considered as part of the Replacement LDP process. The Planning Obligations Supplementary Planning Guidance will also be reviewed, which will include consideration around how obligations are managed. No changes are proposed to the Review Report in this respect.
4.	Cadw, Historic Environment Branch, Welsh Government	<b>Consultation with Cadw and CPAT</b> No comments but a reminder that Cadw should be consulted as part of the SEA process and that it is important to consult with Clwyd-Powys Archaeological Trust (CPAT) who are funded to provide advice during the LDP process, in relation to the archaeological issues.	<b>Consultation with Cadw and CPAT</b> The Council notes the reminder with regards to consultation with Cadw as part of the SEA process associated with the Replacement LDP. The Council has already engaged with CPAT in reviewing the LDP and will continue to do so as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.
5.	United Utilities	<b>Water infrastructure</b> Express wish to work in partnership, to pro-actively identify needs and share information between LPA and UU. Provides contacts for developers to access free pre-application advice on waste and water. Highlights the need to protect strategic water infrastructure assets and for early engagement on proposed allocations at RLDP stage to ascertain constraints and implications. Request for continued consultation as the Plan moves forward.	<b>Water infrastructure</b> The Council recognises the relevance of the matters raised for the Replacement LDP in terms of infrastructure planning, the site selection process and for site promoters, and as part of the Settlement Assessment to identify opportunities and constraints. The Council will continue to consult with United Utilities as part of the Replacement LDP process and for relevant planning applications. No changes are proposed to the Review Report in this respect.
6.	Network Rail	<b>Rail infrastructure</b> Policies relating to the protection and enhancement of railway infrastructure are relevant and development	<b>Rail infrastructure</b> The Council recognises the relevance of the matters raised for the Replacement LDP in terms of infrastructure planning,

		<p>schemes may necessitate developer contributions. Reminding LPA of statutory duty to consult regarding development impacts upon level crossings and developers to fund any required improvements. Request to please consult Network Rail on any future policy, pre-application or planning applications should they be submitted for sites adjoining the railway or within close proximity to the railway as development may impact upon operation of the railway, e.g. use of the nearby station and/or railway crossings and Network Rail would make specific comments as required.</p>	<p>development schemes close to railways and the potential impact of new development on the operation of the railway and level crossing use. The Council will continue to consult with Network Rail as part of the Replacement LDP process and for relevant planning applications. No changes are proposed to the Review Report in this respect.</p>
7.	Glandŵr Cymru, the Canal & River Trust in Wales	<p><b>Montgomery Canal</b> Comments related LDP Policy TD3. The Trust looks forward to working with the Council on how best to ensure that the important multifunctional nature and status of the Canal, as well as supporting the restoration of the Canal and ensuring that future development does not prejudice the restoration, and to align regional priorities. Preference for a standalone policy relating to the Montgomery Canal to cover the breadth of topic areas involved, including the suggestion that it may sit under a Transport or Environmental Protection chapter within the LDP. Offer to work with the Council to draft suggested wording for a Montgomery Canal related policy.</p>	<p><b>Montgomery Canal</b> The Council notes the comments received in relation to the Montgomery Canal. As set out within the Review Report, the current LDP policy TD3 will be reconsidered to reflect the role of the Canal across several LDP topic areas and in terms of where the policy should sit within the LDP. The Council will continue to consult with the Canal &amp; River Trust in Wales as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.</p>
8.	Mineral Products Association Wales	<p>Support proposed Full Revision of the plan. <b>Minerals Safeguarding</b> Concerns raised by the Annual Monitoring Report regarding inconsistencies in the implementation of LDP Policy DM8. This is a major cause for concern to the minerals industry. The Council will need to clarify how this will be addressed. <b>Regional Technical Statement</b></p>	<p>Support noted. Technical advice has been obtained regionally in order to respond to these comments, which highlights some errors within the MPA Wales response. <b>Minerals Safeguarding</b> The concern is noted. As explained in the Review Report, further officer training and constraints mapping will assist, together with revised policy wording to improve clarity as part of the Replacement LDP. No changes are proposed to the Review Report in this respect.</p>

	<p>Disagreement with certain statements made within the Review Report regarding the future requirements for sand and gravel aggregate allocations. Highlighting the need for changes in mineral reserves to be reflected in the Council's evidence base. The landbank will fall below that required during the mid-term period of the Replacement LDP. Highlights the need for Statements of Subregional Collaboration (SSRC) as indicated in the Regional Technical Statement. The need for allocations should be considered in the Replacement LDP and the Plan will need to refer to the requirement for a minimum 10 year landbank of crushed rock throughout the plan period and for the RTS to be reviewed at 5 year intervals. Reference to PPW, commenting that mineral reserves in Powys are undoubtedly of national importance and we welcome the council's consideration of the wider context of the reserves.</p> <p><b>New Evidence Base Requirements Infrastructure Plan</b> New infrastructure proposals should be supported by a complementary resource assessment and supply chain audits, which identify the quantities and sources of raw materials required to deliver the infrastructure.</p> <p><b>Replacement dwellings policy</b> Support policies which seek to maintain local vernacular, however, seek a positive approach to the supply of local building stone which help to maintain the character of an area.</p> <p><b>Supplementary Planning Guidance</b> Suggest appropriate guidance on Minerals Safeguarding should be brought forward at the earliest opportunity.</p> <p><b>Collaborative working</b> Request reference to the Statements of Sub-Regional Collaboration (SSRCs) detailed in the RTS 2<sup>nd</sup> Review, given</p>	<p><b>Regional Technical Statement</b> The Council have taken advice on the comments submitted and disagree with the points made regarding calculations on the land bank and also on the content regarding land won sand and gravel. Para 5.2.7 of the Review Report specifies what the RTS2 sets out as the reserves and landbank. The SWRAWP Annual Report for 2019 (the latest one) shows that the landbank had increased to more than 50 years. With regards to the need for SSRC, Powys is a Sub-region in its own right and therefore only needs to agree with itself and does not cover the requirements of other LPAs. The comments on land won sand and gravel are incorrect as there is no requirement for Powys.</p> <p><b>New Evidence Base Requirements Infrastructure Plan</b> The scope of the Infrastructure Plan will be determined as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.</p> <p><b>Replacement dwellings policy</b> LDP Policy H9 will be revised to address issues identified around the implementation of the policy, as set out in the Review Report. The details of the policy and scope to address the supply of local building stone will be considered as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.</p> <p><b>Supplementary Planning Guidance</b> In addition to reviewing adopted SPG, the LPA will also identify the need for new SPG to support the implementation of RLDP policies. The need for SPG to support the minerals safeguarding policy will be considered. Additional text to be inserted under section 8.14 clarifying this.</p> <p><b>Collaborative working</b> The RTS is mentioned in several places in the Review Report, and, as explained above, the SSRC process is not relevant to</p>
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		Powys is recognised as an important supplier of mineral products on a local, regional and national scale.	Powys. No changes are proposed to the Review Report in this respect.
9.	Powys Local Access Forum	<p>Welcome proposal to prepare a new LDP.</p> <p><b>Public rights of way</b> The loss of access to public rights of way through lack of maintenance, blockages and illegal development is not referenced and should be highlighted. Request the protection given to, and provision made for, public open space to be extended to consider rights of way. The current condition of the rights of way in Powys is adversely affecting the attractiveness of the area to tourists.</p> <p><b>Green Infrastructure Assessment</b> Request for a specific assessment of the condition of rights of way in Powys that includes how much of it is accessible and easy to use.</p> <p><b>Transport issues</b> Request for horse riders to be included alongside walking and cycling, including those with mobility issues and the extent to which the current infrastructure makes appropriate provision for them. It will also be important to consider the extent to which highways no longer publicly maintained and Other Routes with Public Access (ORPAs) could be used to improve the transport infrastructure.</p> <p><b>Planning obligations</b> Request for an assessment to be made on the extent to which to Council is maximising such obligations when planning applications are close to, or on, development sites, and query about introducing a Community Infrastructure Levy to replace planning obligations.</p>	<p>Support noted.</p> <p><b>Public rights of way</b> The results of LDP's Annual Monitoring Report, summarised in the Review Report, do not capture the loss of access to public rights of way. LDP Policy SP7, together with LDP Policy DM13 which includes a criterion relating public rights of way, is to be reconsidered as part of the Replacement LDP, including how effective these policies have been implemented. Some of the matters raised are addressed by Highways Operations, rather than Planning, and may be part of the Rights of Way Improvement Plan. The Replacement LDP will need to consider public rights of way in the context of Green Infrastructure. No changes are proposed to the Review Report in this respect.</p> <p><b>Green Infrastructure Assessment</b> Public rights of way will be considered, however the scope of this may not extend to assessment of the condition. No changes are proposed to the Review Report in this respect.</p> <p><b>Transport issues</b> These comments are noted, and, where relevant, will be considered as part of the Replacement LDP process. The comments regarding disused transport routes are noted and additional text will be inserted in para. 8.3.3 and Appendix B of the Review Report to reflect this consideration.</p> <p><b>Tourism</b> These comments are noted, see response above relating to rights of way. No changes are proposed to the Review Report in this respect.</p> <p><b>Planning obligations</b> As set out in the Review Report, the methods for providing infrastructure to support development will be considered as</p>

			part of the Replacement LDP process. This will include consideration of whether the Council should follow the Community Infrastructure Levy process. No changes are proposed to the Review Report in this respect.
10.	Powys Ramblers	NOTE: The comments received from Powys Ramblers are the same as those received from the Powys Local Access Forum, with the exception that the Powys Ramblers have not mentioned horse riders in their response.	See response above to the Powys Local Access Forum.
11.	The Llanigon Community Green Space	<p><b>Housing Growth</b> Recent development in the Small Village of Llanigon representing an increase of 30%. Do not have the road network to take on any more growth and housing developments.</p> <p><b>Wellbeing, community facilities and public open space</b> Need in the village for a safe green space to build up the community to help maintaining health and wellbeing. Also, to protect natural resources, nature and habitats. Wishes for the revised LDP to include Llanigon School site to be designated as Community Green Space, which would be used to provide recreational, sport, allotments and other activities. It is important to protect open spaces and to ensure that the planning departments follow the LDP.</p>	<p><b>Housing Growth</b> The Replacement LDP will reconsider the Housing Growth and Spatial Strategy across Powys LDP area (how much growth we should plan for and where it should go). The Replacement LDP will be informed by results of settlement analysis, which sets out to analyse the role and function of each settlement and consider the constraints to development and the opportunities for sustainable place-making. No changes are proposed to the Review Report in this respect.</p> <p><b>Wellbeing, community facilities and public open space</b> Health and well-being, recreational opportunities, environmental protection and green spaces (green infrastructure) are all relevant topics. The DA includes reference to a Candidate Sites/Sites Nominations stage, and we would suggest that you submit your proposals for the Community Green Space on the site at that stage. No changes are proposed to the Review Report in this respect.</p>
12.	Hughes Architects	<p><b>Housing Allocations</b> Lack of housing delivery suggest that the allocated sites system is not working. The focus on larger allocated sites in an area with low property values and therefore low interest from private developers leads to this lack of development. Suggests a system with greater flexibility</p>	<p><b>Housing Allocations</b> The Growth and Spatial Strategies, including housing allocations, will be re-considered as part of the Replacement LDP process. This will include consideration of housing delivery options, including small sites, as required by PPW. No changes are proposed to the Review Report in this respect.</p>

		<p>which allows the development of more smaller sites should be considered. Encouragement of self-build of one off plots should also be encouraged.</p> <p><b>Phosphates</b> The phosphates issue has rendered much of the county undevelopable. Private development was very slow to non-existent prior to that issue arising so a working solution must be found as soon as possible.</p>	<p><b>Phosphates</b> The Replacement LDP process will enable the LPA to contribute towards addressing issues that have arisen, including the impact of phosphates on Special Area of Conservation catchments, as set out in the LDP Review Report. No changes are proposed to the Review Report in this respect.</p>
13.	Caersws CRG (Concerned Residents Group)	<p><b>Flooding</b> If there is any possible doubt of flooding within a planned candidate site, or to increase or create any issues to current third parties, more thorough scrutiny should be made at an earlier stage of the LDP process, allowing for more extreme climate changes, which may become apparent at a later date, even possibly before any planning permission is passed.</p> <p><b>Housing Allocations</b> Querying why so few sites that were allocated on the LDP have been developed, whether due to viability, and have been allocated on the basis that they were the “best of a bad bunch” in that particular village or town.</p>	<p><b>Flooding</b> As set out in the Review Report, the LDP’s policies relating to flooding will be reconsidered to reflect the new TAN 15 and Flood Map for Planning, and informed by a Strategic Flooding Consequences Assessment, which will also be used to assess candidate sites. No changes are proposed to the Review Report in this respect.</p> <p><b>Housing Allocations</b> The Review Report recognises that the issue around the delivery of the LDP’s housing growth is due to a variety of factors, including the speed in which allocated sites are coming forward. No changes are proposed to the Review Report in this respect.</p>
14.	Individual	<p>Finds the Introduction very useful.</p> <p><b>Population projections</b> As the census is part of the baseline for population numbers, etc, advised to wait until it is available. Table 9 shows the results are very poor, which must be rectified.</p> <p><b>Town and Community Councils</b> The position and responsibilities of Town and Community Councils is not mentioned at all. These are the first layer of democratic government, not volunteers but elected representatives of the public.</p>	<p>Support is noted.</p> <p><b>Population projections</b> As set out in the Review Report, the Census will provide a key source of evidence to inform the Replacement LDP and associated SA process. The Replacement LDP process will enable the LPA to respond to changes around population and household projections. No changes are proposed to the Review Report in this respect.</p> <p><b>Town and Community Councils</b></p>



			The Delivery Agreement Consultation Draft, which has been consulted upon alongside the Review Report, explains the proposed involvement of consultees, including Town and Community Councils, in the Replacement LDP process. No changes are proposed to the Review Report in this respect.
15.	Dolafon Trust (Plymouth Bretheren Christian Church)	<p><b>Community facilities and services</b> Fails to include any reference to the provision of public places of worship. The provision of appropriately located (proximity to the congregation) places of worship is essential for a sustainable future for Powys.</p>	<p><b>Community facilities and services</b> The existing policies C1 and DM11 of the adopted Powys LDP make provision for and protect community facilities and services. Places of worship are included in a list of examples of community facilities and services in the adopted Powys LDP (para. 4.12.5). Consideration will be given to providing a comprehensive list of community services and facilities in the Replacement LDP, as explained in the Review Report. No changes are proposed to the Review Report in this respect.</p>
16.	Hay Town Council	<p><b>Housing</b> Query about whether all new council homes could be supplied with environmentally friendly measures, tree-planting where possible, and additional biodiversity habitat.</p> <p><b>Affordable Housing</b> Note that the target for affordable homes was met in North Powys, but not in South Powys. Request for affordable homes to be prioritised in South Powys during the remainder of the Plan period. Also of the view that the quote of affordable homes built by developers per planning application should be guaranteed once permission has been granted, and that reducing the number of affordable homes, in the context of higher costs than expected, should not be allowable.</p> <p><b>Economic Development</b> Request for consideration to be given to transforming Bronllys Health Park into a general hospital, given the distances from Hay to a general hospital.</p>	<p><b>Housing</b> Affordable housing provided by the Council are required to meet Welsh Government development quality standards for social grant and planning purposes. They are also required to meet the latest building regulations, which include high energy efficiency standards, along with planning policy requirements, e.g. around biodiversity enhancements. These comments have been referred onto the Strategic Housing Authority for their attention. No changes are proposed to the Review Report in this respect.</p> <p><b>Affordable Housing</b> Section 8.1 of the Review Report explains that the reason for developments permitted in the Central Powys submarket area not achieving the policy target was due to the sites obtaining planning permission under the previous Unitary Development Plan. Therefore, they do not reflect the implementation of the current LDP policies. The re-negotiation of affordable housing on viability grounds is enabled by national planning</p>

	<p><b>Transport</b> Support for the prioritisation of public transport, however, would like to be more involved in the consultation and decision-making process in order to improve public transport and become more integrated. Regarding LDP Policy 1 public transport to services in nearby towns and facilities would not meet the ambitions around ensuring efficient, effective and integrated system with regard to safety of all users. In favour of the need to decrease use of private cars and increasing walking, cycling and use of public transport. Query whether adequate maintenance of bus shelters will be included in the Replacement LDP. Also, that no development should take place on disused railway lines, as has happened on the former railway land from Hereford to Swansea.</p> <p><b>Retailing and Town Centres</b> Would be in favour in principle, subject to consultation, to a corner shop being part of any new developments in Hay (for example at the top of Gypsy Castle Lanes).</p> <p><b>Community and Indoor Recreation Facilities</b> Regarding inconsistency in implementation of LDP Policy DM11, refers to a case involving the removal of the old community centre in Hay with promised replacement community centre, and inadequacy of a small community room in the new library.</p> <p><b>Natural environment</b> Would it be possible for Powys CC to work more closely with Town and Community Councils to help designate areas to be considered for geodiversity protection?</p> <p><b>Dark Skies</b> Query whether it is possible to promote the Dark Skies sites (eg Brecon Beacons National Park) more effectively,</p>	<p>policy and the LDP policies must conform with this. No changes are proposed to the Review Report in this respect.</p> <p><b>Economic Development</b> The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in conjunction with relevant stakeholders. Please see the Timetable and Community Involvement Scheme in the Delivery Agreement which includes a window on the Sites Nomination stage (proposed from autumn 2022). No changes are proposed to the Review Report in this respect.</p> <p><b>Transport</b> The Council notes the comments on public transport improvements. This will be a matter closely considered for the RLDP process as planning policy at all levels (national, regional and local) implements a sustainable transport hierarchy to maximise accessibility by walking, cycling and public transport. The maintenance of bus shelters is not a planning matter. The Review Report explains that disused railways will be identified and the policy approach considered as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.</p> <p><b>Retailing and Town Centres</b> The Review Report explains that LDP's retail policies will be re-considered as part of the Replacement LDP. Site specific requirements cannot be considered at this review stage. No changes are proposed to the Review Report in this respect.</p> <p><b>Community and Indoor Recreation Facilities</b> It is understood that the case mentioned was located outside of the Powys LDP area, within the Brecon Beacons National Park. Issues around the implementation of the Powys LDP</p>
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			The Replacement LDP process will enable the LPA to contribute towards addressing issues that have arisen, including the impact of phosphates on Special Area of Conservation catchments, as set out in the LDP Review Report. No changes are proposed to the Review Report in this respect.
17.	Clwyd Alyn Housing Ltd	<p><b>Housing need and delivery</b></p> <p>Clwyd Alyn Housing Limited (CAHL) is a key deliverer of Affordable and other socialist need housing within the County. The challenges in delivery housing through Wales and County is not underestimated by CAHL. As a partner of the Council it supports the principle of early LDP review as a means of reviewing how and where housing is to be provided to meet the needs of the County and the aspirations of Welsh Government in delivering sustainable places, housing and meeting the needs of the county's population. No further comments at this stage.</p>	<p><b>Housing need and delivery</b></p> <p>Support is noted. Matters relating to affordable housing need and delivery will be considered as part of the Replacement LDP, as indicated in the Review Report. The LPA will be engaging with Housing Associations as part of the Replacement LDP process.</p>
18.	Bronllys Well Being Park CLT (Community Land Trust) Ltd	<p><b>Bronllys Health Park</b></p> <p>Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP:</p> <p>Policy E5 – Bronllys Health Park: Proposals to develop the site of Bronllys Hospital as a Health &amp; Wellbeing Park will be supported.</p>	<p><b>Bronllys Health Park</b></p> <p>The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in conjunction with relevant stakeholders. Please see the Timetable and Community Involvement Scheme in the Delivery Agreement which includes a window on the Sites Nomination stage (proposed from autumn 2022). No changes are proposed to the Review Report in this respect.</p>
19.	Individual	<p><b>Bronllys Health Park</b></p> <p>Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP:</p> <p>Policy E5 – Bronllys Health Park: Proposals to develop the site of Bronllys Hospital as a Health &amp; Wellbeing Park will be supported.</p>	<p><b>Bronllys Health Park</b></p> <p>The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in conjunction with relevant stakeholders. Please see the Timetable and Community Involvement Scheme in the Delivery Agreement which includes a window on the Sites Nomination stage (proposed</p>

			from autumn 2022). No changes are proposed to the Review Report in this respect.
20.	Natural Resources Wales	<p><b>Conclusion of the review</b> Note the conclusion that a full revision procedure is considered the most appropriate form of review due to the numerous changes in policy and guidance.</p> <p><b>Contextual changes</b> Welcome confirmation that the RLDP will have regard to the Second State of Natural Resources Report and the Mid Wales Area Statement. Also refer to Welsh Government’s ‘Essentials Guide – Sustainable Management of Natural Resources and our Well-being’. Encourage the Council to consider how Area Statements can be used to underpin and enhance the RLDP through creating a topic or evidence paper to specifically consider the Section 6 Duty and the Council’s declaration of Climate Emergency.</p> <p><b>RLDP’s Monitoring Framework</b> Should not be a mere update of the existing framework and should look to build upon the Council’s Climate Emergency focus and other national policy and guidance.</p> <p><b>Sustainability Appraisal (SA) monitoring</b> Indicator 19 has not reported on how flood plains have been retained to store water through development thereby reducing flooding in the catchment elsewhere including neighbouring Councils. Welcome that the next AMR will consider NRW’s protected sites baseline assessment 2020 and therefore inform the RLDP. Advise other evidence is also considered in the assessment, including Lichen surveys to investigate ammonia impacts – Report No. 298 (May 2019), and other information available, such as the River Wye Management Plan and Air Pollution Information System.</p>	<p><b>Conclusion of the review</b> Comments noted.</p> <p><b>Contextual changes</b> Additional text will be inserted under section 5 of the Review Report to refer to this Essentials Guide. The LPA will also consider the suggestion for a topic or evidence paper relating to the section 6 duty as part of the Replacement LDP process.</p> <p><b>RLDP’s Monitoring Framework</b> The Council agrees that the monitoring framework for the RLDP needs to be thoroughly reviewed in order to take into account contextual changes, along with new approaches and information, as noted in section 9 of the Review Report. No changes are proposed to the Review Report in this respect.</p> <p><b>Sustainability Appraisal (SA) monitoring</b> The results of the SA monitoring in respect of floodrisk, based on the wording of indicator 19, focuses on monitoring the number of properties at medium or high risk of flooding, rather than on retention of floodplains. The suggestions around other evidence and information are noted. These will be considered in reviewing the SA and its monitoring framework as part of the Replacement LDP process. No changes are proposed to the Review Report in this respect.</p> <p><b>Phosphates</b> Additional text to section 5 to clarify that the latest NRW planning advice is no longer ‘interim’ advice.</p> <p><b>Peat</b> The programme and mapping referred to, relating to peat, will be used as evidence to inform the Replacement LDP and</p>

	<p><b>Phosphates</b> Confirm that NRW’s advice is no longer ‘interim’ advice and will be updated systematically to support the planning process, with next update expected in Spring 2022.</p> <p><b>Peat</b> Refer to the National Peatland Action Programme priorities and available maps of peat within Wales as available evidence bases to help identify areas in need of protection because of their geological or soil type importance.</p> <p><b>Soil degradation</b> Consideration of the use, conservation and prevention of soil degradation through new farming enterprises requiring planning permission to be taken forward to the RLDP.</p> <p><b>Intensive Agricultural Units</b> Advise the RLDP should address the challenges associated with agricultural developments in Powys. Reminder of the need to put in place policies which consider the cumulative impacts of such developments. Encourage to use sufficient and adequate agricultural, land use, land cover and habitat evidence to inform the RLDP so that agricultural developments are in place which do not threaten the ability of nature recovery efforts, such as Mid Wales Growth Deal funding to restore part of the Montgomery Canal SAC.</p> <p><b>Green Infrastructure Assessment (GIA)</b> Stress that GI should not just be restricted to urban context, the rural urban fringe and wedge concepts should be considered in a future GIA. The GIA might provide a mechanism or delivery vehicle for nature-based solutions and biodiversity enhancements to achieve overarching objectives of the RLDP and Powys Well-being Plan.</p>	<p>associated SA, and to inform the assessment of development proposals. No changes are proposed to the Review Report in this respect.</p> <p><b>Soil degradation</b> Additional text will be inserted in Section 8.2 of the Review Report, to reflect the need to protect soil from degradation, within the scope of the planning system, as part of the Replacement LDP process.</p> <p><b>Intensive Agricultural Units</b> As set out in the Review Report, the LDP’s agricultural policies will be reconsidered to reflect contextual changes. Additional text to be inserted under section 8.2 of the Review Report to clarify that this will include consideration of including an appropriate policy for intensive agricultural developments within the Replacement LDP.</p> <p><b>Green Infrastructure Assessment (GIA)</b> Advice in respect of the scope of the GIA noted and will be considered in undertaking a GIA as part of the evidence base for the Replacement LDP. No changes are proposed to the Review Report in this respect.</p>
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## Representations and Council Responses on the Delivery Agreement Consultation Draft – 08.02.22

No.	Representor	Summary of Comments	Council Response
1.	Individual	<p>Improved bus services to New Radnor on a half-hourly schedule to and from the local towns would encourage people to leave their car at home.</p> <p>Evening buses from larger towns (eg Hereford) would provide more choice to travel home without the car from trips to cinema, theatre or getting back from the train station.</p> <p>A shuttle service would probably suit mini-buses.</p>	<p>The Council notes the comments on public transport improvements. This will be a matter closely considered for the RLDP process as planning policy at all levels (national, regional and local) implements a sustainable transport hierarchy to maximise accessibility by walking, cycling and public transport. No changes are proposed to the Delivery Agreement.</p>
2.	New Radnor Community Council	<p>Please remember that many small Community Councils do not meet in August and time any consultations accordingly.</p> <p>Please can plenty of time be allowed for the consultation periods to allow Community Councils to review the (often lengthy) documentations thoroughly.</p>	<p>The Council notes the comments. The RLDP Timetable complies with the government recommended 3.5 years preparation schedule and ensures that there is no gap in development plan coverage. The Council appreciates that Town and Community Councils need adequate time to view the documents and comment and has aimed to provide this. The proposed Timetable includes stages strictly governed by regulations which may not be altered. Please note that the two significant public consultation stages, Stages 3 and 4, under the control of the Council, are detailed in the DA and are not scheduled for August. No changes are proposed to the Delivery Agreement.</p>
3.	Newtown and Llanllwchaiarn Town Council (Economy and Environment Committee)	<p>In agreement with the delivery timetable and consultation timetable for the RLDP</p>	<p>The Council notes the comments.</p>

4.	Presteigne and Norton Town Council	<p>Consultation periods covering August are problematic for many Town and Community Councils as they often do not meet in August.</p> <p>Can sufficient time be given for each section of consultation - with Community Councils on a monthly meeting cycle it is helpful if an adequate amount of time is allocated for responses.</p>	<p>The Council notes the comments. The RLDP Timetable complies with the government recommended 3.5 years preparation schedule and ensures that there is no gap in development plan coverage. The Council appreciates that Town and Community Councils need adequate time to view the documents and comment and has aimed to provide this. The proposed Timetable includes stages strictly governed by regulations which may not be altered. Please note that the two significant public consultation stages, Stages 3 and 4, under the control of the Council, are detailed in the DA and are not scheduled for August. No changes are proposed to the Delivery Agreement.</p>
5.	Adjoining Parish Council	<p>Any applications which have an impact on the local road network in Shropshire must involve cross border consultation. There are a number of Chicken Production Operations that have been given permission bordering this parish and consideration must be given to the additional road use on rural, poorly maintained roads.</p>	<p>The Council notes the comments. The Council will involve local councils in the RLDP process as Specific Consultation Bodies. This will include stakeholder involvement on proposed land allocations when the Plan reaches that stage. As regards individual planning applications, your comments and concerns will be passed on as a reminder to the Development Management section who deal with the publicity and statutory notifications when planning applications are received. No changes are proposed to the Delivery Agreement.</p>
6.	Cadw, Historic Environment Branch, Welsh Government	<p>No comments but a reminder that Cadw should be consulted as part of the SEA process and that it is important to consult with Clwyd-Powys Archaeological Trust (CPAT) who are funded to provide advice during the LDP process, in relation to the archaeological issues.</p>	<p>The Council notes the comments. The DA lists Cadw as both a Specific and Environmental Consultee. CPAT will also be consulted throughout the plan preparation as a General Consultee. No changes are proposed to the Delivery Agreement.</p>
7.	United Utilities	<p>Express wish to work in partnership, to pro-actively identify needs and share information between LPA and UU. Provides contacts for developers to access free pre-application advice on waste and water. Highlights the need to protect strategic water infrastructure assets and for early engagement on proposed allocations at RLDP stage to ascertain constraints and</p>	<p>The Council recognises the relevance of the matters raised for the Replacement LDP in terms of infrastructure planning, the site selection process and for site promoters. The Council will continue to consult with United Utilities as part of the Replacement LDP process. The DA confirms that sewerage and water undertakers are Specific Consultation</p>



		implications. Request for continued consultation as the Plan moves forward.	Bodies who will be closely involved throughout the Plan preparation process. No changes are proposed to the Delivery Agreement.
8.	Network Rail	Policies relating to the protection and enhancement of railway infrastructure are relevant and development schemes may necessitate developer contributions. Reminding LPA of statutory duty to consult regarding development impacts upon level crossings and developers to fund any required improvements. Request to please consult Network Rail on any future policy, pre-application or planning applications should they be submitted for sites adjoining the railway or within close proximity to the railway as development may impact upon operation of the railway, eg use of the nearby station and/or railway crossings and Network Rail would make specific comments as required.	The comments are noted. Network Rail are being included in the RLDP process as a Specific Consultation Body and will be engaged throughout the process. The comments regarding infrastructure, developer contributions and potential impacts upon railway, railway stations and level crossings are noted and can be explored further during the preparation stages of the RLDP. No changes are proposed to the Delivery Agreement.  As regards individual planning applications or pre-application, your comments will also be passed on as a reminder to the Development Management section who deal with the publicity and statutory notifications when planning applications are received.
9.	The Coal Authority	General summary info on the Coal Authority records (mining features and surface coal resources) relating to Powys and LPA responsibilities for minerals planning and safeguarding. However, no specific comments to make in respect of the consultation document.	This information is noted, thank you. The Council will continue to involve the Planning Team at The Coal Authority throughout the RLDP process. No changes are proposed to the Delivery Agreement.
10.	Glandŵr Cymru, the Canal & River Trust in Wales	Request for Glandŵr Cymru, the Canal & River Trust in Wales, to be added as an 'other consultee' in Appendix 1 of the Delivery Agreement.  Looking forward to working with the Council going forward in terms of ensuring that the replacement Local Plan includes a robust framework for development which may impact on the Montgomery Canal and ensure there is a robust mechanism to protect the former line of the canal, pending its full restoration.	The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will be made available in the final Delivery Agreement.  The list will include Glandŵr Cymru, the Canal & River Trust in Wales.

11.	Individual	Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP – see also Review Report Consultation and Feedback. Request to be informed when public / stakeholder open discussion meetings are being undertaken.	The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in consultation with relevant Stakeholders. Please see the Timetable and Community Involvement Scheme in the DA which includes a window on the Sites Nomination stage (proposed from autumn 2022). As a stakeholder receiving LDP mailings and updates you will be advised on the discussion meetings as requested and we particularly note your interest in this topic area. No changes are proposed to the Delivery Agreement.
12.	Powys Local Access Forum	Appendix 1 page 32 – the Local Access Forum is a statutory body, we should be specifically mentioned as a stakeholder/consultee.  Specific reference should be made to consulting groups representing the users of local rights of way, e.g. The Ramblers, British Horse Society, etc	The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will be made available in the final Delivery Agreement.  The list will include the Powys Local Access Forum, and other groups representing the users of local rights of way .
13.	Powys Ramblers	As a nationally recognised voice for walkers who use rights of way can the Powys branch be named as a consultative body for the Council's LDP. We would be happy to be involved from an early stage.	The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. These details will be made available in the final Delivery Agreement.  The list will include the Powys Ramblers.
14.	Individual	Request for LDP current Policy E5 (Bronllys Health Park) to be retained in its entirety in the Powys RLDP – see also Review Report Consultation and Feedback:  Policy E5 – Bronllys Health Park: Proposals to develop the site of Bronllys Hospital as a Health & Wellbeing Park will be supported.	The comments are noted and will be taken into consideration when the relevant section(s) of the LDP are being reviewed as part of the RLDP work and in conjunction with relevant stakeholders. Please see the Timetable and Community Involvement Scheme in the DA which includes a window on the Sites Nomination stage (proposed from autumn 2022). No changes are proposed to the Delivery Agreement.

15.	Caersws CRG (Concerned Residents Group)	<p>Having had the experience in February 2020 of being too late to contest a planning application, we are exceedingly aware of the pitfalls of the LDP process.</p> <p>Public Awareness – concerns raised about the presentation of information and request for more clear, concise format without so many links. Better publicity on the available information.</p> <p>Stages - Can PCC make it clear to local residents and their representative Community Councils exactly what they are signing up for and how this will affect not only themselves but future residents and generations?</p> <p>What provisions are being made for the views of newly elected councillors with potentially better and more up to date local information, to be heard and acted upon?</p> <p>Suggests more thorough scrutiny of candidate sites in the early stages, or provision made at a later stage should these sites appear to become unsuitable for whatever reason plus taking account of other developments approved within the local area.</p> <p>Village plans which are currently being created by local Community Councils should be taken into the decision making. Also more lines of communication should be opened between PCC and local residents via their Community Councils. But again the information given to Community Councils should be clear and concise to enable them to do this.</p>	<p>The comments are noted. Please be advised that this is the very early stage of a Replacement Plan process and the new Plan is not expected to come into force until 2026.</p> <p>The most pertinent stage for your comments appears to be in respect of proposed Land Allocations in the RLDP – you should carefully consider the content of the Preferred Strategy including the Spatial and Growth Strategy and also the following Deposit Stage and look for sites in your area. You should also look at the Candidate Sites Register when available.</p> <p>Town and Community Councils are Specific Consultees and will be involved throughout the process. Para 3.15 has had wording added to help explain this more clearly. The Council intends to involve TCCs at the Candidate Sites Stage (as it did for the current LDP) and also in Settlement Assessment work looking at the role and function of each Town/Village. County Councillors are encouraged to be heavily involved through stakeholder meetings and workshops and through the political process of LDP Working Group and Cabinet/Full Council meetings.</p> <p>We agree with your comments that local place-making, eg though Village Plans, is an important aspect to inform the content of a Local Development Plan and we acknowledge how important it is to work with a Local Community in building consensus wherever possible.</p>
16.	Dolafon Trust (PBCC)	<p>I support the inclusion of the CIS and wish to be involved as a member of the Plymouth Brethren Christian Church, this is not currently included listed. We would like to be included as part of the consultation.</p>	<p>The comments are noted. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. The Council is</p>

		<p>I'm surprised that neither the active Powys charity Rapid Relief Team or the PBCC are included as part of the consultation (Hard to reach, etc)</p>	<p>also refining the Hard-to-Reach Groups. These details will be made available in the final Delivery Agreement.</p> <p>The list will include the Plymouth Brethren Christian Church as a General Consultation Body (Bodies which represent the interests of different religious groups in Powys. Thank you also for identifying the Rapid Relief Team for our records.</p> <p>Please note we also involve PAVO who in turn have a consultation system to reach voluntary organisations.</p>
17.	Individual	<p>The Representor comments that the DDA gives a good overview of problems and time constraints and highlights that Sustainability and Wellbeing of Future Generations should be a first consideration. Any mistaken policies must be rectified at once not left till next review. Supplementary Planning Advice must be reviewed with these in mind.</p> <p>Points out that Town and Community Councils and their umbrella body, One Voice Wales, are noted as important but are not in the list of stakeholders and consultees.</p> <p>Support of the Gunning principles (3.8) which should be adhered to. Questions the failure to mention the part Community and Town councils (3.15) should play.</p> <p>Appendix 1: The list of Stakeholders. Powys is proud of involving hard to get at groups but where are the Community and Town Councils listed? They are the first tier of democratic government, elected not volunteers. They have the right to among the first to be consulted and their umbrella Group One Voice Wales can have an input as well.</p>	<p>Comments noted. Please note that Town and Community Councils in Powys (and adjoining) are noted in the Specific Consultation Bodies section (Appendix 1) and will be involved in Plan preparation. Extra text has now been added to para 3.15 to try to address your concerns about clarity.</p> <p>The section on pg 30 covers the role of Town and Community Councils and the CIS explains how they will be involved throughout as Specific Consultees. The Council intends to involve TCCs at the Candidate Sites Stage (as it did for the current LDP) and also in Settlement Assessment work looking at the role and function of each Town/Village. The Council will aim to involve TCCs as early as possible at consultation stages within the confines of complying with the strict Timetable being agreed by the Welsh Government.</p> <p>As noted by the representor, One Voice Wales is referred to in the DA but not listed individually as a Stakeholder. Please be advised that the Council is reviewing the list of Consultation Bodies in Appendix 1 of the DA to produce a more detailed section. This will be possible as the new RLDP database develops. The Council is also refining the Hard-to-</p>

			Reach Groups. These details will be made available in the final Delivery Agreement.
18.	Clwyd Alyn Housing Ltd	<p>Clwyd Alyn Housing Limited (CAHL) is a key deliverer of Affordable and other socialist need housing within the County. The challenges in delivery housing through Wales and County is not underestimated by CAHL.</p> <p>As a partner of the Council it supports the principle of early LDP review as a means of reviewing how and where housing is to be provided to meet the needs of the County and the aspirations of Welsh Government in delivering sustainable places, housing and meeting the needs of the counties population.</p> <p>CAHL supports the aspiration of a challenging timescale. However it has concerns that the timetable set out is overly optimistic having regard to the requirements to secure evidence bases reflecting matters such as post covid recovery, the recent suspension of TAN 15 and advice on SFCA and the NRW position of Phosphates.</p>	<p>Housing will once again be a key topic for the RLDP and the Council looks forward to working with relevant stakeholders.</p> <p>The comments are noted. Please be advised that the Timetable complies with the government recommended 3.5 years LDP preparation schedule and ensures that there is no gap in development plan coverage. It also contains stages that are strictly governed by Regulations with consultation periods and requirements which may not be altered.</p> <p>The Council recognises there will be a good deal of work in evidence gathering and also acknowledges the fact that there are a number of detailed strategic matters to address which, as yet, have significant unknowns. Nevertheless, the RLDP builds on the current LDP, learning from recommendations in the Annual Monitoring Report(s) and Review Report, which provides a solid starting point. No changes are proposed to the Delivery Agreement.</p>
19.	Natural Resources Wales	<p>Note the proposed timetable for plan preparation which leaves just one month of margin before the expiry of the current LDP. Welcome the inclusion of the Risk Assessment, which highlights possible risks that would cause delays in the process and additional work.</p> <p>NRW can provide support and have advice to offer the Council during the various stages of the RLDP preparation and adoption, and may be able to provide additional engagement in addition to our statutory duties in the plan process.</p> <p>Emphasise commitment to engage with the Council during the RLDP preparation process and work in partnership to help shape and delivery policy designed to protect and enhance biodiversity and ecosystem resilience thereby underpinning</p>	<p>The offer of support from NRW is noted and appreciated. The LPA will continue to closely engage with NRW as the RLDP progresses. No changes are proposed to the Delivery Agreement in this respect.</p>

		cultural, social and economic well-being of Powys into the future.	
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